

CHALLENGE GRANT/MILWAUKEE HOME PROGRAM	Wednesday, March 16, 2016
RESIDENTIAL REHABILITATION AT 3354 N. 1st 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 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)	
Install bio-swale along south edge of property creating a gentle slope from the front hill to the back of the lot, install appropriate plantings, install plantings at front beds	
Replace broken/uneven section of sidewalk and replace, installing drainage for downspouts under the sidewalk	
Remove poles and board from back yard	
MASONRY (Spec Section: 04000)	
Tuckpoint foundation as needed	
Repair block columns at front porch	
Clean all mold/mildew from interior of basement walls	
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 per drawing	
Install new EPDM at upper front porch	
EXTERIOR MILLWORK (Spec Section: 06000, 07000, 09000)	
Remove and replace jump porch at rear	Permit Required
Eliminate thru-wall A/C and replace siding (used siding avail from 3629 N. 3rd)	
Remove all existing phone and cable wire from exterior	
Scrape, prep, prime and paint (2 coats) all exterior wood surfaces	Pb
Repair loose siding at front gable	
ELECTRICAL (Spec Section: 15000, 16000)	
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	Permit Required
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 furnace	
Install new high-efficiency (92% min.), direct-vent furnace per specifications	
Replace register grates where missing or damaged	
PLUMBING (Spec Section: 15000)	Permit Required
Install new Pex supply lines and PVC drains throughout	
Inspect and clean existing water heater	
Install new low-flow toilets in both baths	
Install new vanity and sink top in upstairs bath	
Replace upstairs bath/shower faucet	
Replace wallcovering at downstairs shower with tile on all 3 sides and bumpout	
Install new sink faucets in both baths	
Install laundry tub and faucet at basement	
DOORS and WINDOWS (Spec Section: 08000, 11000)	
Install new glass block windows in basement openings, include two vented	
Install new six-panel door at side exit, paint to match trim	
Repair or replace any damaged or missing screens at windows	
FRAMING AND DRYWALL (Spec Section: 09000)	
Patch and repair plaster throughout	
INTERIOR MILLWORK AND SPECIALTIES (Spec Section: 06000, 09000)	
Replace interior trim where needed to match existing	
Install handrails at all stair locations	
Remove sink and cabinets from upper former kitchen, repair trim as needed	
Install shelf and closet rod in each bedroom closet	
Install tissue dispenser and towel rack at both baths	
Install new kitchen cabinets per sketch	
Repair floor in former upper kitchen	
INTERIOR FINISHES (Spec Section: 06000, 09000)	
Repair and clean existing built-ins at kitchen	
Refinish existing hardwood floors at first floor	
Paint all interior trim almond (match window sashes)	
Remove and replace upstairs carpet including stair	
Paint all interior walls and ceilings two coats	
Install new vinyl floors at kitchen and both baths	
HARDWARE (Spec Section: 09000)	
Install cabinet knobs and pulls at kitchen and bath	
Repair/replace with salvage interior knobs/locksets throughout	
Remove all unnecessary locksets (ie. exterior on interior doors)	
Install doorstops at all necessary locations	
Replace register grates throughout	
Remove all miscellaneous hardware throughout, i.e.: hooks, curtain rods, brackets, etc.	
End of Scope	