



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

**Rocky Marcoux**  
Commissioner  
rmarco@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	<b>2863 N 38TH ST</b>
Summary Of Work	<b>General repairs</b>
Technical Specialist	<b>Aaron Helt</b> Phone: <b>(414) 286-8606</b>

Bid packages are available from the owners:

Owner	<b>Steven Brick</b>
Home address	<b>W154 N6042 Hickory Hollow Ct.</b>
Phone	<b>(h) (414) 331-4118 (w) (414) 744-9200</b>
Bid due date	<b>3/25/2016</b>
Approximate starting date	
Approximate completion date	



<b>SCOPE OF WORK</b>		Date: February 24, 2016
2863 N 38th St		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 2/18/16	Prior version dates: 2/23/16	<b>Rental Rehab</b>
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 <b>Chapter DHS 163</b> 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.		
<b>Line #</b>	<b>Scope of Work Item</b>	<b>Code</b> <b>Estimate</b>
1	<b>SITE</b>	
2	Demo, remove and dispose of garage pad. Prep, form and pour new concrete parking pad on similar size footprint.	Code (PERMIT)
3	Remove and dispose of trees along fence and between alley and parking pad.	PR
4	Remove and dispose of fence on alley. Include removing posts and filling post holes.	PR
5	Repair to proper function or isolate and properly abandon light in side yard.	Code (PERMIT)
6	Remove and dispose of debris, rocks and shrubs from rear yard. Replace landscape to erosion free condition.	Code
7	Mudjack sunken service walk pad in front. Patch crack to hazard free condition.	Code
8		
9		
10	<b>EXTERIOR (HOUSE)</b>	
11	<b>PORCHES</b>	
12	Isolate and abandon electrical plugs near steps and other non-code electrical.	Code (PERMIT)
13	Repair or replace light sconce by front door and over front porch steps.	Code (PERMIT)
14		
15		
16	<b>HOUSE</b>	
17	Tear-off and replace roof. Repair existing decking as necessary and structural damage near dormer. Furnish and install osb decking over existing, ice water shield, 15# felt, all necessary vents and flashings, and dimensional shingles with a minimum 30 year lifetime warranty. Include removing and re-installing ridge cap decorative points on new roof.	PR
18	Tuck point and repair chimney.	PR
19	Remove and replace gutters and downspouts where damaged or missing with color match, seamless aluminum gutters and downspouts. Seal and secure existing gutters and downspouts where not replaced.	PR
20	Remove all vines from walls. Patch stucco at all problem areas. Match finish as close as possible.	PR/Pb-N
21	Repair or replace all damaged, rotten or missing trim.	PR/Pb-N
22	Prep, prime and paint all previously painted surfaces (colors TBD by owner).	PR/Pb-N
23	Perform standard MHD window treatment on all windows other than those listed in line 24 for replacement. Include replacing screens and broken glass on storms and primes where necessary.	PR/Pb-A
24	Remove and replace 2 upper north windows and 2 upper south windows with double hung vinyl replacements. Replace bathroom window with obscure, tempered glass replacement. Contractor must use MHD approved windows.	PR/Pb-A
25	Repair or replace broken or damaged basement prime and storm windows. Replace screens where necessary. Prep, prime and paint.	PR/Pb-A
26	Replace front door jamb and trim. Include new dead bolt and handle.	PR/Pb-N
27	Replace missing storm door hardware.	PR
28	Remove and replace rear entrance door with new, steel pre-hung door. Include new hardware and returning surrounding trim to "like new" condition.	PR/Pb-N
29	Replace broken glass block window near rear entrance with similar glass block.	PR
30	Furnish and install address labels on front and rear of house.	Code
31		
32		

33	<b>INTERIOR</b>		
34	<b>GENERAL</b>		
35	Repair all wall and ceiling surfaces where defective throughout entire house. Match finish per room as close as possible.	PR/Pb-N	
36	Prep, prime and paint all walls and ceiling throughout house (colors TBD by owner).	PR/Pb-N	
37	Replace all broken rotten or missing trim throughout. Touch up all trim and match finish as close as possible.	PR/Pb-N	
38	Replace all outlets, switches and light fixtures throughout house. Include GFCI where required. Ensure system is 100% safe, functional and up to code.	PR (PERMIT)	
39	Replace all missing or damaged handrails for stairways.	Code	
40	Sand and refinish hardwood floors throughout.	NR/Pb-N	
41	Replace or repair all doors to properly function. Include new hardware where missing.	PR	
42	Furnish and install smoke and CO detectors on each level per code.	Code	
43			
44			
45	<b>LIVING ROOM</b>		
46	Remove and replace hardwood floor where water damaged.	PR/Pb-N	
47			
48			
49	<b>SECOND FLOOR</b>		
50	Remove and replace carpet throughout second floor. Include stairs to second floor.	PR	
51	Replace ceiling tile where damaged or missing.	PR	
52			
53			
54	<b>BATHROOM (complete gut)</b>		
55	Remove all wall coverings and replace with moisture resistant green board. Finish, prime and paint.	PR/Pb-N	
56	Remove floor covering. Repair or replace sub floor as necessary. Furnish and install new sheet vinyl. Include new shoe around perimeter	PR	
57	Remove and replace tub, surround, toilet and vanity. Include supplies, drains, faucets and all other accessories.	PR (PERMIT)	
58			
59			
60	<b>KITCHEN</b>		
61	Demo and remove existing tile and backer board. Repair or replace subfloor as necessary. Furnish and install new vinyl floor. Include new shoe around perimeter. Include pantry.	PR	
62	Remove and replace lower cabinets, countertop, sink, supplies, drains, faucets and all other accessories.	PR	
63	Prep, prime and paint upper cabinets to match new lower cabinets.	NR/Pb-N	
64	Clean, sand and touch up finish of pantry cabinetry.	PR/Pb-N	
65			
66			
67	<b>BASEMENT</b>		
68	Furnish and install new, high efficiency, power vented furnace. Include running new heat and return ducts to properly disperse heat throughout home. Include thermostat.	PR (PERMIT)	
69	Furnish and install new, high efficiency, power vented water heater.	PR (PERMIT)	
70	Update electrical service to new 100 AMP service. Include replacing all missing wiring, conduit, boxes, outlets and correcting all code violations to ensure system is 100% safe, functional and up to code.	PR (PERMIT)	
71	Demo, remove and properly dispose of all mold covered wall and ceiling surfaces. Clean and encapsulate surfaces unable to be removed.	PR (PERMIT)	
72	Replace all plumbing supplies and drains.	PR (PERMIT)	
73	Remove and properly cap and abandon shower, toilet and all other basement bathroom fixtures.	PR (PERMIT)	
74			
75			
76		<i>Total Scope Estimate</i>	
77	<b>Explanation of codes:</b>		
78	PR- program requirement		
79	NR- not required		
80	Pb-N or A- see lead related work above		
81	Code- DNS code required item		
82	(PERMIT)- item requires permit and inspections by trades		
83			
84			
85			
86	Prepared by:		Date:
87			