City of Milwaukee

Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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Bid Package Cover Sheet

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	**1334 N 46TH ST**
Summary Of Work	**General repairs**
Technical Specialist	**Aaron Helt** Phone: **(414) 286-8606**

Bid packages are available from the owners:

Owner	**Beverly Captain**
Home address	**1334 N 46TH ST**
Phone	(h) **(414) 342-9992** (w)
Bid due date	**7/29/2015**
Approximate starting date	
Approximate completion date	

SCOPE OF WORK | Date: July 10, 2015

1334 N 46th St

Rehab Specialist: Aaron Helt @ 286-8606

First inspection date: 6/12/2015 Prior version dates: 6/19/15, 7/7/15 | **Home Rehab**

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 a 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: ◉ YES ○ 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			
2	GARAGE		
3	Demo and remove garage including slab.	PR/Pb-N (PERMIT)	
4			
5			
6	**EXTERIOR (HOUSE)**		
7	PORCHES		
8	Tuck-point and repair porch columns.	PR	
9	Repair or replace broken, rotten or missing handrails, spindles and skirting. Furnish and install new gaurdrails and gippable handrails for front porch steps.	PR/Pb-N (PERMIT)	
10	Repair or replace broken soffit. Prep, prime and paint.	PR/Pb-N	
11	Resecure deck to south column.	PR	
12	Prep, prime and paint deck, rails, skirt, all trim including storm windows. (color TBD by owner)	PR/Pb-N	
13			
14			
15	HOUSE		
16	Demo and remove chimney to below roof line. Frame and deck over hole. Furnish and install proper underlayment and color-match dimensional shingles.	PR	
17	Repair or replace all broken, rotten or missing trim. Inlcude missing eave boards, rotten and broken rafter tails etc.	PR/Pb-N	
18	Prep, prime and paint all exterior wood trim. (color TBD by owner)	PR/Pb-N	
19	Furnish and install vinyl siding over existing wood siding and shakes. Inlcude fanfold insulation.	PR	
20	Wrap bathroom glassblock window trim with aluminum.	PR	
21	Remove and replace gutters with seamless aluminum gutters and downspouts. Inlcude gutters where missing on eaves next to front dormer and sealing downspouts to reveivers.	PR	
22	Prep, prime and paint basement windows and/or coverings. Include replacing 2 window coverings on south side with plywood.	PR/Pb-N	
23	Remove and replace rear storm door.	PR/Pb-N	
24	Replace broken window screen.	PR	SELF HELP
25			
26			
27	**INTERIOR**		
28	GENERAL		
29	Furnish and install combiniation smoke/CO detectors; one in basement, one on first floor, two on upper level.	PR	SELF HELP
30	Furnish and install missing and non-functional door hardware throughout house.	PR	SELF HELP
31			
32			
33	STAIRWAY		
34	Replace missing and broken glass in window. Perform standard MHD lead window treatment.	PR/Pb-A	
35			
36			
37	UPPER BEDROOMS AND CLOSETS		
38	Repair closet doors and install missing trim.	PR	
39	Repair drywall and furnish and install trim around chimney to enclose.	PR	

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41			
42	KITCHEN		
43	Demo and remove sink base and counter top. Replace with new sink base and counter top (style and color TBD by owner).	PR	
44	Remove sink, faucet and drains. Replace drains with new CPVC with proper p-trap. Re-install existing sink and faucet in new countertop.	PR (PERMIT)	
45			
46			
47	BASEMENT		
48	Remove and replace water heater with new, high-efficiency, power-vented unit.	PR (PERMIT)	
49	Repair and/or reinstall utility sink drain and ensure proper function.	PR (PERMIT)	
50	Demo and remove toilet and properly cap and abandon supplies and drains.	PR	
51	Remove and replace dryer vent with hard pipe dryer vent.	PR	
52	Clean up all electrical code violations and safety hazards. cap and terminate abandoned lights and junction boxes, eliminate extension cord power source to garage, install GFCI by utility washing machine and ensure system is 100% code compliant and safe.	PR (PERMIT)	
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54			
55	*Total Scope Estimate*		
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64	Prepared by:		Date:
65			
66			
67	Owner Approval:		Date: