



Department of City Development
Neighborhood Improvement Development Corporation

GENERAL REPAIRS

The following project is open for bidding by contractors possessing a Milwaukee Home Improvement Contractor License.

Please contact the owner for an appointment to inspect the property. Return bids to the owner.

Note that all activities disturbing lead (Pb) based surface coatings require State certified personnel and, as noted, a Milwaukee Health Department Lead Permit.

Project Address	1033-1035 S 24TH ST
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

Bid packages are available from the owners:

Owner	Lee Valentyn
Home address	734 N. 22nd St., #6
Phone	Home: 920-915-7947 Work: 414-647-0548
Bid due date	Monday, May 16 th , 2016
Approximate starting date	
Approximate completion date	



SCOPE OF WORK		Date: April 27, 2016
1033-35 S 24th St		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 3/28/16	Prior version dates: 4/6/16, 4/21/16, 4/25/16	SNIP- HBA
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the "NIDC Addendum to Specifications," dated 8/23/07 & 5/13/08, are incorporated into this scope by reference. These items provide an outline of materials requirements & performance expectations. Updated copies can be obtained from NIDC @ 809 N Broadway-3rd Flr.		
Lead Related Work: Any task that disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).		
And, if applicable: <input type="radio"/> YES <input checked="" type="radio"/> NO		
Any task that disturbs a previously painted surface requires Milwaukee Health Department notification (Pb-N). Window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department Permit (Pb-A).		
Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.		
Line #	Scope of Work Item	Code Estimate
1	SITE	
2	Remove all debris from rear yard.	PR SELF HELP
3	Backfill against foundation in northwest corner to create grade that pitches water away from foundation.	PR
4	Remove and replace broken side walk on south side from stairs to rear entrance door to house. Eliminate all tripping hazards and ensure new concrete is pitched to carry water away from foundation.	CV
5	Demo, remove and replace service walk stairs and sidewalk between service walk and front porch stairs.	CV
6		
7		
8	GARAGE	
9	Tear off and replace roof. Furnish and install 15# felt, all necessary vents and flashings and dimensional shingles with a minimum 30 year lifetime warranty. Include removing and replacing gutters and downspouts.	CV
10	Replace all missing, broken or rotten trim. Prep, prime and paint all trim (color TBD by owner).	CV/Pb
11	Repair southwest corner of garage wall.	CV
12	Board over all windows and cut back sills and trim to create flat and even sub-straight to accept vinyl siding.	NR
13	Furnish and install vinyl siding over existing siding (color and style TBD by owner).	CV
14	Furnish and install address labels on alley side.	CV
14	Install missing cover plates on junction boxes and ensure electrical is code compliant.	CV
16		
17		
18	EXTERIOR (HOUSE)	
19	PORCHES	
20	Demo, remove and dispose of all deck, skirt, rails, stairs and framing of first floor porch. Replace with pressure-treated framing, decking, rails, stairs and skirt to code. Include repair concrete columns as necessary.	CV/Pb
21	Prep, prime and paint all previously painted surfaces of front porch.	CV
22	Remove and replace water proof membrane on second floor front porch. Ensure rubber is properly flashed behind siding, constructed to avoid ponding and sealed properly to deck. Include repairing decking to sound condition.	PR
23	Remove and replace guardrails with new, code-compliant, wood guardrails. Style must meet Milwaukee Historic Preservation's basic porch standards (see attached appendix).	CV
24	Remove and replace rear porch guardrails with new, code-compliant, wood guardrails.	CV
25	Repair exterior porch light to properly function. Replace if necessary.	CV
26		
27		
28	HOUSE	
29	Tear off and replace roof. Repair decking as necessary. Furnish and install new osb decking over existing, ice and water shield, 15# felt, all necessary vents and flashings and dimensional shingles with a minimum 30 year lifetime warranty. Include furnishing and installing 3 skylights on south side of roof. Include removing chimney to below roof line and decking over hole.	CV
30	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Seal downspouts to drain tile receivers.	NR
31	Replace or repair and secure all damaged or missing siding and trim around entire house.	CV

32	Remove and replace all windows (other than those noted in lines 33 and 34) with double hung vinyl replacement windows. Include wrapping exposed stops with color-match aluminum and caulk. Windows in stairways and bathrooms must be tempered glass. Contractor must use MHD approved windows.	NR/Pb	
33	Prep, caulk, seal, prime and paint three front attic windows (color TBD by owner).	CV/Pb	
34	3 windows on first floor that are vinyl replacements: remove storm windows, re-caulk interior and exterior, wrap exposed stops with color match aluminum	PR/Pb	
35	Prep, prime and paint foundation (color TBD by owner). Include basement storm and prime windows. Include filling holes from where condensor lines were removed prior to painting.	CV/Pb	
36	Remove broken storm door on rear entrance.	CV	
37	Prep, prime and paint rear shed door. Furnish and install latchable hardware.	CV	
38	Remove non-functioning gutter on rear shed.	CV	
39			
40			
41	INTERIOR 1st Floor		
42	GENERAL		
43	Remove laminate and carpeting throughout first floor. Sand and refinish hard wood floors. Furnish and install shoe moulding around perimeters of each room and match finish per room.	NR	SELF HELP
44	Repair all plaster cracks and peeling paint throughout first floor. Match finish per room as close as possible. Prep and prime repair areas for homeowner to paint. Include removing all paneling and drop ceilings where appropriate.	CV/Pb	
45	Furnish and install combo smoke/CO detectors throughout house per code.	CV	
46			
47			
48	BATHROOM		
49	Remove and replace floor with sheet vinyl (style TBD by owner). Include replacing shoe moulding around perimeter and a new wax ring to re-set toilet.	PR	
50	Remove all tiles, coverings and drop ceiling. Furnish and install moisture resistant drywall and finish. Prime and paint (color TBD by owner).	NR	
51	Remove and replace vanity, sink, faucet and accessories. Include replacing flex p-trap with code compliant trap.	PR	
52	Remove and replace shower surround and all associated parts. Include exposing window and properly sealing and trimming.	CV	
53			
54			
55	KITCHEN & PANTRY		
56	Remove and replace counter tops, sink and faucet (style TBD by owner).	CV	
57	Remove and replace hanging light in pantry with code compliant light fixture.	CV	
58	Replace missing base moulding in pantry.	CV	
59			
60			
61	INTERIOR 2nd floor		
62	GENERAL		
63	Remove carpet and other floor coverings throughout second floor. Sand and refinish hardwood floors. Furnish and install shoe moulding around perimeters of each room and match finish per room	NR	SELF HELP
64	Repair all plaster cracks and peeling paint throughout second floor. Match finish per room as close as possible. Prep and prime repair areas for homeowner to paint. Include removing paneling and drop ceilings where appropriate. Include all patched holes from where insulation was blown in.	CV/Pb	
65	Repair and resecure hand rail in stair way.	CV	
66			
67			
68	KITCHEN		
69	Demo and remove sink base and sink (owner to dispose of). Furnish and install new base and wall cabinets (on sink wall only), countertop, sink, faucet, drain and all accessories per owner's specifications.	NR	
70			
71			
72	BATHROOM		
73	Clean all surfaces throughout bathroom.	PR	
74	Remove and replace pedestal sink and faucet.	CV	
75	Remove and replace tub surround and all associated parts. Include exposing window and properly sealing and trimming window.	CV	
76			
77			

78	BASEMENT		
79	Remove and replace electrical service. Replace all missing, defective or compromised electrical lines from breaker box throughout house. Include replacing defective switches, outlets and fixtures as necessary and adding overhead lights and switches to rooms where missing. Include replacing outlets by sinks in bathrooms, kitchens and basement with GFCI outlets.	CV (PERMIT)	
80	Repair or replace all missing drains and water supply lines throughout house. Include water shut offs, supplies and traps for all sinks and toilets as necessary. Ensure system is leak free and code compliant. Include installing utility sink at current hook up location.	CV (PERMIT)	
81	Remove and replace white, Plus 90 furnace with new, direct-vent, high efficiency unit.	PR (PERMIT)	
82	Tune, repair and replace filter to ensure proper function of Payne furnace.	PR	
83	Remove and replace water heaters with new, direct vent, high efficiency units. Include sealing chimney breeches to ensure rodent and water proof.	CV (PERMIT)	
84	Furnish and install 3 prehung doors with hardware at locations determined by owner to close off wash room and rest of basement.	NR	
85			
86			
87		<i>Total Scope Estimate</i>	
88	Explanation of Codes:		
89	CV- code related item		
90	PR- program requirement		
91	NR- not required		
92	Pb- see "Lead Related Work" section above		
93	(PERMIT)- this item requires a permit and inspections		
94			
95			
96			
97	Prepared by:		Date:
98			
99			
100	Owner Approval:		Date: