



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	339 N 31ST ST
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

**Bid packages are available from the owners**

Owner	Felix Burgos
Home address	339 N 31ST ST
Phone	Home: 414-841-0925
Bid due date	Monday, August 8 <sup>th</sup> , 2016
Approximate starting date	September 2016
Approximate completion date	December 2016



<b>SCOPE OF WORK</b>		Date: July 25, 2016
<b>339 N 31st St</b>		
<i>Rehab Specialist: Aaron Helt @ 286-8606</i>		
First inspection date: 6/27/16	Prior version dates: 7/7/16, 7/8/16	<b>Home Rehab- Merrill Park TIN</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 Estimate</b>
1	<b>SITE</b>	.
2	Demo, remove and replace service walk and steps on north side of lot. Ensure service walk next to foundation is pitched to carry water away from house.	CV
3	Furnish and install graspable handrail for service walk steps per code.	CV
4	Cut back front shrubs near front porch so address numbers are visible.	CV
5		
6		
7	<b>EXTERIOR (HOUSE)</b>	.
8	<b>PORCHES</b>	.
9	Demo, remove and replace crumbling concrete porch stairs and landing with new formed concrete stairs built to code.	CV (PERMIT)
10	Furnish and install graspable handrails for front porch stairs built to code.	CV
11	Repair and secure or replace all rear porch components. Furnish and install graspable handrail. Prep, prime and paint all porch components.	CV
12		
13		
14	<b>HOUSE</b>	.
15	Tear off and replace roof. Repair or replace existing decking. Furnish and install ice and water shield. 15# felt, all necessary vents and flashings and dimensional shingles with a minimum 30 year lifetime warranty. Include removing and decking over existing skylight.	CV
16	Remove and replace gutters and downspouts with new, seamless aluminum gutters and downspouts. Divert downspouts to grade away from foundation and cap and seal drain tile receivers.	CV
17	Tuck point and repair chimney. Clear flue liner and ensure cap is sealed and water proof.	CV
18	Remove and replace all windows with new, doublehung, vinyl windows. Contractor must use MHD approved windows.	PR/Pb-A
19	Repair or replace all exterior trim where damaged, rotten or missing. Prep, caulk, prime and paint all previously painted surfaces. Include attic windows.	PR/Pb-N
20	Rebuild rear porch roof. Replace rotten and damaged framing, decking and trim. Cover new deck with mechanically fastened fiber board insulation and fully adhered EPDM.	CV
21	Tuck point and repair foundation at all problem areas including stairway walls to basement covered by bilco style door.	CV
22	Repair or replace bilco style door with new door constructed to keep out water and securely latch.	CV
23	Furnish and install freeze proof hose bib with back flow preventer.	CV (PERMIT)
24	Prep, prime and paint front door, jamb and surrounding trim. Remove and replace door hardware.	CV/Pb-N
25	Prep, prime and paint rear entrance door, jamb and surrounding trim.	CV/Pb-N
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27		
28	<b>INTERIOR</b>	.
29	<b>GENERAL</b>	.
30	Repair chipping, peeling, damaged and missing plaster throughout house. Match finish per room and prime all repaired areas.	CV/Pb-N
31	Remove and dispose of all drop ceilings throughout house. Furnish and install new drywall over original ceiling covering. Finish and prime new drywall.	CV
32	Replace all damaged and nonfunctional outlets, switches and light fixtures throughout house per code. Include GFCIs near sinks. Ensure electrical system is grounded, functional and safe.	CV (PERMIT)

33	Furnish and install combo smoke/CO detectors throughout house per code.	CV	SELF HELP
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35			.
36	REAR ENTRY		.
37	Remove and replace vinyl floor covering. Include shoe moulding around perimeter and proper termination at threshold.	CV	SELF HELP
38	Remove and replace ceiling with drywall ceiling. Furnish and install framing to accept new drywall. Tape, finish and prime drywall.	CV	SELF HELP
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40			.
41	KITCHEN		.
42	Remove and replace kitchen floor with new sheet vinyl. Include repairing and leveling subfloor prior to installation. Include installing new shoe moulding around perimeter of room and proper terminations at thresholds.	CV	
43	Remove and replace sink base, countertop, sink, faucet, drain, supplies and all accessories.	CV	
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45			.
46	STAIRWAYS		.
47	Repair stairs to basement. Replace or resecure treads and risers. Replace all tread covers and metal stair edging.	CV	
48	Furnish and install handrail for stairs to basement.	CV	SELF HELP
49	Resurface rear stairway to second floor. Remove and replace tread covers and metal stair edging.	CV	SELF HELP
50	Replace missing spindle in front stairway.	CV	SELF HELP
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52			.
53	BATHROOM 1st floor		.
54	Clean mold and mildew from shower. Remove and replace silicone at all surrounding junctions.	CV	SELF HELP
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56			.
57	BATHROOM 2nd floor		.
58	Repair sink drain.	CV	
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60			.
61	BASEMENT		.
62	Tuck point and repair all cracks in basement walls at all problem areas.	CV	
63	Repair leaks in bathroom supply pipes.	CV	
64	Remove and replace illegal copper flex lines with code compliant supply lines.	CV	
65	Seal furnace vent pipe to chimney.	CV	
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68			<i>Total Scope Estimate</i>
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77	Prepared by:		Date:
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80	Owner Approval:		Date: