

Department of City Development, City of Milwaukee

Request for Proposal #57441
General Contracting
4447 N. 26th St. and 4485 N. 26th St.
Housing Infrastructure Preservation (HIP)

Addendum #1

May 16, 2013

THIS ADDENDUM TO THE SPECIFICATION IS ISSUED TO MODIFY, CLARIFY OR CORRECT THE ORIGINAL DOCUMENTS AND IS HEREBY MADE A PART OF SAID DOCUMENTS.

1. The attached “**Revised Specific Scope of Work at 4447 N. 26th St. & 4485 N. 26th St**” shall replace, in its entirety, the scope from the original Bid Package. **Bidders must use this revised scope when submitting their bid.**

2. The attached revised Bid Form shall replace, in its entirety, the Bid Form from the original Bid Package. **Bidders must use this revised Bid Form when submitting their bid.**

3. The Alternative item below shall be added to the Specific Scope of Work:

Alternate Bid item: State the cost to remove all siding and install new stucco siding for 4447 North 26th

4. In the Bid Package, the following additions/clarifications shall be included:

In the Specifications, Section I (A), BID FORM, shall now read:

Submit unit prices and an Alternate Item lump sum price for the work as indicated and specified herein, complete in every respect. Bids will not be accepted in any form except on the bid form included with this project manual. The contractor must recognize and abide by the right of the Owner (City of Milwaukee) to accept or reject any or all bids in the best interests of the City.

In the Specifications, Section I (B) UNIT PRICES, shall now read:

The Unit Prices and Alternate Item lump sum price shall include costs for all labor, equipment and material necessary for this project pursuant to the specifications, as well as: overhead; labor insurance (which shall include Federal and State Unemployment Workers Compensation; FICA Social Security Insurance and contributions paid by Employer Contractor for each employee); bonds; property insurance; Comprehensive General Liability Insurance; sales tax; Industry Programs; other expenses; and profit.

In the Specifications, Section I (D) BID EVALUATION, shall now read:

1. The Commissioner of the Department of City Development will award the Contract based on the one of the following, after a determination by the City which evaluation option is most feasible for its needs:

a. Award to the lowest responsible and responsive bidder of the combined Total Base Bid (sum of the amounts of the two Unit Prices) AND Alternate Item lump sum amount, who also meets the required qualifications found in the Specifications.

b. Award to the lowest responsible and responsive bidder of the Total Base Bid (sum of the amounts of the two Unit Prices) ONLY, who also meets the required qualifications found in the Specifications.

5. Attached are Garden Homes historic plans for reference purposes

ALL BIDDERS SHALL ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF ADDENDUM NUMBER 1 (DATED May 16, 2013) FOR THIS INVITATION FOR BID #57441, BY SIGNING IN THE SPACE PROVIDED AND SUBMITTING THE SIGNED ADDENDUM WITH YOUR BID. BIDS SUBMITTED WITHOUT THIS ADDENDUM WILL BE CONSIDERED NON-RESPONSIVE.

SIGNED THIS _____ DAY OF _____, 2013.

SIGNATURE

COMPANY NAME

REVISED BID FORM

FOR: **General Contracting**
4447 N. 26th St. and 4485 N. 26th St.
Housing Infrastructure Preservation Program
Milwaukee, WI

ALL BIDS MUST BE TYPED OR PRINTED

TOTAL BASE BID:

Calculated BASE BID TOTAL based on the following formula: Base Bid = Unit Price No 1 + Unit Price No. 2

(Bid in figures) \$ _____

(Bid in words) \$ _____

UNIT PRICES:

Each bidder shall provide on the bid proposal the following unit prices. Unit prices are to be used in arriving at the Total Base bid. The unit prices will be used for work required for each project under the contract.

Each Unit Prices shall include costs for all labor, equipment and material necessary for this project pursuant to the specifications, as well as: overhead; labor insurance (which shall include Federal and State Unemployment Workers Compensation; FICA Social Security Insurance and contributions paid by Employer Contractor for each employee); bonds; property insurance; Comprehensive General Liability Insurance; sales tax; Industry Programs; other expenses; and profit.

Unit Price No. 1:

State the cost for labor, equipment and materials necessary and required to perform the General Contracting at **4447 N. 26th Street** listed in the project specific scope, in accordance with the bid documents and specifications herein

(Bid in figures) \$ _____ LUMP SUM

(Bid in words) \$ _____ LUMP SUM

Unit Price No. 2:

State the cost for labor, equipment and materials necessary and required to perform the General Contracting at **4485 N. 26th Street** listed in the project specific scope, in accordance with the bid documents and specifications herein

(Bid in figures) \$ _____ LUMP SUM

(Bid in words) \$ _____ LUMP SUM

ALTERNATE ITEM

Each Bidder shall submit a lump sum price to include the labor, equipment and materials necessary to remove all siding and install new stucco siding for **4447 North 26th**, in accordance with the bid documents and specifications herein

(Bid in figures) \$ _____ LUMP SUM

(Bid in words) \$ _____ LUMP SUM

INFORMATIONAL PRICE:

The requested price is for informational purposes to be considered after contract award and would be used at the City's discretion to adjust work as a change to the contract. Price is to include all coordination, modification or adjustment to adjacent work, miscellaneous devices and accessory objects as required to completely integrate the work of this change into the Project. This price will not be used in the awarding of the bid.

Informational Price 1:

State the adjustment cost, on a per square foot basis, added to the Base Bid to perform all work and furnish all materials for replacing rotten deck.

(Bid in Figures) \$ _____ per sq ft

(Bid in Words) \$ _____ per sq ft

Revised Specific Scope of Work at 4447 N. 26th St. & 4485 N. 26th St

4447 & 4485 North 26th Street are in the Historic Garden Homes District. These properties require renovations to return them to their original, historic condition. Contractor must be skilled and experienced in renovating older, distressed properties. Renovations require like-with-like materials that match patterns and dimensions on the existing house. Contractor is responsible for verification of all field measurements and material quantities.

Items that need renovation are listed below followed by supplemental specs for repair items. Note that this list is to be used in conjunction with the technical specifications that are part of the bid package. Contractor must read and follow all technical specifications – (for example - comply with the lead safe rehab standards as outlined in Section 01810 LeadDust Hazards, etc...)

Bids to include all labor and materials. Change orders will not be approved for routine repairs that are part of exterior renovations and should be included in the base bid. Change orders will be considered for extraordinary circumstances that arise during renovation work and that cannot be determined through initial inspections.

4447 North 26th Street

1. Remove all overgrown shrubs around base of house and garage.
2. House requires complete clean out of all debris, furniture and any carpeting and loose flooring.
3. All fire-damaged portions of house exterior shell must be gutted and reframed to recreate original proportions and details. Goal is to restore the integrity of the house shell to a weathertight condition. Any exterior structural members that have over one quarter inch of fire damage, charred wood must be replaced, or scraped and sistered with new framing members.
4. Tuckpoint and flash chimney. Replace damaged stone cap on chimney.
5. Roof requires complete tear off, sheathing, flashing and roofing with Certainteed XT-30, three tab shingles in Maple Red color. Ridge of roof to have a double layer of shingles over the ridge vent. Metal valley flashing, drip edge and gutter apron to be color that matches or is one shade darker than roof color (or black if matching colors are not available.)
6. Rebuild eaves; replace any rotted fascia boards, soffit boards, crown molding, trim, brackets etc....
7. Install half round gutters and corresponding down spouts in pewter gray color
8. Remove any aluminum siding and cladding on window trim, eaves and body of house. Restore any deteriorated or damaged siding, shingles and trim with clear wood with no knots or sapwood. Wide, clear, cedar siding that matches the original in quality and dimensions is required.
9. All wood repairs/replacement to wood siding, trim and decorative details must be with clear, smooth wood with no knots and no sapwood. Wood to be Eastern White Pine, Spanish Cedar or Western Red Cedar. (Western or Ponderosa Pine is not recommended as it rots prematurely in most exterior applications.
10. If Stucco is required at this site – remove all existing wood siding and prepare house with wood or metal lath for traditional cement stucco system. Foam and EIFS (exterior insulation and finish system) are not allowed. Consult “As Good As New” available from Milwaukee’s Historic Preservation Commission for detailed information on Stucco systems appropriate for Historic Homes. See 4381 North 26th Street for a recently renovated stucco house.
11. Repair any cracks in exterior foundation walls. Tuckpoint foundation where required.

12. Full exterior paint job with Benjamin Moore, Moor-Gard latex paint. All existing siding and trim to be scraped thoroughly and carefully. Provide smooth surface for paint application. Paint all exterior surfaces with one coat of bonding primer and two coats of exterior paint. At least three different colors; to be specified by the owner. (Window sashes do not need to be painted. Aluminum storms remain in place. Any wood storms must be painted) **Note if painting stucco a paint formula appropriate for stucco must be used.**

13. Front entry porch renovations:

- Rebuild porch with original details and dimensions. Reuse existing cement steps in order to create new porch with appropriate decking, skirting, columns and railings. See other examples on block for detailing such as 4380 North 26th Street.
- Front porch requires all new railings, hand rails, newel posts, Other elements may require replacement such as porch ceiling and this will be determined after exploratory demo on roof. Demo of front porch roof will determine if arched gable on porch must be rebuild and location of any replacement brackets. Owner's representative will provide plans for porch details that require rebuilding.
- Repair and rebuild handrails and newels to match original porch details and dimensions and affix to existing cement front porch. (plans available at DCD Real Estate office)
- Install cement pad for porch stair landing and have the pad mesh with existing sidewalk.

Side porch – rebuild deck if needed, reframe windows in sleeping porch.

Back porch – rebuild deck and handrails.

14. Remove all trees and shrubs in yard and along foundation. Grind down any large stumps.

15. House to be secured at the end of each work day. All boards to be replaced on doors and windows to prevent vandalism and break-ins.

4485 North 26th Street

1. Remove all overgrown shrubs around base of house and garage.
2. Tuckpoint and flash chimney. Replace damaged stone cap on chimney.
3. Roof requires complete tear off, sheathing, flashing and roofing with Certainteed XT-30, three tab shingles in Maple Red color. Ridge of roof to have a double layer of shingles over the ridge vent. Metal valley flashing, drip edge and gutter apron to be color that matches or is one shade darker than roof color (or black if matching colors are not available.)
4. Rebuild eaves; replace any rotted fascia boards, soffit boards, crown molding, trim, brackets etc....
5. Install half round gutters and corresponding down spouts in pewter gray color
6. Remove any aluminum cladding on window trim, eaves or other areas of house. Restore any deteriorated or damaged siding, shingles and trim with clear wood with no knots or sapwood.
7. All wood repairs/replacement to wood siding, trim and decorative details must be with clear, smooth wood with no knots and no sapwood. Wood to be Eastern White Pine, Spanish Cedar or Western Red Cedar. (Western or Ponderosa Pine is not recommended as it rots prematurely in most exterior applications.
8. Repair any deteriorated or damaged areas of existing stucco cladding.
9. Repair any cracks in exterior foundation walls. Tuckpoint foundation where required.
10. Full exterior paint job with Benjamin Moore, Moor-Gard latex paint. All existing siding and trim to be scraped thoroughly and carefully. Provide smooth surface for paint application. Paint all exterior surfaces with one coat of bonding primer and two coats of exterior paint. At least three different colors; to be specified by the owner. (Window sashes do not need to be painted. Aluminum storms remain in place. Any wood storms must be painted). **Note if painting stucco a paint formula appropriate for stucco must be used.**

11. Front entry porch renovations:

- a. Rebuild porch with original details and dimensions. Porch to be rebuilt as open porch without windows. See other examples on block for detailing such as 4380 North 26th Street.
- b. Front porch requires all new railings, hand rails, newel posts, decking, stairs and skirting. Other elements may require replacement such as porch ceiling and this will be determined after exploratory demo on roof. Owner's representative will provide plans for porch details that require rebuilding.
- c. Porch roof requires a complete tear off, repair or replacement of any rotted framing members, sheathing and application of new waterproof membrane. Add half round gutters to perimeter of roof porch. All porch details to be preserved.
- d. Repair and rebuild columns, deck, rails, handrails and newels to match original porch details and dimensions
- e. Install cement pad for porch stair landing and have the pad mesh with existing sidewalk.
- f. Use cedar at porch skirt frame and stairs where contact with ground.

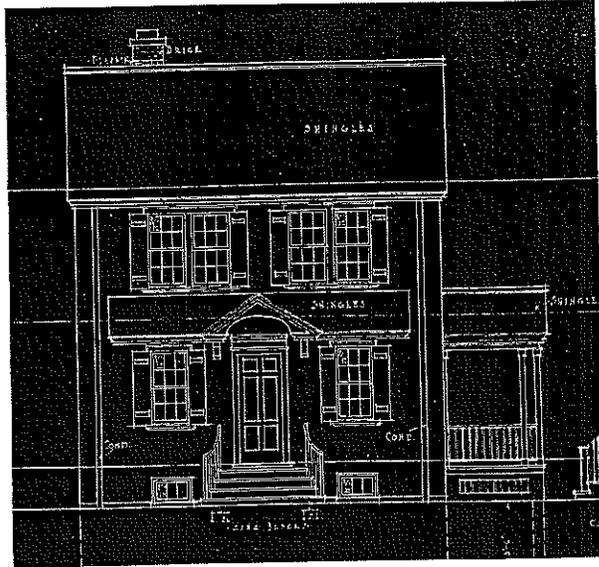
12. Remove all trees and shrubs in yard and along foundation. Grind down any large stumps.

13. House to be secured at the end of each work day. All boards to be replaced on doors and windows to prevent vandalism and break-ins.

4485 N. 26th St.

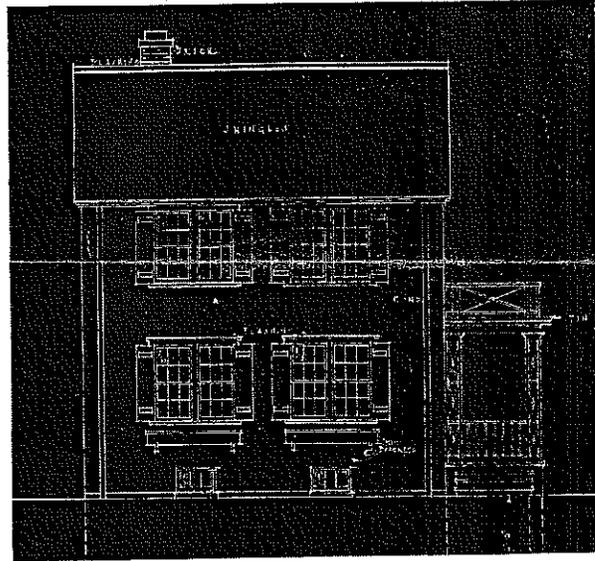
6F

4447
NORTH 26TH



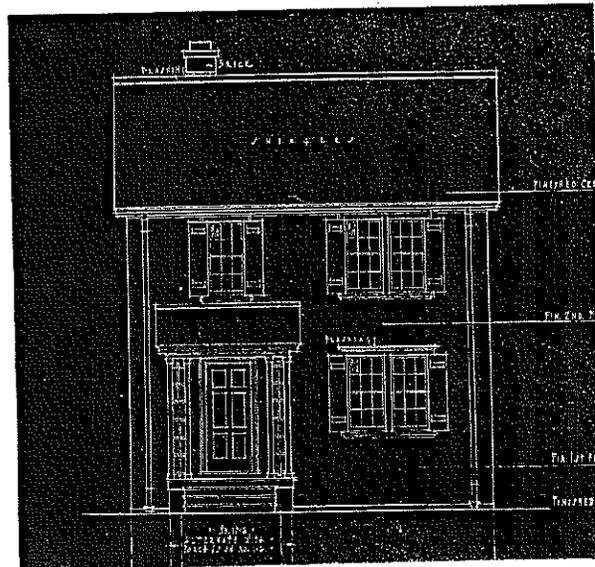
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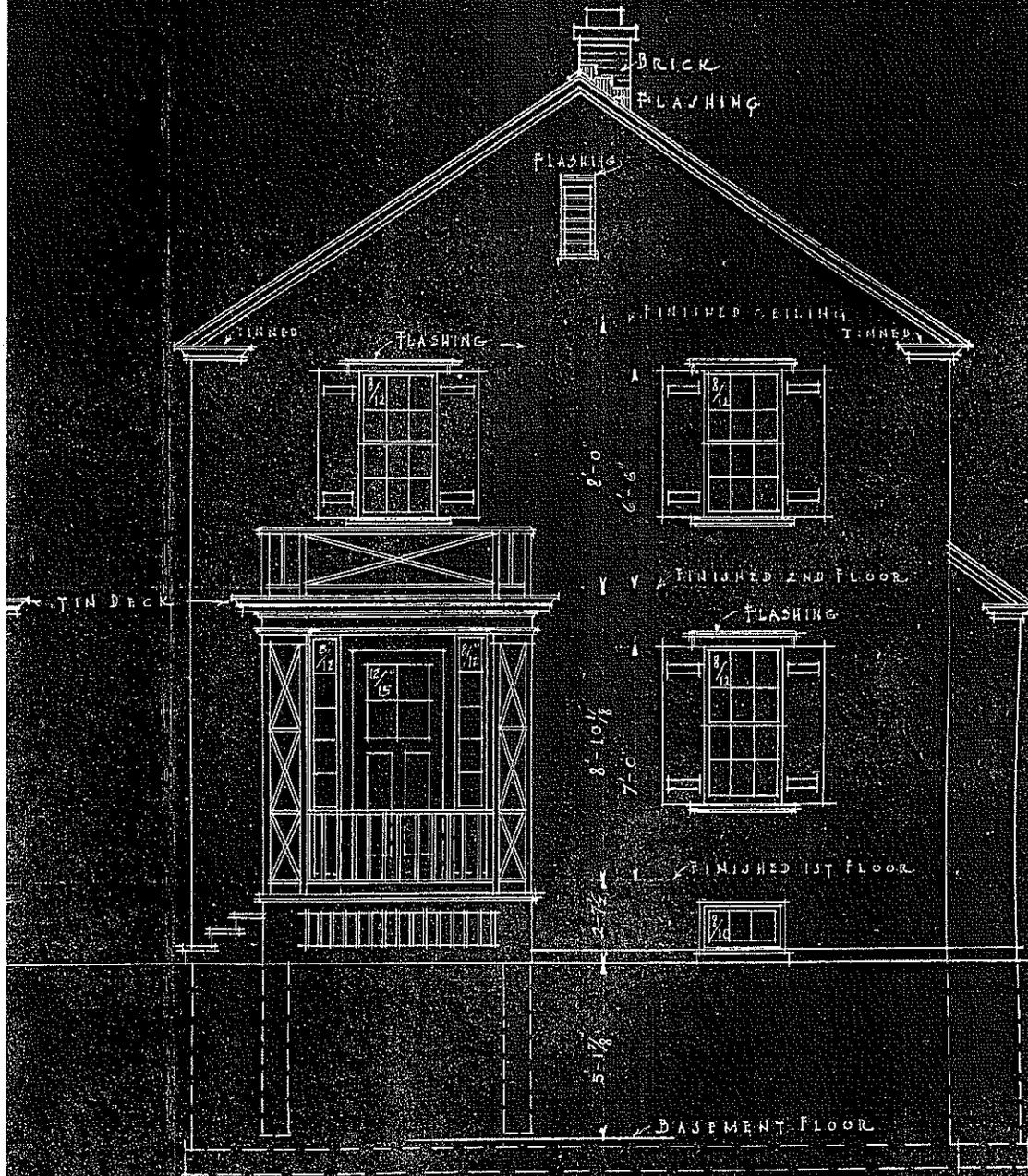


4419 N 25TH

6H



4447 N. 26th St.



SIDE ELEVATION

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