

CHALLENGE GRANT/MILWAUKEE HOME PROGRAM	Wednesday, March 16, 2016
RESIDENTIAL REHABILITATION AT 3374/3376 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 a 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 large shrubs at front to open sidewalk to drive	
Remove lower front concrete steps, retain lower steps next to driveway (under bushes). Provide landscaping where concrete is removed.	
Remove existing concrete driveway, Replace with new concrete driveway strips over gravel substrate for stormwater storage, add soil to grade where necessary and reseed	
MASONRY (Spec Section: 04000)	
Tuckpoint foundation 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.	
Install new seamless aluminum gutters and downspouts, cap all sewer inlets and extend spouts	
Install new EPDM at upper front porch	
EXTERIOR MILLWORK (Spec Section: 06000, 07000, 09000)	
Remove all existing phone and cable wire from exterior	
Scrape, prep, prime and paint (2 coats) all exterior wood surfaces	Pb
Repair soffit and fascia - replace all rotten wood	
Remove existing concrete porch steps and replace with new wood porch steps and hand rails to code.	
Install new code compliant guard rails at porch. Repair porch as needed.	Permit Required
ELECTRICAL (Spec Section: 15000, 16000)	Permit Required
Install modern electrical wiring to outlets throughout, all outlets to be grounded and GFCI's per code, ensure any existing wiring is code compliant and functioning properly	
Replace all outlets and switches	
Provide and install new lighting fixtures throughout	
Install alarm system complete including two door alarms and two motion detectors	

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Install new cable tv wiring to LR and all BRs with distribution boxes in basement	
Install hardwired smoke and CO detectors per code	
HVAC (Spec Section: 15000)	Permit Required
Repair or replace ductwork throughout, ensure properly sized for new furnaces	
Install two new high-efficiency (92% min.), direct-vent furnaces per specifications	
Replace register grates where missing or damaged	
PLUMBING (Spec Section: 15000)	Permit Required
Install new Pex supply lines and PVC drains throughout	
Install two new 40 gal. minimum direct-vent water heaters	
Install new low-flow toilets in both baths	
Install new vanity and sink top in both baths	
Install new 1-piece tub, surround and bath/shower faucet	
Install new sink faucets in both baths	
Install new faucets at kitchen sinks (see spec) (note: these will require special order)	
Install two laundry tubs and faucets at basement	
DOORS and WINDOWS (Spec Section: 07000)	
Install new glass block windows in basement openings, include two vented	
Install new solid wood doors throughout interior to match existing as near as possible (see spec)	
Lead abate and repair all existing "three over one" windows - Replace all other existing windows with MHD vinyl replacement windows.	Pb
FRAMING and DRYWALL (Spec Section: 09000)	
Patch and repair plaster throughout	
Jack, level and support fireplace	
INTERIOR MILLWORK AND SPECIALTIES (Spec Section: 06000, 09000)	
Replace interior trim where needed to match existing	
Install handrails at all stair locations	
Sand, repair, prep and paint existing kitchen cabinets in both units	
Repair existing DR built-in cabinets to like new condition	
Install shelf and closet rod in each bedroom closet	
Install tissue dispenser and towel rack at both baths	
INTERIOR FINISHES (Spec Section: 06000, 09000)	
Clean existing hardwoods throughout	
Remove existing floor covering	
Refinish bedroom floors or carpet	
Replace kitchen tops	
Paint all interior walls and ceilings two coats (see finish schedule for colors)	
Install new vinyl at both kitchens and both baths - repair subfloor as needed	
HARDWARE (Spec Section: 09000)	
Install cabinet knobs and pulls at kitchen and bath	
Install new bronze door hardware throughout	
Install doorstops at all necessary locations	
Remove all miscellaneous hardware throughout, i.e.: hooks, curtain rods, brackets, etc.	
End of Scope	