

***NOTE: PLEASE READ THESE SPECIFICATIONS CAREFULLY. YOU WILL BE EXPECTED TO DO ALL THE WORK FOR EACH ITEM YOU BID AND THE REDEVELOPMENT DIVISION WILL ASSUME THAT YOUR BID INCLUDES ALL THE WORK LISTED. ANY CHANGE TO THESE SPECIFICATIONS WHETHER ADDITION OR DELETION MUST BE APPROVED IN WRITING BY THE REHABILITATION SPECIALIST.**

**Please return completed “Contractor’s Proposal (Itemized Costs)” form to:
Administrative Offices, 160 S. Macy Street, P.O. Box 150, Fond du Lac, WI 54936-0150
On or before the specified due date.**

If for any reason you cannot or do not wish to bid this project, Please be respectful and notify us at your earliest convenience, in doing so will allow the maximum time available for another contractor to bid the project.

Closed & Sealed Bids – Due: 2:00pm August 25, 2014

ITEMIZED WORK SPECIFICATIONS - PHASE II

APPLICANT: Redevelopment Authority of the City of Fond du Lac (920) 322-3440

**ADDRESS: 301 E. 1st Street
Fond du Lac, WI 54935**

DATE: August 1, 2014

GENERAL INSTRUCTIONS TO CONTRACTORS

1. Bid each work item as described, separately. If contractor is subletting any item of work he is including in his contract, he should so state what company will be doing that item of work.
CONTRACTOR: PLEASE SUBMIT BIDS ON BREAKDOWN SHEET SUPPLIED WITH SPECIFICATIONS.
2. Your attention is directed to the attached form "General Conditions". Please read and understand it in its entirety. All contractors should pay particular attention to Item #5, Insurance; Item #6, Commencing and Completing Work; Item #8, Special Conditions, Substitutions and Additional Items; Item #11, Payments; and Item #15, General Guaranty.
3. All bidders must visit the jobsite and examine the building to become familiar with the work items as specified.
4. Contractor(s) shall provide all labor, materials, and equipment necessary to complete the work as specified under their respective work items. Each individual contractor is responsible for maintaining a clean and safe worksite including the proper removal/disposal of debris created in the performance of his or her work.
5. Contractor(s) shall complete and return the included form “Project Warranty Information” prior to completion of the project and receipt of final payment.
6. When a license and or permit is required in the performance of a particular work item, the Contractor performing that work item shall be liable for compliance with all codes, regulations and inspections pertaining to that item, as well as the acquisition, purchase and posting of all pertinent licenses and or permits required.

ITEM #1 – INTERIOR WALLS – REMOVE, CONSTRUCT & RE-FRAME (LEAD SAFE)

- A. Scope: Provide all labor and materials necessary to move, remove, construct new and reframe existing interior partition walls and ceiling areas per the attached floor plans.
1. The contractor is to completely remove the entire masonry chimney and all components associated with it, down to the basement floor.
 2. Remove and dispose of all interior millwork. Remove/move/frame and reframe as necessary the interior partition walls per the plan provided.
 3. Summary of Wall Framing - 1st Floor: Move entire wall east and the doorway north, the wall between the Front Entry & Living Room. Frame wall for a closet and door to the north end of the front entry. Frame up the existing doorway in the south wall of Dining Room and cut-in and frame for a new doorway and closet under the stairs to 2nd floor. Reframe the double door opening to a single door opening between Kitchen & Dining Room, height to match doors. Remove a portion of the wall between the Kitchen and rear Entry Hallway and install a dropped header. Frame new walls for a Pantry with door and Mechanical Chase area at the south end of the Rear Entry Hallway. Frame new wall with pocket door between the Laundry Room and rear entry hallway. Frame new plumbing wall between Laundry Room & ½ Bath. Reframe all existing door openings to accommodate door sizes as noted.
 4. Summary of Wall Framing – 2nd Floor: Remove the walls and raised floor area from above the Front Entry (Opening up the Front Entry to 2nd floor). In bedroom 1 frame new entry door. Frame walls for a closet with doors and frame up the existing door opening between bedroom 1 and bedroom 4. In the hallway frame walls for a linen closet with door. In bedroom 2 reframe (straighten out) the angled portion of the south wall. Frame up the existing entry door and frame a new closet with door. Clip the south east corner and frame new wall with entry door. Frame a new wall with doorways to bed 4 and bathroom to create the Hallway and Bedroom 4. In Bedroom 4 cut in a new door in south wall and frame for closet, remove the remainder of the south wall. Cut and frame in attic access. In bedroom 3 cut in a new entry door and closet door. Frame a new wall between bedroom 3 and the bathroom to create a closet for bedroom 3. In the hallway frame a new wall to end the hallway, separating bedroom 3's closet and the bathroom from the hallway. In the bathroom frame new walls at the vanity, bathtub enclosure and clothes chute.
 5. All newly framed walls and ceiling areas are to be sheathed using the appropriate thickness gypsum wallboard. All door openings shall accommodate a 4-9/16" jamb with no extensions.
 6. Contractor shall use Spruce Pine Fir (SPF) two-inch by four-inch (2" x 4") construction and stud grade lumber for all wall studs and wall plates, fir out as required. All other structural lumber with dimensions exceeding two-inches by six-inches (2"x 6") shall be either Douglas Fir (DFir) or (SPF) #2 or better grade. Verify species with rehab specialist prior to installation.

7. Corner studs, shoulder stud assemblies and intermediate wall studs where cabinetry and millwork is to be installed shall be straight and free of twists. In other locations, the intermediate wall studs shall not have a crown of more than three-eighths of an inch (3/8") over its entire length, installed with all crowns facing the same direction.
 8. Studs used in the assembly of a wall panel shall be installed with a maximum spacing of sixteen inches on center. Corner studs, shoulder stud assemblies and intermediate wall studs where cabinetry and millwork is to be installed shall be straight and free of twists. Other intermediate wall studs shall not have a crown of more than three-eighths of an inch (3/8") over its entire length. The studs shall be crowned and installed with all crowns facing the same direction.
 9. All wall panels shall be assembled per applicable building codes using the appropriate size and quantity of fasteners.
 10. Wall panels shall be installed straight, plumb and square in relationship to one another and the existing structure. Due to the age of the existing structure some deviation and or compromises may have to be made, of which must be approved by the rehab specialist.
- B. Contractor shall adhere to and comply with all Lead Safe Work Practices while conducting any lead based paint or related activity. See the detailed "General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices" documentation which follows in this packet.
- C. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday.

ITEM #2 – INTERIOR STAIRS – REPAIR / REPLACE / MODIFY COMPONENTS (LEAD SAFE)

- A. Scope: Provide all labor and materials necessary to modify, repair or replace the landing, stair and guardrail components to a safe code compliant stairway.
1. Modify the landing by moving the newel post approximately nine-inches (9") to increase its opening width to a minimum of thirty-six-inches (36").
 2. Re-configure the 1st floor landing to provide a multiple-winder step configuration. Code dictates that all winder treads be of equal depth with their minimum being seven-inches (7"). The depth of a winder tread is determined by measuring at the nosing, twelve-inches (12") away from the nearest wall, skirt board or spindle and then measuring between those marks. 321.04(2)(c)3. & 4.
 3. Contractor to figure for the replacement of the newel post, spindles and handrail components from 1st to 2nd floor and the newel post, spindles and guardrail components on 2nd floor.

4. Contractor is to provide a typical handrail with brackets for the rear entry stairs to 1st floor and the stairs to basement.
- B. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday.

ITEM #3 – PLUMBING – PIPING & FIXTURES INSTALLATION

- A. SCOPE: Work involves providing all labor and materials necessary for the removal and replacement of the homes plumbing systems, i.e. drain lines, potable water piping, faucets and fixtures to code, per the attached plan.
1. Work shall conform to current State of Wisconsin Plumbing Codes.
 2. Provide shut-off ball-valves at all fixtures.
 3. Check all existing gas lines for code compliance i.e. proper piping, sizing, fittings, hangers etc.
 4. Potable water, main lines to be three-quarter-inch diameter (3/4" Ø), branch lines to be half-inch diameter (1/2" Ø) type-M copper tubing and new fixture supply lines to be three-eighths-inch diameter (3/8" Ø) braided (flexible) stainless steel.
 - a. All piping joints to be sweat-soldered, using lead-free solder.
 - b. Compression and threaded connections are allowed when installing shut-offs, supply lines and similar components.
 - c. Install water hammer arrestors as needed.
 - d. Option Pex™ tubing for all new piping.
 5. Install new PVC drain, waste and vent lines. PVC piping to be solid core. All drain, waste and vent lines to be sized for newly installed plumbing fixtures.
 6. Soil/vent stack / underfloor/underground piping is to be inspected using a camera and replaced and/or repaired as required. Provide costs as a separate line item on proposal form.
 7. Kitchen rehab per plan.
 - a. Install a new heavy gauge stainless steel, double compartment kitchen sink; use a better to best grade stainless.
 - b. Faucet to be single-handle with spray, American Standard or equivalent.

8. Bath rehab per plan.
 - a. Install new water-saver type toilets on first and second floor. American Standard Model AMSTD545 with seat. Contractor is to verify height of new toilet flange to accommodate flooring/sub flooring installation.
 - b. Second floor tub/shower unit to be a standard 5'0" acrylic unit with three-piece surround. **Surround to have integral shelving**. Kohler or equivalent. Surround to be approved by Rehab Specialist prior to bidding.
 - c. Shower valve to be single-handle American Standard or equivalent, thermostatically controlled (anti-scalding).
 - d. First and second floor install a new marble/granite style lavatory tops sized to fit cabinet. Tops to have under-mount bowls. Option: First floor install pedestal sink, American Standard Model AMSTD44. Separate line item on proposal form.
 - e. First and second floor lavatory faucets are to be American Standard or equal, single-lever design.
 9. Laundry Room rehab per plan.
 - a. Install first floor washer hook-up and small utility sink per plan. Supply, drain, waste and vent lines to be in wall. Include water hammer arresters.
 10. Coordinate rough openings as needed with appropriate trades.
 11. Contractor is to set new fixtures after all other trades have completed their work.
- B. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday

ITEM #4 – ELECTRICAL – WIRING & FIXTURES INSTALLATION

- A. SCOPE: Work entails providing all labor, materials and fixtures necessary to update and re-wire the homes existing electrical system. The home will be partially gutted to facilitate the installation of boxes and wiring to bring the home into compliance with current code requirements.
1. Contractor to provide all labor and materials necessary to re-wire the home and install new boxes, switches, receptacles cover plates and fixtures.
 2. Verify circuits for proper loading of breakers and correct any hazardous condition.
 3. Electrical Contractor to provide and install grounded and ground-fault and/or arc-fault receptacles where required.

4. Electrical Contractor is to provide and install Fire/Smoke and Carbon Monoxide Detectors/Alarms.
 - a. Install fire/smoke detectors/alarms as follows, one (1) unit is to be installed on each level of the home.
 - b. One (1) unit is to be installed in each bedroom as well as one (1) unit just outside each bedroom, It is acceptable for the one unit outside the bedrooms to count as the one for that floor level as long as it is with-in twenty feet of the center-line of al bedroom entrance doors.
 - c. The basement shall have a combination unit installed, carbon monoxide & fire/smoke detector installed.
 - d. All detectors are to be hard wired, interconnected and have a battery back-up. Current code takes precedence for the installation of smoke and carbon monoxide detectors/alarms.
5. Contractor to hard-wire all telephone jacks and television connectors. Telephone to use four (4) conductor wire with (RJ11) jacks and (RG6) coaxial cable with F-connectors for the television. All wire/cable shall terminate at the appropriate wall mounted face plate with integral jack/connector.
 - a. Living room – two (2) television / two (2) telephone
 - b. Kitchen – one (1) telephone
 - c. Bedrooms – one (1) television / one (1) telephone
6. Contractor is to disconnect and remove all knob and tube wiring.
7. Additional wall receptacles may be needed to meet code.
8. The rear entry, kitchen, dining room, hallways and stairways are to have a ceiling light switched from two locations.
9. The living room is to have two switched outlets from two locations.
10. Contractor is to provide and install wiring in the kitchen for two ceiling light fixtures, one centrally located with fan capabilities and one over the sink as well as, wall receptacles, an electric range, a refrigerator, a space-saver microwave with range hood and a future garbage disposal.
11. Electrical contractor to wire for and install a ceiling mounted fan/light combination fixture in the kitchen, dining room and four bedrooms. The kitchen and dining rooms light portion of the fixture is to be switched from two (2) locations and the fan from one (1). The bedrooms only require switching from one (1) location using a single box. Rehabilitation Specialist reserves the right to change the bedrooms to ceiling mounted light fixtures only with wiring and boxes for fans.

12. Electrical contractor is to install a new light bar fixture above the mirror in both bathrooms as well as new ceiling exhaust fan/light units, Broan model # 761BN or equal, vented to exterior by others. The bathrooms will also require the installation of two code compliant wall receptacle near or at the vanity top.
 13. Laundry room to include one wall receptacles above the counter top, a wall switched four foot florescent ceiling mounted enclosed style light fixture and wiring for a clothes washer and a dryer. Appliance location per plan.
 14. Basement to have a minimum of four (4) porcelain ceiling light fixtures switched from a single location. Install additional pull-chain porcelain ceiling light fixture at or near the furnace and water-heaters installation location.
 15. Contractor is to install wall and ceiling receptacles in the basement. Receptacles for the water heater and furnace are to be wired on their own individual circuits. Include a receptacle for a future water softener and a minimum of one (1) receptacle at/on each exterior wall.
 16. Contractor is to provide an allowance for fixtures, which are to be installed, with the exception of the range hood and the exhaust fan ducting. Fixture allowance \$ 1,200.
 17. Contractor is to verify with the rehabilitation specialist all fixtures, switch placement and their function prior to rough-in.
- B. Contractor shall adhere to and comply with all Lead Safe Work Practices while conducting any lead based paint related activity. See the detailed “General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices” documentation which follows in this packet.
- C. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday.
- D. Electrical Contractor to bring any hazardous conditions not mentioned above to the attention of the Housing Rehabilitation Specialist for possible inclusion as a change order.

ITEM #5 – FURNACE & THERMOSTAT REPLACEMENT WITH DUCTWORK INSTALLATION

- A. SCOPE: Work involves providing all labor and materials necessary for the complete installation of a new high efficiency replacement furnace, programmable electronic thermostat and all required components i.e. intake and exhaust vent piping, electrical wiring, gas line piping, supply and return air plenum alterations, ductwork additions and alterations, wall registers/grills, condensate tubing and air-filter compartment/components.
1. The furnace shall be listed for its intended use.

2. The new furnace shall be a thermostatically controlled, sealed combustion, single stage, natural gas, forced-air, high efficiency furnace with a minimum efficiency rating of 92% , with an option for a 96% efficient unit.
 3. Sizing of the furnace shall be based on the thermal performance of the building envelope, utilizing the coefficients of heat transfer (u-values).
 4. Furnace shall be installed per the manufacturer's installation instructions and all applicable HVAC codes.
 5. Gas piping components i.e. piping, sizing, unions, shut off valves and supports shall be installed per the National Fire & Gas Code (NFP 54).
 6. The furnace shall be provided with its own individual electrical circuit. A qualified licensed electrician shall do all electrical wiring. All wiring of or relating to the installation of the new furnace, is to be included in the bid with the electrician listed as a subcontractor.
 7. All venting necessary for the efficient operation of the furnace shall be installed in compliance with the manufacturer's installation specifications.
 8. The furnace shall be installed level and or plumb on elevated pads per the manufacturer's specifications.
 9. The heating systems ductwork shall be sized and located for the balanced and efficient distribution of air as needed to accommodate the heating load of the conditioned spaces to which they are connected.
 - a. All supply and return ductwork shall be installed per applicable codes.
 - b. All habitable rooms shall have properly sized supply and return air ducts and grills with the exception of the kitchen and bathrooms which will have supply ducts only.
 - c. The heating system shall be balanced upon completion of the project.
 10. The contractor is to include a new programmable electronic thermostat.
 11. The HVAC contractor is to provide a continuous duct for use as a laundry chute, its size to be approximately 5-1/2" x 14-1/2" x 72".
- B. Contractor shall provide and thoroughly explain all thermostat functions, warranty information and contact phone numbers to the homeowner. Upon completion, the contractor is to completely fill out the attached Warranty Information Form and return it to the Rehabilitation Specialist. Payment may be delayed if not received.
- C. Contractor shall adhere to and comply with all Asbestos and/or Lead Safe Work Practices while conducting any asbestos and/or lead based paint related activity. See the detailed "General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices" documentation which follows in this packet.

- D. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday

ITEM #6 – INSULATION – INSTALLATION / EXTERIOR WALLS, BOX SILLS & ATTIC

- A. SCOPE: Work involves providing all labor and materials necessary to insulate and draft-stop the home's exterior walls, box sills and attic areas.
1. The home's exterior walls stud cavities are to be fully insulated to a minimum R13. Blown-in cellulous with adhesive or friction-fit fiberglass batts may be bid. The insulation must completely fill the stud cavity; it is to be flush with the interior edge of the stud from the walls top plate to its bottom plate. In general, where fiberglass batts are not feasible, expandable foam may be used. Note: The contractor will be responsible for all repairs related to or resulting from the improper use or application of expandable foam!
 2. The homes attic area shall be insulated to a minimum R50 with blown-in cellulous insulation. Thickness markers (labeled in inches) indicating the minimum initial installed thickness and the minimum settled thickness, shall be installed throughout the attic at a minimum of one marker per three-hundred square feet. Markers shall be affixed to the ceiling joist and rafters, so they may be read from the attic access.
 3. Proper vents are to be installed in the attic between the rafters, starting from the soffit area and extending inward (toward the attic) for a distance of not less than twelve inches (12") above the horizontal level of the attic insulation. Note: The insulation must not block, prevent or reduce ventilation through the proper vents.
 4. The contractor shall draft-stop all sources of infiltration by apply a continuous bead of silicone caulk, between the king stud and shoulder stud(s) at all doors and windows, around the interior perimeter where the first and second floors exterior walls bottom plate meets the floor sheathing and around all penetrations through the walls top and bottom plates.
 5. The contractor shall insulate the box sill (area between the floor joists at the perimeter rim board) in the basement and between floor levels, with a minimum R19 faced fiberglass batt insulation.
 6. A continuous vapor retarder must be installed on the warm-in-winter side of all exterior walls, cathedral ceilings and ceilings with attic area above. The vapor retarder shall be plastic sheathing with a rating of 1.0 perm or less and a minimum thickness of four (4) mills. It must cover the insulation and framing members completely, all seams lapped a minimum of six inches (6") and taped or sealed with the appropriate tape or approved sealant. All rips, punctures and voids must be patched with vapor retarder materials and taped or sealed.

7. Attach weather stripping and insulation to the attic access panel to create an airtight barrier and maintain the continuity of insulation.
 8. Verify and/or provide the proper amount of attic ventilation. Provide one square foot (1 sq. ft.) of net free ventilating area for each one hundred fifty square feet (150 sq. ft.) of horizontal attic area. Coordinate as required for compliance.
- B. Contractor shall adhere to and comply with all Lead Safe Work Practices while conducting any lead based paint or related activity. See the detailed “General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices” documentation which follows in this packet.
- C. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday.

ITEM #7 – INTERIOR DRYWALL – INSTALLATION, REPAIR & FINISHING / WALLS & CEILINGS

- A. SCOPE: Provide all labor and materials necessary to install (hang), tape, texture and finish (paint) new gypsum drywall and the removal, repair, texturing and finishing (painting) of all existing damaged or unstable wall and ceiling surfaces. All wall and ceiling surfaces shall be primed 1 coat and painted 2 coats by the contractor.
1. All gypsum applied directly to ceiling joist is to be five-eighth's inch (5/8") thick and all gypsum installed directly to wall studs shall be one-half inch (1/2") thick. A high strength one-half inch (1/2") gypsum may be used in lieu of the five-eighth's inch (5/8") gypsum.
 2. For the repair of existing wall and ceiling surfaces the contractor is to remove all loose and/or severely damaged plaster and apply an overlay of 1/4 or 3/8" gypsum wallboard. All minor damaged wall and ceiling surfaces not overlaid must have all cracks and damage repaired. All areas are to be repaired using the appropriate process while adhering to industry standards.
 3. Contractor to fire-stop all locations required by code. 1/2" gypsum or 3/4" OSB may be used
 4. Contractor shall fasten all gypsum using screws with industry standard spacing. All gypsum is to be fastened tight to the studs at all doors and windows. Walls cannot exceed 4-1/2" width at all doors. Contractor is to remove plaster as necessary and sheet with gypsum where required.
 5. All screws and fasteners are to be counter sunk, filled and feathered out. All joints and seams are to be filled, taped and feathered out a minimum of thirty-two inches (32").

6. All walls and ceilings to have a **light knock-down texture** and be **prime painted** with **one coat** of a primer formulated for bare drywall and **finish painted** with **two coats** of Sherwin Williams® or equal wall/ceiling paint as follows; Walls - Dover White. Ceilings - Pure White. Verify with Rehabilitation Specialist prior to applying.
 7. All outside corners shall be square using a metal corner bead secured with ring-shank nails.
 8. Due to the age of the structure, some areas of the gypsum wall sheathing may require additional shimming to lay flat.
- B. Contractor shall adhere to and comply with all Lead Safe Work Practices while conducting any lead based paint or related activity. See the detailed “General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices” documentation which follows in this packet.
- C. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday.

ITEM #8 – CABINETS AND COUNTER TOPS – INSTALLATION / KITCHEN BATHS AND LAUNDRY

- A. SCOPE: Work shall involve the supply and installation of all millwork i.e. cabinetry, crown moldings and counter-tops. A **typical** cabinet layout is attached. Contractor shall provide a detailed layout along with bid. Note: Plumber to set kitchen sink and vanity tops he supplies.
1. Cabinets shall be of a good quality, Merillat Masterpiece ® or equal, constructed of wood and have all necessary trim, hardware, latches and accessories included. Corner cabinets are to have an option for lazy-Susan’s.
 - a) All kitchen & laundry cabinet doors are to be solid wood with solid wood flat panels. The kitchen panels are to have vertical V-grooves evenly spaced.
 - b) Base cabinet doors to be square/rectangular. The upper cabinet doors are to have an arched upper rail only (not cathedral).
 - c) The style of the bathroom cabinetry door and drawer faces is to match or be similar to the Murano Series cabinets from Menards.
 - d) All exterior surfaces of the kitchen, bathroom and laundry cabinets shall be factory finished with a durable, cleanable, and moisture resistant finish. The kitchen cabinets are to have a light gray color and the bathroom and laundry cabinet color is to be determined. **All colors are to be verified with the Rehabilitation Specialist prior to application and/or ordering.**

- e) Contractor to include a utility style full height cabinet in the laundry room 24" x 24" x 84". The cabinet shall be divided into an upper and lower compartment, each having their own set of doors. The upper shall be utilized as a soiled clothes hamper, connecting it to a clothes chute. Cargo style netting that is easily opened is to be installed across the opening of the upper cabinet so as to catch/retain the clothes inside the cabinet. The lower portion of the cabinet is to have shelving installed. See floor plan for typical layout.
 - f) The 1st floor bathroom is to have a 30" x (12"±) x 84" tall linen cabinet (modify its depth to accommodate its location) and a standard 48" x 21" vanity cabinet. The 2nd floor is to have a standard 36" x 21" vanity with a 15" x 21" x 84" tall linen cab. The cabinets are to match or be similar to the Murano Series™ from Menards. See floor plan for typical layout.
 - g) Contractor to include a \$250.00 allowance for cabinet & vanity door & drawer pulls.
 - h) Contractor to option crown molding for all kitchen upper cabinets
2. Contractor is responsible for verification of final jobsite measurements prior to ordering, manufacturing and or installation of all components.
 3. The 1st floor Bathroom mirror is to have beveled edges, be the full width of the vanity cabinet and a minimum of thirty-six-inches (36") high and one-quarter-inch (1/4") thick (36"x 48"x 1/4")(\$ 68.00). It is to be attached using standard clips at the top and a full width/length metal track or channel at the bottom. Metal finish to match faucets. The 2nd floor bathroom is to have an unfinished series – 36" Tri-View recessed medicine cabinet, manufactured by Pace - Model Number: UNT-3632. The unfinished medicine cabinet frame is to be painted to match the vanity cabinet. The unfinished medicine cabinet listed for \$156.00 at time of printing.
 4. Kitchen countertop shall be Formica (.052") with roll-formed edges and a 4" back splash. Bathrooms shall have a molded style/type granite/marble vanity top with under-mount bowl, sized to fit cabinet. Where cabinets abut an adjacent wall a side-splash shall be included. Color/style by Rehab Specialist.
 5. Contractor is to scribe all countertop edges abutting walls to within one sixteenth of an inch then secure to cabinets. Apply a small bead of a non-hardening color matched or clear caulk to the junction of the countertop and wall after all painting is complete.
 6. The laundry chute is to have a face frame & door installed that matches the vanity cabinet. The HVAC contractor is to provide a continuous duct to use as a laundry chute, its size to be approximately 5-1/2" x 14-1/2" x 72".
 7. The contractor is to construct a pantry shelving unit using prefinished Alder shelving material. See attached 1st floor layout, Pantry detail.
 - a) Shelving exceeding twenty-four-inches (24") in length shall have a (3/4" x 1-1/4") stiffener attached near its front edge. Adjust shelf spacing to accommodate stiffeners.

- b) Shelf cleats attached to drywall shall be (3/4" x 2") and painted to match the wall color. Cleats attached to solid wood material shall be (3/4" x 1-1/4") and be of the same material as the shelving.
 - c) All visible raw or exposed edges shall be covered with matching edge banding.
 - d) Shelf cleats shall be cut shorter than the shelf depth and fit behind the shelf stiffener. The cleats lower front corner is to be clipped at a 45 degree angle below the stiffener.
 - e) All visible fasteners are to be filled, covered or coated to match shelving color.
 - f) Contractor shall furnish to the rehabilitation specialist for his/her approval a detailed cabinet layout with specifications, prior to the ordering and/or manufacturing of all cabinetry.
 - g) Contractor is responsible for the verification of final jobsite measurements prior to ordering, manufacturing and or installation of all components.
 - h) **FINAL selection and/or verification of all cabinetry, counter/vanity tops and associated hardware shall be approved by the Rehabilitation Specialist prior to ordering/purchasing and/or installation.**
- B. Contractor shall adhere to and comply with all Lead Safe Work Practices while conducting any lead based paint or related activity. See the detailed "General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices" documentation which follows in this packet.
- C. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday.

ITEM #9– INTERIOR DOORS & JAMBS – INSTALLATION & FINISHING (LEAD SAFE)

- A. Scope: Provide all labor and materials necessary to remove and provide, install and finish the homes interior doors and jambs.
- 1. All doors to be Master Craft – Primed, Raised 2-Panel Arch, Solid Core, Pre-Hung Interior Doors.
 - 2. All slab doors and jambs used for cased openings are to match that specified above.
 - 3. Doors and cased openings are to have full width jambs, no extensions.
 - 4. Contractor is to furnish and install all hardware necessary for the operation of the door. Use privacy locksets on all bathrooms and passage locksets elsewhere. Hardware style and finish is to be pre-approved by rehab specialist prior to installation.

5. Contractors shall use “finish carpenters standard-practices” for the installation of all doors and millwork.
 6. **NOTED AREA:**
See typical floor plan for all interior doors and cased openings.
 7. All doors and jambs are to be primed 1 coat and finish painted 2 coats by the contractor. The contractor is responsible for all surface preparation (sanding, filling of nail holes, etc.) prior to finishing. The application of all surface coatings is to be spray applied.
Verify color with Rehabilitation Specialist prior to applying.
- B. Contractor shall adhere to and comply with all Lead Safe Work Practices while conducting any lead based paint or related activity. See the detailed “General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices” documentation which follows in this packet.
- C. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday.

ITEM #10 – INTERIOR TRIM – INSTALLATION & FINISHING / CASING & BASE & SHOE (LEAD SAFE)

- A. Scope: Provide all labor and materials necessary to remove and supply, install and finish the new interior trim throughout the homes first and second floors.
1. All trim to be of standard size. Casing is to be typical one by four (3/4” x 3-1/2”). Baseboard to be typical one by six (3/4” x 5-1/2”) with its top front edge rounded over (minimum 1/2” radius) and its thickness planned to one-eighth-inch (1/8”) less than the thickness of the casing (nominal 5/8” thick). All casing shall have its outer perimeter edges broken or slightly eased over, no sharp edges. Any and all visible planner marks are to be removed (sanded out) prior to finishing.
 2. All windows are to have solid wood stools installed. The stools top front edge is to be rounded over with a minimum 1/2” radius. Its length shall exceed the outer most edges of the windows casing (on each side of the window) by a minimum of one-half –inch (1/2”).
 3. All trim shall be primed 1 coat and finish painted 2 coats by the contractor. The contractor is responsible for all surface preparation (sanding, filling of nail holes, etc.) prior to finishing. The application of all surface coatings is to be spray applied. **Verify color with Rehabilitation Specialist prior to applying.**
 4. All trim is to be installed using industry standard fasteners.
 - a. Fasteners are to penetrate structural framing members a minimum of one and one-quarter inches (1-1/4”).

- b. All fasteners are to be set, so that their heads are a minimum of one eighth inch below the surface of the trim or moldings.
 - c. All depressions left by the fasteners are to be filled with a non-shrinking color matched wood filler or color putty and painted over.
5. All moldings shall be installed with tight fitting joints that are glued and pin nailed at the corners. All gaps are to be filled with a non-shrinking color matched wood filler or color matched putty.
 6. Under **NO** circumstance shall any joint or gap in excess of one thirty second of an inch (1/32") be allowed. **No** exceptions.
 7. Mitered butt joints are only allowed when installing baseboard moldings and must occur over a stud and be glued and pin nailed with its profile in alignment. **Inside corners are to be coped and outside corners mitered, glued and pin nailed.**
 8. Base shoe molding is to be installed in rooms with hardwood, vinyl or laminate flooring installed.
 9. Any touch-up painting of trim to be done by the contractor. Finish quality must match the original trims finish.
- B. Contractor shall adhere to and comply with all Lead Safe Work Practices while conducting any lead based paint or related activity. See the detailed "General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices" documentation which follows in this packet.
- C. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday.

ITEM #11 – FLOOR COVERINGS – INSTALLATION & RESURFACING

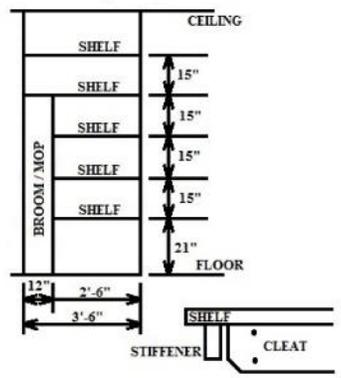
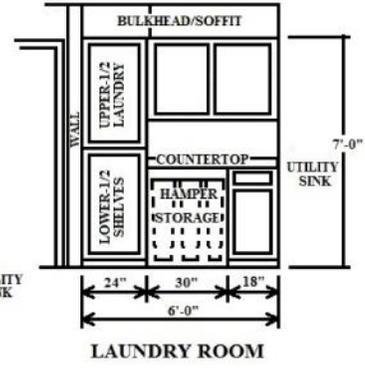
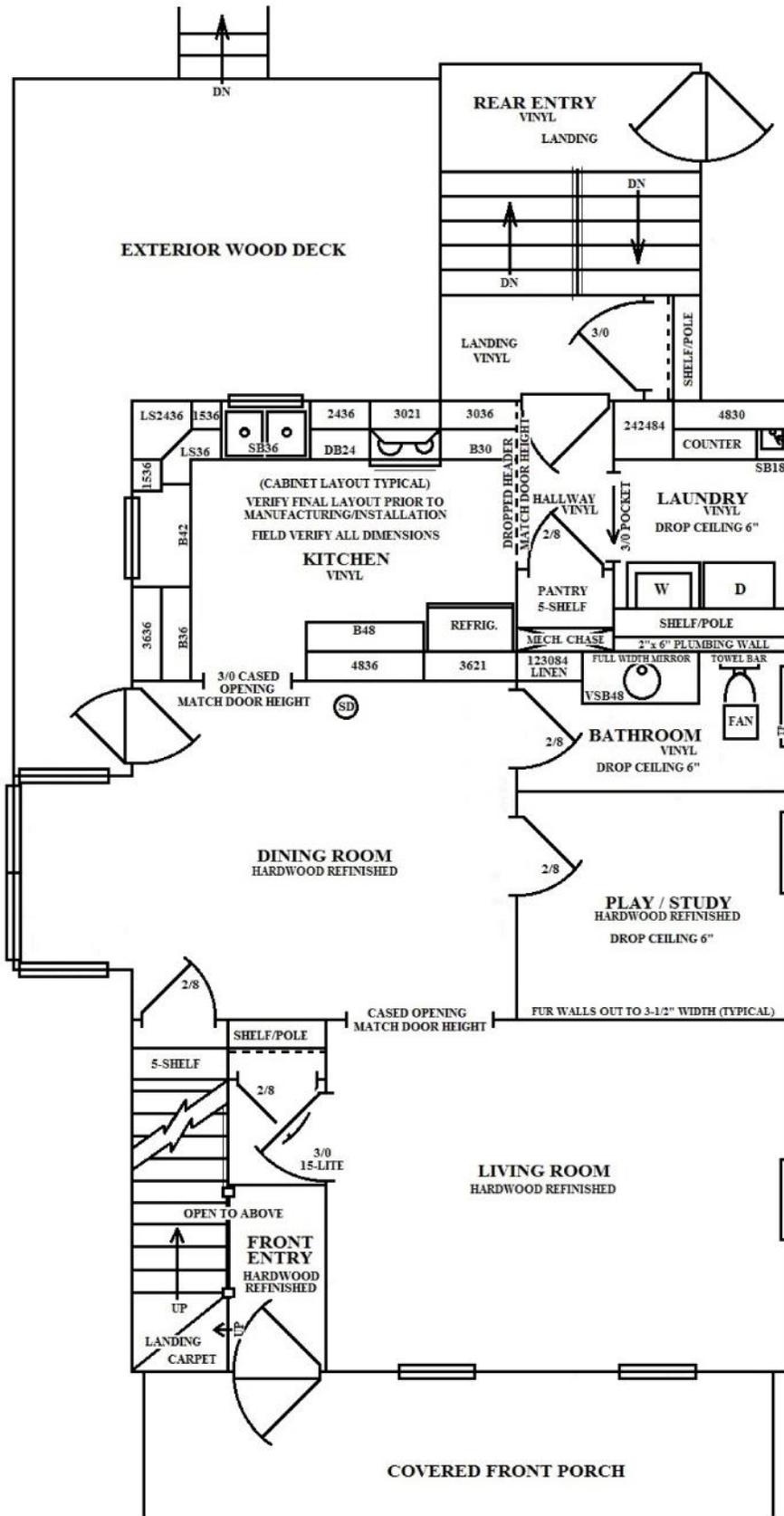
- A. SCOPE: Work involves installation of new vinyl flooring in the Rear Entry (including all stairs), Laundry room, Rear Hallway, Pantry, Kitchen and Bathrooms. Material is to be a better to best grade, wax-free vinyl or equivalent.
1. Vinyl is to be installed over an approved strut board. This application is to be in accordance with the manufacturer's installation instructions. Vinyl is to be of the type that is glued down with the glue having one-hundred percent coverage.
 2. All seams are to be sealed with an approved vinyl floor seam-sealer.
 3. Provide metal dividers in accordance with the manufacturer's specifications and all transitions to adjacent differing floor coverings.

4. Provide all necessary caulking at tub and toilet of bathroom flooring when being installed.
 5. Vinyl allowance of \$45.00 per sq. yd. including subfloor, vinyl flooring and installation.
- B. SCOPE: Work involves the complete installation of carpet and pad on the 2nd floor Stairway, Hallway, Bedrooms and Closets. Include the 1st floor living room if the existing hardwood flooring cannot be refinished. General contractor is to remove and dispose of all existing carpeting.
1. Material is to be jute backed level loop pile with a minimum face weight of 28 oz. installed over a 6-pound rebond pad.
 2. Include the transitions to adjacent differing floor coverings where needed.
 3. Carpet allowance for material and installation is \$40.00 per square yard.
- C. SCOPE: Work involves the removal, patching, sanding and refinishing of the Front Entry, Front Entry Closet, Living Room, Dining Room, Dining Room Closet and the Study/Playroom's hardwood flooring on 1st floor. The refinishing of the hardwood floors will be contingent upon its condition.
1. The floors are to be professionally repaired, installed, patched and sanded to remove the existing deteriorated finish and minor surface damage. If the existing flooring has severe damage, stains and/or rot it is to be repaired or replaced using salvaged flooring from other areas within the home.
 2. All sanded flooring is to be professionally finished. The floors are to have one coat of sealer and two finish coats with the final being of a high traffic acrylic. Include an option for the possible application of a stain.
 3. All surface preparation and material application shall be in accordance with the material manufacturer's installation instructions.
 4. Wood transitions to adjacent differing floor coverings are to be refinished. They may be replaced if a color and wood species match is available.
 5. In the event the hardwood flooring is damaged beyond repair it will be necessary for the flooring contractor to include the following floor finishes; Carpeting for the Living Room, Laminate for the Dining Room, Study/Playroom and Front Entry. Include the breakdown and \$ amount on Line Item #13.
- D. SCOPE: Work involves the removal and disposal of the raised layer of flooring from within Bedroom 2 on 2nd floor (SW) and the installation of the appropriate thickness underlayment to bring the floor flush or level with surrounding or abutting floors.
1. The contractor is to remove the 3/4" thick (raised) layer of hardwood flooring from within the 2nd floor bedroom and install the appropriate thickness underlayment (3/8"±) to make this floor flush with adjacent and/or abutting floors.

- E. Contractor shall adhere to and comply with all Lead Safe Work Practices while conducting any lead based paint or related activity. See the detailed “General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices” documentation which follows in this packet.
- F. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use at the end of each workday.

ITEM #12 – MISCELLANEOUS HARDWARE – INSTALLATION

- A. Scope: Provide all miscellaneous hardware and the labor and materials necessary for its installation.
 - 1. Contractor is to install solid round insulated ductwork of the appropriate diameter to vent the bathroom exhaust fans to their pre-installed roof and/or wall vents.
 - 2. Contractor is to vent the clothes dryer to the exterior using manufacturer approved ductwork.
 - 3. All sections of ductwork are to be supported with approved hangers, mechanically fastened together and sealed with the appropriate tape or sealant. NOTE: dryer vent sections are **not** to be mechanically fastened but must be sealed using the appropriate sealant or foil faced tape (“Duct Tape” with a rubber based adhesive is not approved for use on any duct work).
 - 4. Contractor is to install all miscellaneous hardware i.e. mirrors, towel bars, toilet tissue dispensers (Recessed), shower curtain rod, cabinet drawer and door pulls etc.
 - 5. Contractor is to install new house numbers and mail box. Verify style and color with Rehabilitation Specialist prior to installation.
- B. Contractor shall adhere to and comply with all Lead Safe Work Practices while conducting any lead based paint or related activity. See the detailed “General Work Specifications Involving Lead Based Paint and/or Lead Dust Hazards and the Safe Work Practices” documentation which follows in this packet.
- C. All debris and scrap building material is to be swept and picked up daily, then removed from the premises upon completion of work. The disposal of debris is to be in a Department of Natural Resources (DNR) approved waste facility. The jobsite or worksite is to be kept in a safe and workman-like manner at all times. All ladders, ladder jacks and scaffolding shall be taken down and/or secured from unauthorized use.

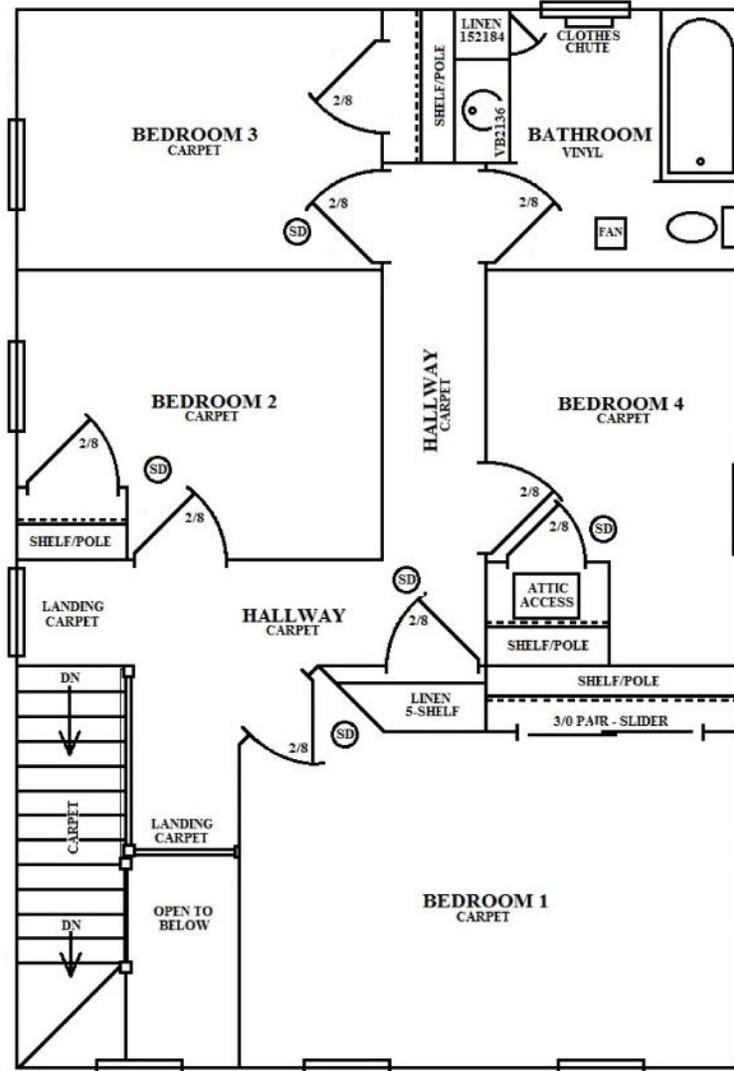


CEILING HEIGHT = 8'- 8" (TYPICAL)



FIELD VERIFY ALL DIMENSIONS

301 E. FIRST STREET
 1st FLOOR LAYOUT



FIELD VERIFY ALL DIMENSIONS

**301 E. FIRST STREET
2nd FLOOR LAYOUT**

GENERAL CONDITIONS

1. **REHABILITATION LOAN.** The owner shall pay for the work listed in the Itemized Work Specifications at least partially by means of a rehabilitation loan from the United States Government, State of Wisconsin, or City of Fond du Lac, payable through the Redevelopment Division.
2. **ADMINISTRATION EXCLUSION.** No member of the governing body of the locality and no other official, employee, or agent of the City government who exercises policy, decision-making functions or responsibilities in connection with the planning and implementation of the Housing Assistance Program shall have any interest, direct or indirect, in this contract.
3. **PROVISIONS FOR OWNER.** The owner shall permit the contractor to use at no cost existing utilities, such as light, heat, power and water, necessary to the carrying out and completion of the work. Further, the owner shall cooperate with the contractor to facilitate the performance of the work, including the removal of rugs, coverings, and furniture, as necessary. The premises are to be [occupied]/[vacant] during the course of the construction work.
4. **MEASUREMENTS.** Measurements stated in the attached Specifications or Drawings are only approximate. The Contractor is responsible for making the correct measurements to assure that the specific item in the Specifications or Drawings will be completely provided for. This stipulation is included so that the Bid will not exclude any work which is necessary (e.g. 1500' of siding when 1600' is needed).

The Bid is also to be itemized by each individual Specification so that it can be deleted if the total cost exceeds the money available. CONTRACTOR: PLEASE SUBMIT BIDS ON BREAKDOWN SHEET SUPPLIED WITH SPECIFICATIONS.

5. **INSURANCE.** The contractor shall not commence work under this contract until he has obtained all insurance required under this heading. A certificate of insurance shall accompany the signed contract and shall be filed with the Community Development Department as proof of such insurance, which shall also not be cancelable in less than thirty (30) days upon written notice to the insured and the City. All insurance premiums shall be the obligation of and shall be paid by the contractor.

Insurance requirements under this heading and during the term of the contract shall provide protection for the City, the contractor, and any subcontractor performing work covered by this project from claims for damages for personal injury, including accidental death, as well as form claims for property damages, which may arise from operation under this project, whether such operation be by himself or by any subcontractor or by anyone directly or indirectly employed by either of them, and the amounts of such insurance shall be:

- a. Workmen's Compensation Insurance to meet Wisconsin Statutory requirements.
- b. Automobile Liability Insurance: limits of liability applicable to automobile insurance shall be not less than \$1,000,000 combined single limit to include all owned, non-owned and hired automobiles.
- c. General Liability and Property Damage Insurance limits shall not be less than :
 - 1) General Aggregate.....\$300,000
 - 2) Products-Completed Operations Aggregate.....\$300,000
 - 3) Each Occurrence.....\$300,000

The City of Fond du Lac will only accept 7-90 ISO Certificate of Insurance forms. The City of Fond du Lac shall be an additional insured as respects to the General Liability for operations and activities and shall be so noted in the proper blank on the insurance certificate.

Laws to be Observed. The successful bidder or contractor shall observe and comply with all state and local laws and ordinances or regulations which in any manner affect the conduct of this work. Such contractor shall indemnify and save harmless the Redevelopment Authority of the City of Fond du Lac (RDA) and all of its officers, agents or employees against any claims for any material or other liability arising from or based upon conduct of the work or violations of any law, ordinance, regulation, or order, whether by the contractor himself or his employees.

No cancellation or change of the above policies will be allowed without written notice of change or cancellation which must be presented to the Director of Redevelopment of the City of Fond du Lac ten (10) days prior to any alterations. If the policy is due to expire during the construction period, new certificates will be presented to the City.

6. **COMMENCING AND COMPLETING WORK.** The contractor shall commence work within thirty (30) days after the Proceed Order is issued and shall proceed with diligence to complete the work within one hundred twenty (120) days. No work shall commence by the contractor until a written Proceed Order is issued to the contractor.
7. **SUBCONTRACTORS AND ASSIGNMENTS.** No subcontractor or assignment of this contract shall be made without the written consent of the owner and the Redevelopment Division.
8. **SPECIAL CONDITIONS, SUBSTITUTIONS, AND ADDITIONAL ITEMS.** Any special conditions found and noted by the contractor during initial examination of the property or during work which may require special work deviating from the Itemized Work Specifications, must receive approval in writing by the Redevelopment Division and the owner before being carried out. No substitutions or alternatives for any part of this contract shall be accepted unless approved in writing by the Redevelopment Division. Methods and types of construction for any such alternatives shall be submitted in drawings and/or specifications, prepared by the contractor as part of this bid packet. The contractor shall notify the Housing Inspector of any obvious violations of applicable codes or omissions which are not listed before the proposal is submitted.
9. **HIDDEN CONDITIONS.** Contractor is to immediately bring any potentially harmful conditions that were initially hidden and not part of the original scope of the contract to the attention of the Housing Rehabilitation Specialist and the Owner. Some of these conditions may include, but are not limited to, conditions of insect and/or rodent infestations such as ants, wasps, bees, mice, rats, cockroaches and/or mold, rotted wood, and/or dry rotted wood or other surfaces. After consultation with the Owner, the Housing Rehabilitation Specialist will determine whether a Change Order to address the condition is warranted.
10. **CODES, PERMITS AND INSPECTIONS.** All materials and work shall comply with applicable codes and regulations of the City of Fond du Lac, including the local and state building codes, housing code, zoning ordinance, state and local plumbing codes, heating codes, National Electrical Code, floodplain ordinance, and property rehabilitation standards, whether or not covered by the Itemized Work Specifications. The contractor shall secure at his own expense all necessary permits prior to the start of work. The contractor shall call the appropriate inspector when ready for any required inspections and shall secure approval by the appropriate inspector, including taking action to comply with any notice or orders issued by the inspector. The contractor shall permit representatives of the Department of Housing and Urban Development, State of Wisconsin and the Redevelopment Division to inspect all work under this contract.

11. **PAYMENTS.** The contractor shall be paid the contract price in one lump sum amount after the work is satisfactorily completed unless payment is to be made in progress payments. Progress payments are limited as follows: (1) contracts from \$0-\$4,999 – 1 payment; (2) contracts from \$5,000-\$9,999 – 2 payments; (3) contracts from \$10,000-\$14,000 – 3 payments; (4) contracts from \$15,000-\$19,999 – 4 payments; and (5) contracts from \$20,000 and more – 5 payments unless approved by the Director of Redevelopment. Progress payment requests shall be accompanied by a bill showing the amount of work completed and a lien waiver in the same amount. 80% of the work completed will be paid under a progress payment with balance due under the final payment; and, as an example, when a contractor is 50% finished with a \$10,000.00 contract and request 50% of his money due, he will be paid \$4,000.00 [e.g. \$10,000.00 (50%) (80%) = \$4,000.00]. Work shall be inspected and approved by the Redevelopment Division before any payments will be made. Progress payments and final payment due the Contractor will be paid within thirty (30) days after the City makes final inspection and receives satisfactory release of liens or claims for liens for subcontractors, laborers, and material suppliers for completed work or installed materials.

If there are weather related delays that inhibit completion of a project, the maximum hold back shall be equal to the value of the item as determined by the City of Fond du Lac plus \$1,000. Project to be fully completed within 30 days of suitable weather as determined by the City of Fond du Lac. All other work items must be fully complete.

Contractor shall protect, defend, and indemnify Owner from any claims for unpaid work, labor or materials. Payment shall not be due until the Contractor has delivered to the Owner complete release of all liens arising out of this contract or receipts in full covering all labor and materials for which a lien could be filed, or a bond satisfactory to the Owner indemnifying him against any lien, all to the satisfaction of the City. All payments will be made in the form of a check made payable to the Contractor.

12. **LIEN WAIVERS.** The contractor shall protect, defend, and indemnify the owner from any claims for unpaid work, labor, or materials. Payment shall not be due until the contractor has delivered to the owner complete release of all liens arising out of this contract, or receipts in full covering all labor and materials for which a lien could be filed, or a bond satisfactory to the owner indemnifying him against any lien, all to the satisfaction of the Redevelopment Division.
13. **HOLD HARMLESS.** The contractor shall defend, indemnify, and hold harmless the owner and the City of Fond du Lac, its officers, commissioners and employees from liability and claim for damages because of bodily injury, death, property damage, sickness, disease, or loss and expense arising from the contractor's operations under this contract.
14. **CONDITION OF PREMISES AND EXCESS MATERIALS.** The contractor shall keep the premises clean and orderly during the course of the work and at the completion of the work shall remove all debris except materials that have been removed and replaced as part of the work that the owner wishes to keep. All excess new materials shall belong to the contractor, except that the owner shall have the right to keep small quantities for "touch-up" or other small repairs.
15. **GENERAL GUARANTY.** The contractor shall remedy any defect due to faulty material or workmanship and pay for any damage to other work resulting therefrom which appears within the period of one (1) year from the date of final acceptance of all work required by the contractor. Any alterations to contractor supplied materials that would void any manufacturer's warranty must be approved in writing by the Rehabilitation Specialist, contractor, and property owner.

The contractor shall be required to guarantee the work performed for a period of one (1) year from the date of final acceptance of all the work required by the contract. Furthermore, furnish the Owner with all manufacturers' and suppliers' written guarantees and warranties covering materials and equipment furnished under the contract.

16. **WASTE DISPOSAL.** Contractor shall remove all debris, scrap, and waste materials from the premises upon completion of the project or at any time excess debris, scrap or waste materials accumulate. All debris, scrap, and waste materials shall be transported to and deposited in a transfer station or waste facility approved by the Wisconsin Department of Natural Resources.
17. **LEAD-BASED PAINT.** Lead-based paint shall not be applied to any portion of the project covered by the Contract by the Contractor or by the Owner. The Contractor agrees to abide by all Federal requirements regarding lead-based paint poison prevention and agrees to use no lead-based paint in the Contractor's performance of this Contract, including the performance of any subcontractor. "Lead-based paint" means any paint containing more than six one-hundredths of one per centum lead by weight (calculated as lead metal) in the total nonvolatile content of the paint or the equivalent measure of lead in the dried film of paint already applied. All work to be performed involving the disturbance of more than two square feet of lead paint or asbestos containing materials shall be done by licensed contractors.
18. **CHANGE ORDERS.** No modifications of this contract shall be made except by written change order, signed by the Contractor and by the Owner; with the approval of the Rehabilitation Specialist.
19. **EQUAL OPPORTUNITY.** The work to be performed under this contract is subject to the requirements of the "Notice of Requirement for Affirmative Action to Insure Equal Employment Opportunity (Executive Order 11246)", contained in the contract documents which sets forth, in part, goals and timetables for the employment of women and minorities in the project area (City of Fond du Lac).
- A. **Nondiscrimination.** The work to be performed under this contract is subject to the requirements of Section 109 of Title 1, Housing and Community Development Act of 1974, which states that "No persons in the United States shall on the ground of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity founded in whole or part under this Title".
- B. **Section 3.** All Section 3 covered contracts must include the following clause in its entirety:
- 1) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted project covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low- income persons, particularly persons who are recipients of HUD assistance for housing.
 - 2) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
 - 3) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment practices can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

4) The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

5) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected, but before the contract is executed, and (2) with persons other than those to whom the regulation of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

6) Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD-assisted contracts.

7) With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions

of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

¹ This paragraph (G) is not applicable to the HOME Program; nonetheless, the regulations require that the Section 3 clause be included verbatim in all contracts subject to the requirements of Section 3.



HOUSING ASSISTANCE PROGRAM CONTRACTOR'S PROPOSAL PHASE II (ITEMIZED COSTS)



The undersigned proposes to provide all labor, materials, tools, equipment, supervision, transportation, temporary construction, and all other services and facilities, necessary to perform and complete the following selected phases of rehabilitation work as described under the attached "Itemized Work Specifications" and in accordance with the "Housing Rehabilitation Loan Program" in a safe and workman-like manner for the property known by the address given under the attached "Itemized Work Specifications"

Program guidelines dictate that the contractor's proposal (encompassing all work items) with the lowest cost is awarded the contract. However, the owner is not bound to select the lowest cost proposal and reserves the right to choose one or reject all proposals. In the event a proposal other than that of the lowest cost is selected, the "Program" will allow a maximum funding (if available) of one-hundred and five percent of the lowest proposal be applied towards the proposal of choice. Any balance in excess of the one-hundred and five percent will be the responsibility of the owner and must be paid in full to the "Housing Rehabilitation Loan Program" prior to or at time of contract acceptance. If all proposals received are unacceptable, the owner may either authorize (in writing) the rejection of all proposals and request new proposals for the rehabilitation work or request negotiation by the Redevelopment Division of the proposals that are acceptable. **Please return proposal to:** Administrative Offices, 160 S. Macy St. ~ P.O. Box 150, Fond du Lac, WI 54936-0150

PROPOSALS FOR SELECTED WORK ITEM(S) **Redevelopment Authority/City of Fond du Lac, 301 E. First St (920) 322-3440**

Specification Item No.	WORK ITEM(S) Date: August 01, 2014 Due: Closed & Sealed - 2:00pm August 25, 2014	Proposed Amount	Accepted Amount
Item #1	Interior Walls – Remove, Construct & Re-Frame (Lead Safe)	\$	\$
Item #2	Interior Stairs – Repair / Replace / Modify Components (Lead Safe)	\$	\$
Item #3	Plumbing – Piping & Fixtures Installation	\$	\$
Item #4	Electrical – Wiring & Fixtures Installation	\$	\$
Item #5	Furnace & Thermostat Replacement with Ductwork Installation	\$	\$
Item #6	Insulation – Installation / Exterior Walls, Box Sills & Attic	\$	\$
Item #7	Drywall – Installation / Repair & Finishing	\$	\$
Item #8	Cabinetry and Countertops – Installation / Kitchen, Bath & Laundry	\$	\$
Item #9	Interior Doors & Jambs – Installation & Finishing (Lead Safe)	\$	\$
Item #10	Interior Trim – Installation & Finishing / Casing, Base & Shoe (Lead Safe)	\$	\$
Item #11	Floor Coverings – Removal, Installation & Resurfacing	\$	\$
Item #12	Miscellaneous Hardware – Installation	\$	\$
Item #13	Option: Laminate- Dining & Study \$ Carpet- Living Rm. \$	\$	\$
TOTAL ACCEPTED AMOUNT			\$

Complete A and B:

- A.** All labor for completing the above selected Item(s) will be by persons employed directly by the firm named below: **B.** The following noted portion(s) of the above selected Item(s) will be subcontracted to the person(s) or firm(s) named below:

<p><u>Item #:</u> <u>Type of Work:</u> <u>Person / firm:</u></p> <hr/>	<p><u>Item #:</u> <u>Type of Work:</u> <u>Person / firm to be subcontracted:</u></p> <hr/>
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I hereby certify that this proposal is made on behalf of:

Mailing Address

()

Phone Number

Signature

Name of Firm

City, State, Zip

and that I have full authorization to submit this proposal on its/their behalf.

Title

Date

This proposal includes all attached documents including but not limited to the documents entitled "**Specifications**" and "**General Conditions**" which are incorporated herein and made a part hereof.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined herein. **Signature** _____

Date of Acceptance: _____ **Signature** _____