



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

Rocky Marcoux
 Commissioner
 marco@milwaukee.gov

Martha L. Brown
 Deputy Commissioner
 mbrown@milwaukee.gov



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	2359-2361 N HUBBARD ST
Summary Of Work	General
Technical Specialist	Aaron Helt Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Juriam Jones
Home address	212 E. North Ave.
Phone	(c) (414) 975-0838 email juriamj@yahoo.com
Bid due date	11/4/2015
Approximate starting date	
Approximate completion date	



SCOPE OF WORK		Date: October 6, 2015	
2359-61 N Hubbard St			
Rehab Specialist: Aaron Helt @ 286-8606			
First inspection date: 9/23/2015	Prior version dates: 9/28/2015	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	SITE		
2	Demo, remove and dispose of fence, posts and footings around site. Include back filling post holes after removal.	PR	
3	Trim and/or remove shrubs and tree branches around site and foundation of house.	NR	SELF HELP
4			
5			
6	EXTERIOR (HOUSE)		
7	PORCHES		
8	Demo, remove and dispose of front porches. Furnish and install new, pressure treated wood porches built to the same footprint. Include new footings, framing, rails, skirt, deck and stair systems.	PR (PERMIT)	
9			
10			
11	HOUSE		
12	Repair roof. Re-fasten all loose shingles and replace missing shingles. Remove and dispose of unused satellite dishes and seal holes. Furnish and install new vent caps for lower roof vents on north side.	PR	
13	Demo, remove and dispose of chimney to attic floor. Deck over roof hole. Furnish and install deck, ice and water and color match shingles weaved appropriately into existing shingles.	PR	
14	ALTERNATE: Tear-off and replace roof. Repair deck as necessary. Furnish and install new osb decking over existing, ice and water shield, 15# felt, all necessary vents and flashings, and dimensional shingles with a minimum 30 year lifetime warranty. Include removing chimney to below roof line and decking over hole. (\$8,900)	NR	
15	Repair or replace all broken, rotten or missing exterior trim. Include basement window coverings.	PR/Pb-N	
16	Prep, prime and paint all previously painted surfaces (colors TBD by owner).	PR/Pb-N	
17	Replace missing and damaged siding. Include fanfold and all necessary accessories	PR	
18	Remove and replace all entrance doors with new, steel, pre-hung entrance doors with new hardware. Include repairing interior trim and jamb extensions as necessary.	PR/Pb-N	
19	Furnish and install storm doors at all entrance doors.	NR	
20	Repair all broken windows. Include broken sashes, locks, glazing and silicone as necessary.	PR	
21	ALTERNATE: Remove and replace windows with double-hung, vinyl replacements. Contractor must use MHD approved windows. (\$5,500)	NR/Pb-A	
22			
23			
24	INTERIOR		
25	GENERAL		
26	Repair cracked and broken plaster throughout house. Match finish per room as close as possible.	PR/Pb-N	
27	Touch-up paint on walls, ceiling and trim throughout house.	PR/Pb-N	
28	Remove all carpet throughout house. Replace with laminate flooring.	NR	SELF HELP
29	Remove and replace all interior doors. Include new hardware. Doors separating units must be 20 minute fire separation doors.	PR/Pb-N	SELF HELP
30	Remove and replace all broken outlets, switches and light fixtures throughout house. Include cover plates.	PR (PERMIT)	SELF HELP
31	Furnish and install combo smoke/CO detectors.	PR	SELF HELP
32			
33			
34	KITCHEN 1st floor		

35	Remove and replace ceramic floor with sheet vinyl or tile. Repair or replace subfloor as necessary. Ensure floor is impervious to water. Include shoe moulding around perimeter.	PR	SELF HELP
36	Remove and replace outlet by sink with GFCI.	PR (PERMIT)	SELF HELP
37	Remove and replace sink base, counter top, sink, faucet and all necessary accessories.	PR (PERMIT)	
38			
39			
40	KITCHEN 2nd floor		
41	Remove and replace vinyl floor with sheet vinyl or tile. Repair or replace subfloor as necessary. Ensure floor is impervious to water. Include shoe moulding around perimeter.	PR	SELF HELP
42	Remove and replace outlets by sink with GFCI.	PR (PERMIT)	SELF HELP
43	Remove and replace sink base, counter top, sink, faucet and all necessary accessories.	PR (PERMIT)	
44			
45			
46	BATHROOM 1st floor		
47	Remove and replace vinyl tile. Ensure floor is impervious to water. Include shoe moulding around perimter.	PR	SELF HELP
48	Remove and replace toilet.	PR (PERMIT)	
49	Remove and replace silicone around tub and surround.	PR	
50			
51			
52	BATHROOM 2nd floor		
53	Remove and replace vinyl tile. Repair or replace subfloor as necessary. Ensure floor is impervious to water. Include shoe moulding around perimter.	PR	SELF HELP
54	Remove and replace vanity, sink, faucet, supply lines, drains and all necessary accessories.	PR (PERMIT)	
55	Remove old silicone around tub and surround and clean. Install new silicone and ensure tub and surround are impervious to water.	PR	
56	Remove toilet and reset on new wax ring. Include new lines, bolts or other accessories to ensure proper function.	PR (PERMIT)	
57			
58			
59	ATTIC		
60	Replace furnace with high-efficiency, power-vented unit. Include all missing ductwork and all necessary accessories to have a functioning forced air system. Wrap ductwork with R-8 insulation.	PR	
61	Demo, remove, cap or properly disconnect all plumbing for bathroom.	PR (PERMIT)	
62	Repair all electrical code violations throughout attic.	PR (PERMIT)	SELF HELP
63			
64			
65	BASEMENT		
66	Furnish and install high-efficiency, power-vented furnace. Include all missing and broken ductwork and all necessary accessories to ensure proper function.	PR (PERMIT)	
67	Remove and replace two water heaters with high-efficiency, power-vented units. Include all accessories.	PR (PERMIT)	
68	Repair all electrical code violations throughout basement.	PR (PERMIT)	SELF HELP
69	Prep, prime and paint basement walls	PR/Pb-N	
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81	Prepared by:		Date:
82			
83			
84	Owner Approval:		Date:

Total Scope Estimate