



Department of City Development
Neighborhood Improvement Development Corporation

OPEN HOUSE
WEDNESDAY, 5/18/16 @
3pm

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	2001-2003 W GREENFIELD AV
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Bao Lee
Home address	1453 N. 35th St.
Email	paox0321@gmail.com
Bid due date	5/27/2016
Approximate starting date	July 2016
Approximate completion date	October 2016



SCOPE OF WORK		Date: May 4, 2016
2001-03 W Greenfield Av		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 3/17/2016	Prior version dates: 4/14/16, 4/15/16, 4/19/16	SNP-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	Dig out around drain tile receivers. Connect extension to bring above grade. Seal downspouts to receivers. Back fill washed out area around receivers.	CV
3		
4		
5	GARAGE	
6	Tuck point brick at all required areas.	CV
7	Remove and replace gutter and downspouts with new, seamless, aluminum gutter system. Divert water away from garage slab.	CV
8	Remove and replace damaged and rotten fascia.	CV/Pb
9	Prep, prime and paint all previously painted surfaces.	PR/Pb
10	Remove and replace service door with new, steel, prehung entrance door. Include replacing framing and trim as necessary to make new door fit opening. Include new hardware.	CV
11		
12		
13	EXTERIOR (HOUSE)	
14	PORCHES	
15	Replace missing spindles on front porch guardrail.	CV
16	Furnish and install skirting and grippable handrail.	CV
17	Prep, prime and paint all previously painted porch parts. Contractor must use porch/floor enamel (color TBD by owner).	CV/Pb
18		
19		
20	HOUSE	
21	Tuck point and repair chimney.	CV
22	Repair eaves at all trouble areas. Ensure trim is sealed and rodent proof.	CV
23	Furnish and install color match aluminum cladding for all windows. Include replacing missing trim, removing erroneous fasteners and wood, and ensuring substraight is clear and able to accept break metal. Include caulking and sealing with color match caulk.	CV
24	Prep, prime and paint all non-clad, exterior trim (colors TBD by owner). Include foundation bricks and windows.	CV
25	Replace missing corner piece at north east corner.	CV
26	Replace, repair and resecure siding as necessary around house to ensure house envelope is rodent proof.	CV
27	Resecure loose and replace missing aluminum cladding on front gable trim.	CV
28	Replace all ripped screens and broken window glass at all prime and storm windows.	CV
29	Remove and replace front and side entrance doors with new, steel, prehung entrance doors. Include repairing or replacing surrounding framing and trim. Include new hardware.	PR/Pb
30	Remove storm doors from front and side entrance doors.	CV
31	Tuck point and repair foundation at all trouble areas.	CV
32	Replace broken security light on south side.	CV
33	Remove and replace exterior outlets with GFCI outlets.	CV
34		
35		
36	INTERIOR	
37	GENERAL	
38	Clean all floors, walls and ceilings throughout units and common areas.	PR SELF HELP

39	Prep, prime and paint walls and ceilings at assorted areas throughout house.	CV/Pb	
40	Replace missing and damaged sections of floors in kitchens and bathrooms to make impervious to water.	CV	SELF HELP
41	Remove and replace outlets within 6' of all sinks with GFCI outlets per code.	CV	
42	Furnish and install light bulbs for all light fixtures where missing.	PR	SELF HELP
43	Furnish and install smoke and CO detectors throughout house per code.	CV	SELF HELP
44	Resecure drop ceiling channels and track where necessary.	PR	SELF HELP
45	Secure existing outlet, switches and light fixtures. Replace non-functioning as needed. Include cover plates.	PR	
46	Repair or replace all non functioning door hardware to ensure all doors properly function and latch.	CV	SELF HELP
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48			
49	LOWER UNIT		
50	Remove and replace toilet in bathroom.	CV	
51	Remove shower surround and glass door. Clean mold and mildew from all associated areas. Furnish and install new shower surround and replace silicone.	CV	
52	Remove and replace entrance door from back hallway with new, steel, prehung door. Include repairing surrounding trim. Include new hardware.	CV	
53	Replace thermostat.	CV	
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56	UPPER UNIT		
57	Remove and replace hallway entrance door with new, steel, prehung door. Include replacing framing and trim to fit new door to existing opening. Include new hardware.	CV	
58	Repair damaged drywall in bedroom closet and prime new patches.	CV	
59	Re-silicone shower surround in bathroom.	CV	
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62	HALLWAY/STAIRWAY		
63	Repair and resecure broken stair from first unit to back entrance door. Repair drywall and prime.	CV/Pb	
64	Secure hand rail from first to second floor. Extend hand rail at first landing to provide continuous handrail per code..	CV	
65	Repair damaged drywall in stairway to attic. Prep and prime.	CV/Pb	
66	Remove and replace window in attic stairway with tempered glass, vinyl replacement.	CV/Pb	
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68			
69	ATTIC		
70	Furnish and install guardrail to code at top of stairs.	CV	
71	Furnish and install grippable handrail for stairs to attic.	CV	
72	Tune furnace and replace filter to ensure proper function.	PR	
73	Furnish and install proper insulation around all ductwork per code.	CV	
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76	BASEMENT		
77	Tune furnace and replace filter to ensure proper function. Resecure and seal vent to furnace and chimney. Seal chimney breach.	CV	
78	Repair all electrical code violations throughout basement to ensure electrical system is code compliant, safe and functional.	CV (PERMIT)	
79	Add beam support column on south end where plumbing pipe runs through beam. Include footing.	CV (PERMIT)	
80	Add header and support columns near plumbing stack and heat duct/supply where framing is compromised. Include removing non-code beam, sistering joists as necessary and pouring footings for columns.	CV (PERMIT)	
81	Demo, remove and dispose of concrete floor where heaved and where hollow. Pour new concrete floor to ensure proper pitch towards floor drains.	CV (PERMIT)	
82	Remove basement entrance door and repair surrounding walls.	CV	
83	Sister structurally compromised floor joists where damaged from fire.	CV (PERMIT)	
84	Furnish and install steel columns on north east foundation wall per WAFRP standards and regulations.	CV (PERMIT)	
85	Ensure structural stability of columns, beams, 1st floor joists and foundation walls. Repair all as required per code.	CV (PERMIT)	
86	Furnish and install handrail where missing for stairs to basement.	CV	
87	Tuck point and repair basement walls where necessary.	CV	
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Total Scope Estimate