



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

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**DUE DATE: 8/28/2015**

**BIDDING DOCUMENTS**

Scope of Work and Specifications  
 for  
 Remodeling and Repairs

**CONTRACTOR NOTE: Please respect the privacy of NIDC clients, and visit properties only if you have first contacted the owner by phone, and have confirmed an appointment with the owner of the property. Showing up un-announced is not acceptable.**

at  
 2105-2107 S 10TH ST  
 Milwaukee, WI 53215-2746  
 (414) 810-8608

Tanya Krolicki's Property

Bids for this Project  
 are being solicited for  
 the following contractor types:

***Rental Rehab Loan Program***

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**NOTE: Please contact Aaron Helt at (414) 286-8606 for new Rehab Specifications.  
 ONLY ONE COPY PER CONTRACTOR.**



**SCOPE OF WORK**

Date: August 11, 2015

**2105-07 S 10th St**

Rehab Specialist: Aaron Helt @ 286-8606

First inspection date: 6/8/2015

Prior version dates: 6/15/2015, 7/6/15, 7/24/15

**Rental 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 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	<b>GARAGE</b>		
3	Remove and replace service door with new, pre-hung, steel entrance door. Include new lock and deadbolt.	PR/Pb-N	
4	Abandon illegal electrical line to garage. Furnish and install new electrical service to garage and ensure system is 100% safe and code compliant.	PR (PERMIT)	
5	Remove shingles on flat portion of garage roof and replace with rubber membrane. Replace plywood underlayment and include all necessary accessories to ensure roof is leak free.	PR	
6	Furnish and install address numbers on alley side of garage.	PR	SELF HELP
7			
8			
9	<b>EXTERIOR (HOUSE)</b>		
10	<b>PORCHES</b>		
11	Prep, prime and paint front porch. Include deck, skirt, railings, columns and all trim.	PR	SELF HELP
12	Prep, prime and paint rear porch. Include deck, skirt, railings, columns and all trim.	PR/Pb-N	SELF HELP
13	Re-build upper porch on top of rear porch. Keep same footprint as original rear porch. Include columns, framing, railing, deck and water proof membrane.	PR (PERMIT)	
14	Furnish and install grippable hand rails at front and rear porches.	PR	SELF HELP
15	Fill, cap and install water proof membrane over yankee gutter system on front porch. Patch soffit where downspout comes through. Furnish and install new seamless, aluminum gutters and downspouts.	PR	
16			
17			
18	<b>HOUSE</b>		
19	Tear-off and replace roof. Repair decking as necessary. Furnish and install new osb decking over existing, ice and water, 15# felt, all necessary vents and flashings, and dimensional shingles with a minimum 30 year lifetime warranty.	PR	
20	Remove and replace downspouts with 4" aluminum downspouts. Include strapping to house, all necessary accessories to adapt to larger size downspouts, cleaning, and sealing.	PR	
21	Remove and replace all single and double hung windows with double hung, vinyl replacements. Contractor must use MHD approved windows. Include wrapping exposed wood stops and sealing with caulk.	PR/Pb-A	
22	Remove and replace all fixed, picture windows with double pane, gas filled picture windows.	PR/Pb-A	
23	Perform MHD approved window treatments on interior and exterior of fixed, piano windows.	PR/Pb-A	
24	Repair and replace loose, broken and missing siding and corner pieces.	PR/Pb-N	SELF HELP
25	Remove and replace rear entrance doors with pre-hung, steel entrance doors. (2)	PR/Pb-N	
26	Furnish and install new, aluminum clad storm doors on rear entrance doors. (2)	PR	
27	Remove covering of upper rear door. Prep, prime and paint.	PR/Pb-N	SELF HELP
28	Install owner-purchased storm door to upper rear door.	NR	SELF HELP
29	Wrap all exposed door trim with color-match aluminum.	PR	
30	Remove and replace basement windows with glass block windows.	PR/Pb-A	
31	Tuck point foundation at all problem areas.	PR	
32	Prep, prime and paint attic window trim and columns.	PR/Pb-N	SELF HELP
33			
34			
35	<b>INTERIOR</b>		
36	<b>GENERAL</b>		
37	Prep, prime all drywall patches from weatherization throughout house.	PR/Pb-N	SELF HELP