



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	2343 N HUBBARD ST
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt, Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Marilyn Washington
Home address	2343 N HUBBARD ST
Phone	(h) (414) 265-5452 (w)
Bid due date	6/12/2015
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: 5/27/2015	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: May 27, 2015	
2343 N Hubbard St.			
Rehab Specialist: Aaron Helt @ 286-8606			
First inspection date: 4/8/2015 Prior version dates: 4/10/15		STRONG Homes	
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	EXTERIOR (HOUSE)		
3	PORCHES		
4	Repair and resecure deck, skirt and rails on front and rear porches. Replace missing and broken ballisters.	PR	
5	Prep, prime and paint front and rear porches (deck, rails, stairs, skirt and posts) (color TBD by owner).	PR/Pb	
6			
7			
8	HOUSE		
9	Tear-off and replace roof. Repair and replace deck as necessary and deck over with osb. Include all necessary vents and flashings, ice and water, 15# felt and dimensional shingles with a minimum 30 year lifetime warranty. Include front porch.	PR	
10	Tear-off and replace north side bump-out flat roof. Replace decking as necessary. Flash flat roof membrane behind siding and terminate with bar.	PR	
11	Remove and replace all rotten, broken and missing exterior trim (fascia, soffit, mouldings, NOT window trim).	PR/Pb	
12	Remove and replace gutters and downspouts with seamless aluminum gutters and downspouts. Cap drain tile receiver and divert downspouts to yard. Cap and eliminate yankee gutter system on front porch and north side bump out.	PR	
13	Prep, prime and paint all exterior trim (fascia, soffit, mouldings, NOT window trim).	PR/Pb	
14	Remove and replace front entrance door with new steel, pre-hung entrance door. Include new entry knob and deadbolt.	PR/Pb	
15			
16			
17	INTERIOR		
18	HOUSE		
19	Repair all leaks in gas supply lines (marked by We Energies in basement closet).	PR (PERMIT)	
20	Remove and replace water heater with high efficiency, power vented unit.	PR (PERMIT)	
21	Repair and seal leak on plumbing stack in basement near utility sink.	PR (PERMIT)	
22	Repair all electrical hazards on second floor due to leaking roof. Repair or replace all light fixtures and corresponding switches. Ensure system is 100% code compliant, functional and safe.	PR (PERMIT)	
23	Furnish and install combination smoke and CO detectors on each level, including basement.	PR	SELF HELP
24			
23			
24			
25			
26	<i>Total Scope Estimate</i>		
27	*window trim left out scope lines 11 & 13 because homeowner is working on replacing windows through La Casa Weatherization Program.		
28			
29			
30			
31			
32			
33	Prepared by:		Date:
34			
35			
36	Owner Approval:		Date: