City of Milwaukee

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

Rocky Marcoux
Commissioner
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Deputy Commissioner
mbrown@milwaukee.gov

DUE DATE: 5/1/2015

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 <u>not acceptable</u>.

at
2132 S 28TH ST
Milwaukee, WI 53215-2424
(414) 384-0144

Melissa Ritchey's Property

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

Home 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: April 2, 2015 (THURS)

2132 S 28th St

Rehab Specialist: Aaron Helt @ 286-8606

First inspection date: 3/25/2015 Prior version dates: 3/31/2015 **Home Rehab- bl**

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	**SITE**		
2	Demo and remove chain link fence, posts and footings around rear yard. Furnish and install 6' tall dog-eared wood fence around back yard. Include two gates.	NR	
3			
4			
5	**GARAGE**		
6	Tuck point and rebuild rear wall to structurally sound condition. Tuck point south wall.	PR	
7	Re-connect overhead door and ensure proper funtion.	PR	
8	Furnish and install pre-hung steel entrance door with new hardware keyed alike to house.	PR/Pb-N	
9	Replace rotten siding and trim. Prep, prime and paint (color TBD by owner).	PR/Pb-N	
10	Replace glass in broken window.	PR/Pb-N	
11			
12			
13	**EXTERIOR (HOUSE)**		
14	PORCHES		
15	Demo, remove and rebuild front porch. Keep concrete columns. Include repairing pockets in concrete columns, framing, decking, railing, stairs and skirt. All lumber to pressure treated.	PR/Pb-N (PERMIT)	
16	Replace porch soffit.	PR	
17	Replace porch light fixture.	PR (PERMIT)	
18			
19			
20	HOUSE		
21	Prep, prime and paint all siding and window trim (colors TBD by owner).	PR/Pb-N	
21	Refasten siding at southeast corner of house.	PR	
23	Tuck point foundation.	PR	
24	Replace two broken basement storm windows. Prep, prime and paint all basement windows, jambs and stroms (color TBD by owner).	PR/Pb-N	
25	Extend NW downspout past porch to front yard and seal the receiver. Seal all other downpouts to receivers.	PR	
26	Replace all windows with double hung vinyl replacements. Windows located in bathrooms, stairways and near floor in 3rd level to be tempered glass. Contractor must use MHD approved windows.	PR/Pb-A	
27	Replace rear entrance door with steel pre-hung entrance door.	PR/Pb-N	
28	Repair and reinstall security door on new entrance door.	PR	
29	Replace hardware for front entrance door. Furnish and install new mortise entrance handle and deadbolt lock set.	PR	
30	Repair upper porch entrance door. Prep, prime and paint (color TBD by owner). Install weather stripping and sweep to ensure door closes tightly and seals.	PR/Pb-N	
31			
32			
33	**INTERIOR**		
34	GENERAL		
35	Furnish and install handrail for stairs from back entrance to kitchen.	PR	
36			
37			
38	KITCHEN		
39	Remove sink base and install back. Repair plaster on wet wall. Furnish and install new drains, supplies, sink and faucet (to new countertop).	PR	

40	Repair plaster on ceiling in upper cabinet.	PR	
41	Furnish and install new countertops.	NR	
42			
43			
44	BATHROOM		
45	Replace grout and silicone in upper tub surround.	PR	
46			
47			
48	BASEMENT		
49	Replace broken light fixture.	PR (PERMIT)	
50	Furnish and install new outlet for water heater.	PR (PERMIT)	
51	Replace faucet and drains at utility sink. Install new lines for washing machine.	PR (PERMIT)	
52	Demo and remove shower stall. Abandon and cap supply lines and drains.	PR (PERMIT)	
53	Furnish and install hard pipe dryer vent.	PR	
54			
54			
55	*Total Scope Estimate*		
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64	Prepared by:		Date:
65			
66			
67	Owner Approval:		Date: