



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	1730-1732 W WASHINGTON ST
Summary Of Work	General repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

**Bid packages are available from the owners**

Owner	Lourdes Stehling
Home address	3712 E. Edgerton Ave.
Phone	Home: 414-399-6121 Work: 414-297-6622
Bid due date	Wednesday, July 27 <sup>th</sup> , 2016
Approximate starting date	August 2016
Approximate completion date	November 2016



<b>SCOPE OF WORK</b>	Date: June 15, 2016
<b>1730-32 W Washington St</b>	
<i>Rehab Specialist: Aaron Helt @ 286-8606</i>	
First inspection date: 6/3/16	Prior version dates: <b>SNP-HBA</b>
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			
2	<b>EXTERIOR (HOUSE)</b>		
3	<b>PORCHES</b>		
4	Prep and paint side entrance stoop railing with rustoleum.	CV	
5	Patch corroded sections of front stoop railings. Prep and paint rails with rustoleum.	CV	
6			
7			
8	<b>HOUSE</b>		
9	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 removing erroneous chimney to below roof line and repairing and flashing chimney used for passively vented mechanicals.	CV	
10	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Cap draintile receivers and divert downspouts to grade 4-6' away from foundation.	PR	
11	Replace all missing aluminum siding around house.	CV	
12	Remove and replace side entrance door with new, prehung, steel entrance door. Include repairing or replacing surrounding trim to "like-new condition." Include new hardware.	CV	
13	Repair front west entrance door jamb. Replace hardware and ensure door properly functions.	CV	
14	Tuck point and repair foundation at all trouble areas. Prep, prime and paint foundation (color TBD by owner).	CV/Pb	
15	Repair or replace all missing or damaged window glass and screens in prime and storm windows around house.	CV	
16			
17			
18	<b>INTERIOR</b>		
19	<b>GENERAL</b>		
20	Repair walls, ceilings and trim throughout both units at all problem areas. Match finish per room, prime and paint with color match paint.	CV/Pb	
21	Repair and secure or replace all defective doors and hardware throughout house. Ensure all doors properly function.	CV	
22	Replace all defective outlets, switches and fixtures throughout house. Ensure all properly function and are up to current code. Include GFCI outlets were required.	CV (PERMIT)	
23	Furnish and install combo smoke/CO detectors throughout house per code.	CV	
24	Sand and refinish hardwood floors throughout house. Include removing carpet, pad and tack strip throughout second floor. Include installing shoe moulding around perimeter of each room.	CV/Pb	
25	Repair or replace all damaged or missing drains and supply lines throughout house. Ensure system is leak free, functional and code compliant. Include basement, main and new water meter.	CV (PERMIT)	
26			
27			
28	<b>KITCHEN 1st floor</b>		
29	Remove and replace cabinets, countertop, sink and faucet (style and color TBD by owner). Include all accessories to hook up sink drain and faucet to new lines.	PR	
30	Furnish and install new vinyl floor in kitchen, pantry and connected hallway. Include new shoe moulding around perimeter and properly secured terminations at all thresholds.	CV	

33	BATHROOM 1st floor		
34	Clean all surfaces throughout bathroom.	CV	
35	Remove and replace toilet. Include all accessories for proper function.	CV	
36	Remove and replace vanity sink base. Include new faucet and all accessories.	CV	
37	Remove and replace tub faucet, handle and shower head.	CV	
38	Furnish and install base trim around perimeter of floor.	CV	
39			
40			
41	KITCHEN 2nd floor		
42	Remove and replace cabinets, countertop, sink and faucet (style and color TBD by owner). Include all accessories to hook up sink drain and faucet to new lines.	PR	
43	Remove and replace vinyl floor in kitchen pantries and connected hallway. Include new shoe moulding around perimeter and properly secured terminations at all thresholds.	CV	
44			
45			
46	BATHROOM 2nd floor		
47	Clean all surfaces throughout bathroom.	CV	
48	Remove and replace vinyl floor. Include new shoe moulding around perimeter and properly secured termination at door threshold.	CV	
49	Remove and replace toilet. Include all accessories for proper function.	CV	
50	Remove and replace vanity sink base. Include new faucet and all accessories.	CV	
51	Remove and replace shower surround. Include new silicone at tub surround junction.	CV	
52	Furnish and install new tub faucet, handle and shower head.	CV	
53			
54			
55	STAIRWAY		
56	Repair and secure stairs and rails as necessary. Ensure there are no trip hazards, coverings and bullnose are properly secured, and hand rails are secure and intact.	CV	
57	Furnish and install new handrail at stairs to basement.	CV	
58			
59			
60	ATTIC		
61	Remove and replace furnace with new, passive vent unit. Include wrapping all ductwork with proper insulation. Include new thermostat for second floor. Include sealing vent duct to chimney.	CV	
62			
63			
64	BASEMENT		
65	Remove and replace electrical services with new 100 AMP duplex services. Include replacing all damaged or missing lines throughout house to ensure system is 100% functional, code compliant and safe.	CV (PERMIT)	
66	Remove and replace furnace with new, high efficiency, power vented unit. Include new thermostat for first floor. Include sealing chimney breach.	CV (PERMIT)	
67	Remove and replace both water heaters with new, high efficiency, power vented units. Include all necessary electrical upgrades and accessories and sealing chimney breeches.	CV (PERMIT)	
68			
75			
76			
77			
78			
79			

*Total Scope Estimate*