



Department of City Development
Neighborhood Improvement Development Corporation

GENERAL REPAIRS

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	2402 N SHERMAN BL
Summary Of Work	General repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

Bid packages are available from the owners

Owner	Melvin Reed
Home address	5852 N. 32nd St., Apt. #3
Phone	Home: 414-466-7142
Bid due date	Wednesday, July 27 th , 2016
Approximate starting date	September 2016
Approximate completion date	November 2016



SCOPE OF WORK		Date: July 13, 2016	
2402 N Sherman Bl			
Rehab Specialist: Aaron Helt @ 286-8606			
First inspection date: 6/17/16	Prior version dates: 6/29/16	SNP- HBA	
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	GARAGE		
3	Tear off and replace roof. Repair rafters and decking as necessary. Furnish and install new osb decking over existing, 15# felt paper, all necessary vents and flashings, and 3 tab shingle that matches house roof. Include properly repairing and flashing eye brow.	CV	
4	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Divert water away from garage to grade 4-6'.	CV	
5	Repair stucco at all damaged or crumbling areas. Match finish as closely as possible.	CV	
6	Repair exterior trim where damaged or missing with like material. Include covering windows with plywood sized to properly and securely fasten to stops.	CV	
7	Prep and spot prime all previously painted surfaces (owner to paint).	CV/Pb	
8	Remove and replace both side-hinged garage doors with new, similarly styled, overhead doors. Include electric garage door openers for both doors.	CV	
9	Remove shrub at southeast corner of garage. Dig out roots, back fill hole and seed.	CV	
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12	EXTERIOR (HOUSE)		
13	PORCHES		
14	Repair front concrete stair crack.	CV	
15	Remove and replace guardrails and graspable handrails for front porch stairs per code.	CV	
16	Repair and reinstall lights near front door. Use lights stored inside property.	CV	
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19	HOUSE		
20	Replace storm windows where missing with similar, wood storm windows. Prep, prime and paint with color match paint, prime and storm windows where necessary.	CV/Pb	
21	Repair leaded glass windows above buffet in living room. Repair all surrounding interior and exterior trim to "like-new" condition including color match paint and stain. Repair or replace damaged or missing storm windows.	CV/Pb	
22	Remove and replace rear entrance door with new, solid-core, wood door. Repair jamb and surrounding trim to "like-new" condition. Include new hardware.	CV/Pb	
23	Replace electrical meter socket with new 100 AMP service.	CV (PERMIT)	
24	Prep, sand and refinish front entrance door. Include new hardware.	CV/Pb	
25	Replace broken upper glass insert for front security door.	CV	
26	Remove and replace deadbolt and door handle for front security door.	CV	
27	Remove and replace hose bibs with new, freeze proof hose bib with back flow preventer.	CV	
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30	INTERIOR		
31	GENERAL		
32	Furnish and install combo smoke/CO detectors throughout house per code.	CV	
33	Remove and replace damaged, missing or non-functional outlets throughout house per code.	CV	
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36	ENTRY		
37	Properly remove wall paper. Prep walls to smooth finish. Prime and paint walls (color TBD by owner).	NR	
38	Replace broken glass in french door.	CV	
39	Remove and replace door handle on french doors. Ensure doors properly function and latch.	CV	
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42	LIVING ROOMS		
43	Repair all plaster to "like-new" condition. Match finish per room as closely as possible. Prime and paint all walls and ceilings (colors TBD by owner).	CV	
44	Furnish and install new sconce lights above fire place (style TBD by owner). Ensure proper function.	CV (PERMIT)	
45	Remove brick "tripping hazard" in front of fire place. Patch in new hard wood floor if necessary.	NR	
46	Sand and refinish hard wood floors.	NR/Pb	
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49	BREAKFAST/SITTING NOOK		
50	Remove "church pews" in sitting nook. Furnish and install new custom bench over radiator per owner's plans and specifications.	NR	
51	Repair walls from where pews were removed. Prep, prime and paint walls and ceiling (colors TBD by owner).	NR/Pb	
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54	KITCHEN		
55	Remove and replace upper cabinets with new, wall-mounted cabinets (style & color TBD by owner).	NR	
56	Remove sink faucet and all accessories. Replace sink, base cabinets, counter top, faucet and all accessories to owner's plans and specifications. Ensure sink base doors have grates or other open concept to allow radiator to stay in existing location.	NR	
57	Prep, prime and paint lower cabinets to owner's specifications. Include new hardware and new countertops.	NR	
58	Remove and replace floor with new tiles per owner's specifications and plans. Include proper sub floor repairs, tile backer, new shoe moulding around perimeter and terminations at thresholds.	CV	
59	Remove section of wall from door way to corner of adjacent sitting nook. Add header as necessary. Replace and add missing trim and drywall and match style and finish as closely as possible.	NR/Pb (PERMIT)	
60	Furnish and install new light fixture for ceiling.	CV	
61	Prep and spot prime all walls and ceiling (owner to paint).	CV/Pb	
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63			
64	BEDROOM 1 (currently yellow)		
65	Prep and spot prime all walls, ceiling and trim (owner to paint).	NR/Pb	
66	Remove and replace light fixture.	CV	
67	Sand and refinish hard wood floors.	NR/Pb	
68	Remove and replace door handle and ensure properly functions.	CV	
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71	BEDROOM 2		
72	Repair drywall tape seam on ceiling. Match finish as close as possible. Spot prime repair.	CV	
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75	BATHROOM		
76	Remove and replace toilet. Include all necessary accessories.	CV	
77	Remove and replace pedestal sink. Include faucet and all accessories.	CV	
78	Remove and replace tub faucet and handles.	CV	
79	Remove and replace shower head, handle and pipes to ensure shower functions properly.	CV	
80	Replace all broken or missing tiles. Clean all surfaces, regrout and resilicone all joints as necessary.	CV	
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83	STAIRWAY		
84	Clean, sand and refinish stairs and hand rails. Prep, prime and paint guardrail pickets white.	NR/Pb	
85	Repair damaged plaster. Prep, prime and paint hallway walls and ceiling (color TBD by owner)	CV/Pb	
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88	UPSTAIRS HALLWAY		
89	Sand and refinish hard wood floors.	NR/Pb	
90	Prep, prime and paint walls and ceiling (colors TBD by owner).	CV/Pb	
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93	BEDROOM 3 (upper finished pink bedroom)		
94	Prep, prime and paint walls, ceiling and trim (colors TBD by owner).	CV/Pb	
95	Sand and refinish hard wood floors.	NR/Pb	
96	Remove and replace light fixture.	NR	
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99	BEDROOM 4 (unfinished)		
100	Repair, secure and finish drywall throughout bedroom.	NR	
101	Furnish and install hardwood flooring finished to owner's specifications throughout room. Include repairing sub floor as necessary prior to installation.	NR	
102	Furnish and install base, shoe, casing and all other trim throughout room to finish room per owner's specifications. Include adding closet space with closet doors etc.	NR	
103	Add new outlets around room per code.	CV	
104	Remove and replace light fixture.	NR	
105			
106			
107	UPSTAIRS BATHROOM		
108	Remove and replace toilet. Include all necessary accessories.	CV	
109	Remove and replace pedestal sink. Include faucet and all accessories.	CV	
110	Repair or replace all damaged plaster and trim throughout bathroom. Prep, prime and paint ceiling, walls and trim.	CV/Pb	
111	Remove tub and faucet. Furnish and install with new shower stall. Include new required piping for shower head, handle and all other necessary components.	NR (PERMIT)	
112	Remove linoleum floor cover. Repair, sand and refinish hardwood floor. Include replacing flooring where tub was removed if necessary.	CV/Pb	
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115	BASEMENT		
116	Tune and repair boiler. Replace components throughout house as necessary to ensure proper heat distribution throughout house.	CV	
117	Remove and replace water heater with new, power vented, high efficiency unit. Include new electrical and other accessories.	CV (PERMIT)	
118	Remove bulge in concrete floor. Fill void with new concrete.	NR	
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121	<i>Total Scope Estimate</i>		
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