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| CHALLENGE GRANT/MILWAUKEE HOME PROGRAM | Wednesday, March 16, 2016 |
| RESIDENTIAL REHABILITATION AT 3763 N. 2nd St. | |
| SCOPE OF WORK | |
| Notes: | |
| The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract. | |
| Airborne asbestos fibers, if encountered, have been determined to be hazardous to one's health. Contractor's attention is directed to OSHA 1926.1101 and all revisions regarding asbestos. This Scope of Work does not include asbestos abatement. The Owner has not conducted asbestos testing. Contractor is to be alert to any asbestos-containing materials that may be encountered during the construction process. Contractor is to report any suspect materials to the Owner immediately and suspend work in the area immediately adjacent to the suspect materials. Owner will provide testing of suspect materials. If suspect materials are found to contain asbestos, then Owner may negotiate a change order with the Contractor for asbestos abatement or may procure asbestos abatement under a separate contract with another contractor. | |
| Lead Related Work: Any task that disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb). | |
| The document titled "Technical Specifications and Performance Standards" included in the bid documents is the specification and performance standard applicable to all Housing Authority of the City of Milwaukee (HACM) home rehabilitation under the Challenge Grant/Milwaukee Home Program. All sections in these specifications are applicable to all the work listed in the scope of work. The "Spec Section" indicated in the individual scope items is for reference only. | |
| Scope of Work Item | Note |
| SITWORK (Spec Section: 02000) | |
| Remove shrubs at front entry and all small trees growing in fence rows and between houses, add 100 sf of native landscaping in front and 100 sf raingarden in back | |
| Remove existing asphalt drive. Replace with concrete pavers over gravel substrate for stormwater storage, reseed remainder | |
| Replace existing concrete walk (with step if necessary) from main entry over to driveway | |
| MASONRY (Spec Section: 04000) | |
| Remove existing chimney to below roofline | |
| Tuckpoint block foundation and brick porch as needed | |
| THERMAL AND MOISTURE PROTECTION (Spec Section: 07000) | |
| Tear off and install new roof complete (porches and overhangs included) including min. 3/8" OSB decking over existing roof deck or 5/8" OSB without existing deck (retain/repair existing at soffit), ice/water shield, 15# felt, all necessary flashings and vents, dripedge, and dimensional shingles with a minimum 30 year warranty. **note: nails should not penetrate open soffit | |
| Install new seamless aluminum gutters and downspouts, cap all sewer inlets and extend spouts per code | |
| Provide additional perimeter insulation | |
| EXTERIOR MILLWORK (Spec Section: 06000, 07000, 09000) | |
| Repair porch ceiling | |
| Repair soffit and fascia/gutterboard at front porch | |
| Remove all existing phone and cable wire from exterior, relocate distribution boxes per line 27 | |
| Scrape, prep, prime and paint (2 coats) all exterior wood surfaces including porch ceiling and soffits | Pb |
| Provide code compliant graspable handrail at porch and stairs | |
| ELECTRICAL (Spec Section: 15000, 16000) | |
| Install modern electrical wiring per code throughout, all outlets to be grounded and GFCI's per code | Permits Required |
| Replace all outlets and switches | |
| Assure existing recessed lighting fixtures work properly - replace if needed | |

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| Provide and install new lighting fixtures throughout (trims only on can lights) | |
| Install alarm system complete including two door alarms and two motion detectors | |
| Install new cable tv wiring with distribution box in basement to LR and all BRs | |
| Install hardwired smoke and CO detectors per code | |
| Install dryer outlet at basement | |
| HVAC (Spec Section: 15000) | Permits Required |
| Repair or replace ductwork throughout, properly size for new furnace | |
| Install new high-efficiency (92% min.), direct-vent furnace per specifications | |
| PLUMBING (Spec Section: 15000) | Permits Required |
| Install new Pex supply lines and PVC drains throughout, existing stack may stay | |
| Install new high-efficiency, direct-vent 40 gallon gas water heater | |
| Remove 2nd floor bathroom fixtures | |
| Install new low-flow toilets | |
| Install new vanity and sink tops | |
| Replace faucet and showerhead at existing tub, reglaze tub | |
| Install new sink faucets | |
| Install laundry tub and washer hookups in basement | |
| DOORS and WINDOWS (Spec Section: 08000, 11000) | |
| Replace all existing windows with new vinyl double-hung windows per MHD specifications. Install tempered glass in stair and bathrooms. | |
| Install new glass block windows in basement openings, include two vented | |
| Replace exterior doors with new 6-lite (top window) pre-hung door, paint two coats | |
| Install new solid-core pre-hung interior doors throughout | |
| FRAMING and DRYWALL (Spec Section: 09000) | |
| Jack center beam to level and install new supports as needed per code | Permits Required |
| Repair framing and subfloor to support weak flooring in corner outside west wall of upper bath | |
| Repair drywall as needed after mechanical installations, paint all walls two coats | |
| Rebuild code compliant Stair to 2nd floor | Permits Required |
| INTERIOR MILLWORK AND SPECIALTIES (Spec Section: 06000, 09000) | |
| Replace interior trim where needed to match existing, paint all trim semi-gloss white | |
| Install handrails at all stair locations match existing design | |
| Install shelf and closet rod in each bedroom closet | |
| Install tissue dispenser and towel rack at both baths | |
| Neatly trim beadboard at upstairs bedroom ceiling | |
| Install wall mounted mirrors 36"x24" at each bath ove vanity | |
| Provide floor transitions where necessary | |
| HARDWARE (Spec Section: 09000) | |
| Install cabinet knobs and pulls at kitchen and bath | |
| Install appropriate new interior knobs/locksets throughout | |
| Install doorstops at all necessary locations | |
| End of Scope | |