



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	2105-2107 S 10TH ST
Summary Of Work	General repairs
Technical Specialist	Aaron Helt, Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Tanya Krolicki
Home address	2239 S. 6th St.
Phone	(h) (414) 810-8608 (w) (800) 950-9952
Bid due date	9/4/2015
Approximate starting date	
Approximate completion date	

Note: Please contact **Aaron Helt** at **(414) 286-8606** for the most recent NIDC Rehab Specifications.

A Bid Package includes this cover sheet and:

A) General Bid Conditions and Instructions, B) Bid Document C) Scope of Work dated: 8/11/2015	1) Bid Submission Form 2) Materials List, 3) Contractor References 4) Subcontractor List
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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: <input checked="" type="radio"/> YES <input 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	GARAGE		
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	EXTERIOR (HOUSE)		
10	PORCHES		
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	
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18	HOUSE		
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
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35	INTERIOR		
36	GENERAL		
37	Prep, prime all drywall patches from weatherization throughout house.	PR/Pb-N	SELF HELP

38	Remove and replace all broken and missing door hardware throughout both units.	PR	SELF HELP
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41	BATHROOM (LOWER)		
42	Furnish and install new GFCII outlet.	PR (PERMIT)	
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45	BATHROOM (UPPER)		
46	Furnish and install vent or proper p-trap for vanity sink.	PR (PERMIT)	
47	Secure vanity to wall and re-silicone.	PR	
48	Install light cover.	PR	SELF HELP
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51	KITCHEN (UPPER)		
52	Abandon extension cord as power source for appliances.	PR	SELF HELP
53	Remove and replace broken outlet.	PR (PERMIT)	
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55			
56	BASEMENT		
57	Correct all electrical code violations. Include GFCI outlets near sinks, covers on junction boxes, new pull chain light fixtures, properly mounted wires etc. to ensure system is 100% safe and code compliant.	PR (PERMIT)	
58	Correct all plumbing code violations. Include p-traps and supplies on utility sinks and first floor unit etc. to ensure system is 100% leak free, compliant and safe.	PR (PERMIT)	
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70	Prepared by:		Date:
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73	Owner Approval:		Date: