

Neighborhood Enhancement Project

435 Newhall Street, Green Bay, WI 54302

The Redevelopment Authority (RDA) of the City of Green Bay is requesting proposals for purchase and rehabilitation of 435 Newhall Street, Green Bay, WI 54302. The goal of this project is to rehabilitate this residence for owner-occupancy. Proposals submitted must meet the guidelines as described below.

Proposals must be submitted to the Office of the Redevelopment Authority by the second to last Wednesday of each month in order to be considered for selection at the following month's RDA meeting. Staff will review each proposal submitted and will rank them based on the grading scale below. The RDA reserves the right to deny any proposal based on the score received, as determined by the staff of the City of Green Bay.

| Information | |
|-----------------------|----------------------------------------|
| Assessed land value* | \$7,700 |
| Assessed house value* | \$56,700 |
| Total Assessed value* | \$64,400 |
| Fair Market value* | \$66,100 |
| Parcel Number | 19-141-A |
| Lot Size | 49' X 56' |
| Building Sq. Footage | 785 SF |
| Age of Building | 87 years |
| Style | Early Ranch 2 Bedrooms – 1 Bathroom |
| Present Use | Single-family house. |

*Estimated values

A building walkthrough will be required for any developer who wishes to submit a proposal for this project. Each developer will be allowed a single, one hour walkthrough. Arrangements should be made at this time for any sub-contractors or interested parties to attend. Developers shall request a walkthrough in writing or by email. Contact information is provided below.

For your proposal, please provide the following information as well as any other information you feel is pertinent:

- Provide the developer's name, address, telephone number and email address.
- Describe the project. Provide a scope of work listing items to be rehabilitated and the type of materials to be used. (At this time it is understood that the plans are preliminary.) Quality materials should be utilized for project and should be medium to high grade in nature. Scope of work should also include yard and landscaping plans. Property will need to be code compliant when complete. A list of currently known violations, per the City of Green Bay, is attached.
 - The development should be compatible with the scale and character of the existing neighborhood. Things such as siding and exterior trim must be consistent, in design, with the greater neighborhood architecture. Proposals should reflect careful evaluation of the project's relationship to the adjacent residential neighborhood.

Questions and comments shall be submitted in written form or emailed to the contact information provided below. No questions will be answered by phone.

Contact: Ken Rovinski, kennethro@greenbaywi.gov

Mailing address:

**100 N Jefferson Street, Room 608
Green Bay, WI 54301**

VIOLATIONS NOTICE:

- Foundation repair and water proofing of basement foundation recommended.
- Remove insulation in basement wall cavities, vacuum / sanitize rodent waste.
 - Obtain the services of a pest management professional to treat and exclude rodents.
- Replace all windows, including basement windows
- Fill burrows in back yard near the foundation.
- Remove and/or replace rear deck. (25 sq. ft. maximum.)
- Properly grade front yard away from house.
- Support basement stairs.
 - Add handrails and intermediate rails.
- Review areas that show water leakage and use prescriptive method to make the areas water tight.
- Replace roof veneer, reinsulate attic, add attic venting on low side and high side. Add collar ties to existing rafters.
- Remove garage and replace garage meeting Safety and Professional Services, chapter 321 requirements and local ordinance chapter 13 requirements.
- Replace current driveway.
- All items that are not specified that are closed construction and not code compliant shall be repaired to meet code requirements.
- Replace and add/complete roof gutters, downspouts and extensions.
- Replace all cupboards, counters, fixtures and flooring.
 - Restore hardwood flooring.
- Replace water heater.
- Replace furnace.
- Replace exhaust vent cover for the dryer.
- Replace plumbing stack, waste water vent pipe.
- Replace plumbing pipes throughout the house.
- Replace all fixtures and drains.
- Electrical panel and circuit breakers be changed due to corrosion
 - new grounding electrode system required
- Switches/ receptacles should be changed
 - Ground fault circuit interrupters should be installed on circuits without an equipment ground and in all areas required by current code
- All light fixtures should be changed
- Add smoke and carbon monoxide protection per SPS 321 requirements.
- If walls are opened to studs it is required the house be wired to current code.