

REQUEST FOR OFFER TO PURCHASE AND REHABILITATE

2122 East 7th Street, Superior, Wisconsin

1. INTRODUCTION

The City of Superior's Housing Task Force is requesting offers to purchase and rehabilitate the real property located at 2122 East 7th Street, Superior, Wisconsin.

2. PROJECT BACKGROUND

The City of Superior's Housing Task Force has developed the Superior Vacant Home Restoration Program. The program aims to facilitate blight removal, responsible development and healthy housing markets in Superior neighborhoods through acquisition and sale of vacant residential structures as candidates for rehabilitation.

Through tax forfeiture and quit claim deed, the City of Superior has acquired the real property located at 2122 E 7th Street, Superior, Wisconsin. The property is legally described as: Lots Two Hundred Ninety-eight (298), Three Hundred (300), and Three Hundred Two (302), West Seventh Street, Townsite of Superior, in the City of Superior, Douglas County, Wisconsin, parcel No. 01-801-02112-00.

The 9,000-square-foot property consists of single-family home, of two stories with 3 bedrooms, 1 bathroom on the main level, a noncompliant bathroom on the upper level, a front porch, full basement, and attic. It is noncompliant as a duplex, with an existing kitchen on the upper level. Continued use as a duplex after renovations are complete is subject to review by building inspections. There is a garage on the property and parking availability on-street, and on site via alley access. See attached map. The City of Superior Building Inspection Department completed an inspection on August 8, 2020 and determined the property unfit for human occupancy. The property has remained vacant for several years before being transferred to Douglas County via tax forfeiture. Douglas County has deeded their interest to the City via Quit Claim Deed. The prior owners have agreed to do so but have not fully executed their deed. This and other supporting documents will be updated to reflect that once the document has been recorded.

The minimum bid begins at \$1.00 with a Good Faith Deposit of \$2,000 or 5% of the winning bid amount, whichever is greater.

3. SCOPE OF WORK

- a. A new foundation system shall be designed and submitted to the building inspector for approval per SPS 321.18 before construction.
- b. Basement and crawl space support columns shall be securely fastened to the beams and foundation below in accord with SPS 321.25.

- c. The exterior grade lacks adequate slope and drainage to prevent the infiltration of water into the basement and crawl space and the accumulation of standing water near and against the foundation wall. Adequate slope and drainage shall be provide to prevent the deterioration of the exterior foundation walls and the front porch foundation per SPS 321.12
- d. A basement ground water sump pit, pump, and drain tile system shall be installed to properly dispose of the infiltrating ground water per SPS 321.17.
- e. Front porch foundation access was not readily accessible at the time of the inspection. The front porch foundation system shall be evaluated for adequate size, spacing, and freeze protection and corrections shall be made to meet minimum UDC standards. The front porch floor joists shall be evaluated for damage, rot, and deterioration and corrections, repair, or replacement shall be made to meet minimum UDC standards. All of the above to be in compliance with SPS 321.15, 321.22, and 321.25.
- f. A heating system shall be designed and installed for the dwelling unit per SPS 323.02. Correctly install a properly sized heating system to properly distribute heat to all habitable rooms and to the kitchens and bathrooms. The heating system shall be sized using a standard heat loss calculation as is common in the industry. All HVAC work shall be done by licensed HVAC contractors with HVAC permits per SCO 34-54.
- g. The electrical systems within this dwelling unit do not meet current provisions of the Wisconsin State Electrical Code Chapter SPS 316 and/or the National Electrical Code as referenced therein. As a result of age, deterioration, and non-compliance with SPS 316 and the National Electrical code, the wiring of the dwelling unit is hereby declared a safety hazard and as such the dwelling is declared as unsafe for human habitation. Inspect, repair or replace all hazardous non-compliant electrical wiring to include incorrect knob-and-tube wiring and splices and knob-and-tube wiring encased in insulation. Inspect, repair or replace all hazardous non-compliant NM wiring, boxes and devices, where ever found throughout the dwelling unit. Receptacle spacing shall be code compliant with 2015 NEC requirements. All circuits shall be identified at the service panels. Adequately support all NM cables. Provide GFCI protected receptacles per code at the kitchen, bathroom and exterior locations. Provide proper code compliant grounding where needed. Provide a GFCI protected receptacle near bathroom sinks. Arc Fault breakers shall be used for all new circuits installed. Tamper Resistant receptacles shall be used for all new receptacles installed.
- h. An electrical load calculation is required for submittal for an electrical permit. A 100 amp minimum new electrical service is required, depending on the load calculation per SPS 319.230.
- i. Smoke and CO detectors are required as a provision for occupancy as outlined in SPS 321.09, SPS 321.097, SPS 328 and SCO 34-7. Install hard wired CO detectors and hard wired smoke detectors per SCO Sec. 54-31 to 54-37.
- j. The plumbing system within the dwelling does not meet current provisions of the Wis. State Plumbing Code. The plumbing systems are damaged beyond repair by rust, corrosion, and freezing, and is therefore declared as unfit and unsafe for human use. Replace and correctly install a potable or domestic water heating system and all

plumbing fixtures, devices and equipment in a code compliant manner per SPS 382. All plumbing work shall be done by licensed plumbing contractors with plumbing permits per SCO 34-52.

- k. All windows shall be thermal pane windows or provided with storm windows. All windows required for ventilation shall be provided with screens. Manufacturer's installation instructions or best practice standards shall be followed for the re-installation of windows. Air sealing, weather sealing, and window flashing products shall be correctly used to reinstall windows per SCO 104-272, 104-284, 104-371.
- l. Exterior doors have been damaged by abuse, vandalism, use, age, and/or improper installation. Repair, replace, and/or correctly install exterior doors to provide adequate security and weather protection. Exterior door trim, window trim, and any other open wood surface that is decayed or deteriorated shall be replaced, painted, covered, or otherwise protected from rot and decay.
- m. The soffit and fascia is deteriorated and missing in places. Install weather resistant soffit and fascia with adequate ventilation per SCO 104-244.
- n. Existing siding is decayed, rotted, broken and damaged in several places. Siding and siding caulking shall be repaired or replaced to provide protective covering per SCO 104-272.
- o. Attic insulation shall be provided to all attic spaces to achieve a minimum rating of R38 per SPS 322.32. Attic ventilation shall be provided to meet the minimum SPS 322.39 requirements.
- p. Attic access shall be provided to the lower attic level and the main attic of the dwelling. Insulation and ventilation per the above directions shall be provided as needed per SPS 321.07 and SPS 322.32.
- q. Unless lead testing is performed to determine the absence of lead, all demolition or repair of the interior surfaces and older exterior surfaces shall be by lead certified contractors. Chipped and peeling paint shall be presumed to be lead based due to its age. Lath and plaster and/or other surface materials are pulling away from the building framing in many areas. In other areas it is water damaged or damaged by abuse. Remove all loose and deteriorated lath and plaster and non-fire resistance rated ceiling and wall surfaces and replace as needed with fire resistance rated finishes where required. Missing wall and ceiling surface coverings shall be repaired or replaced in a code compliant manner with proper vapor barrier, air sealing, draft stopping and fire blocking installed in all opened areas. All interior wall demolition and repairs shall be done in a lead safe manner by certified contractors. All interior chipped and peeling paint shall be removed in a lead safe manner by certified contractors per SCO 104-303 and DHS 163 (Wisconsin Department of Health Services).
- r. Investigate the interior of the exterior walls to determine the condition and content of the wall insulation. Fill all wall cavities to their full depth with insulation per SPS 322.20 and SCO 34-7. Vapor barrier shall be installed on all opened exterior walls or vapor barrier paint shall be applied per manufacturer's instructions to provide code compliant vapor barrier per SPS 322.38.

- s. Fire block and draft stop all required floor, ceiling and wall penetrations as required per SPS 321.085 and 322.37.
- t. Stairway graspable handrails shall be securely installed per SPS 321.04.
- u. The kitchen and bathroom floors were observed to be worn and damaged and not in a cleanable and sanitary condition. Replace floor surface per SCO 104-303.
- v. The rear detached garage was not secured. The building shall be maintained secure and safe for the dwelling occupants. Repair or replace garage roof, soffit, fascia, windows, window and door trim, and siding. Repair or replace failing roof rafters where needed. Repair or replace rotted or damaged doors and wall framing where needed per SCO 104-244.
- w. All junk, discarded appliances, discarded equipment of any kind, decaying wood or organic material stored in the basement and crawl space area shall be removed per Superior Code of Ordinances, SCO 104-301.

No person shall excavate for, erect or construct any building or structure whatever or add to, enlarge, move, improve, alter, extend, convert, repair, remove or demolish any building or structure or cause the same to be done or commence any electrical, plumbing, mechanical, heating, ventilation and air conditioning (HVAC) or other work covered by the scope of this chapter (SCO Chapter 34) on any building or structure without first obtaining a permit therefore from the city building inspector per SCO 34-13.

The City will provide copies of all existing documents and reports including:

- Scope of Required Work, as of June 29, 2020
- Superior Vacant Home Restoration Program guidelines
- Sample Development Agreement, required to be signed by purchaser
- Test results and supporting information as available regarding standing water in the basement of the residential structure.

4. SUBMITTAL REQUIREMENTS

An original proposal shall be submitted. Proposals should:

- a. Describe Purchaser's or General Contractor's experience working on similar projects and provide at least one example of a similar project completed within the last two years that includes a basic summary of the scope of work completed, budget, resale information (if applicable) and before/after pictures (if available);
- b. Provide proof of financial capacity to pay for acquisition of the property and for the improvements proposed;
- c. Provide a written plan for occupancy once rehabilitation is complete. Purchaser must describe an end use for the property – owner occupancy by the purchaser or a marketing strategy for the sale of property to owner occupants is preferred;
- d. Provide a detailed outline addressing each of the required repairs noted in the Scope of Work, and any additional or aesthetic improvements planned for the property;

- e. Provide a detailed budget for the entire project to include, but not limited to, the acquisition of the property, cost estimates for all of the required repairs, cost estimates for any additional or aesthetic improvements planned for the property; and
- f. Provide a detailed timeline for completing the project.

Opportunity to walk through the property can be scheduled with Planning Department staff during regular business hours, Monday – Friday, 8:00 a.m. – 4:30 p.m. until two days prior to the Offer to Purchase and Rehabilitate submittal date.

Offers to Purchase and Rehabilitate must be submitted by 4:30 p.m. on April 16th, 2021 to the City of Superior, Planning and Development Department, 1316 North 14th Street, Superior WI 54880 or via email to planning@ci.superior.wi.us.

5. SELECTION PROCESS

The application process shall remain open until 4:30 p.m. on April 9th, 2021. Applications submitted prior to that date may be reviewed for completeness by Planning Department staff. After April 9, complete applications will be reviewed and may be recommended for sale by the Housing Task Force and the Common Council. If no complete applications are submitted by April 9, the property will be available to the first purchaser who submits a complete bid that is then approved by the HTF and Council.

Purchasers will be evaluated by the Planning and Development Department based on the information provided in Section 4 of this Offer to Purchase and Rehabilitate, more specifically on:

- Purchaser's or general contractor's relevant experience
- Financial capacity for the described project
- Well-estimated construction/renovation costs
- Extensiveness of scope of work or new construction plans
- Plan for occupancy, owner-occupancy preferred

Offers will also be reviewed to determine if the responsibility criteria described in Section 2D (Eligibility Criteria; applicants may not own vacant and abandoned structures within the City of Superior) of the Superior Vacant Home Restoration Program is met.

Request for additional information, requests to view and inspect the subject property in person, and questions regarding the Request for Offers to Purchase and Rehabilitate should be directed to Jeff Skrenes, Housing Coordinator/Planner at 715-395-7245 or via email at skrenesj@ci.superior.wi.us.