



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	3622 N 2ND ST
Summary Of Work	General repairs
Technical Specialist	Aaron Helt, Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Charlene D. Love and Vance L. Love
Home address	3622 N 2ND ST
Phone	(h) (414) 264-1526 (w)
Bid due date	9/23/2015
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: 8/31/2015	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: August 31, 2015	
3622 N 2nd St			
Rehab Specialist: Aaron Helt @ 286-8606			
First inspection date: 8/24/2015 Prior version dates:		Home Rehab- brin TIN	
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 replace concrete service walk where raised between house and alley.	PR	
3	Trim and remove tree branches away from roof line.	PR	
4			
5			
6	GARAGE		
7	Tear-off and replace roof. Include repairing decking as necessary, 15# felt, all necessary flashings and dimensional shingles with a minimum 30 year lifetime warranty.	PR	
8	Prep, prime and paint service door, and all previously painted wood surfaces.	PR/Pb-N	
9	Remove and replace damaged, missing, and broken aluminum fascia and soffit wrap.	PR	
10	Furnish and install address numbers on alley side of garage.	PR	SELF HELP
11			
12			
13	EXTERIOR (HOUSE)		
14	HOUSE		
15	Tear-off and replace roof. Include repairing decking as necessary, installing new osb decking, ice and water shield on all eaves and valleys, 15# felt, all necessary flashings and vents and dimensional shingles with a minimum 30 year lifetime warranty. Include rubber membrane on rear covered porch. Include demoing chimney below roof line and decking over.	PR	
16	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Seal downspouts to receivers.	PR	
17	Repair or replace all damaged, missing or loose aluminum trim with new color-match aluminum trim.	PR	
18	Demo, remove and replace broken sections of stucco. Match finish as close as possible. Prep prime and paint with color match paint.	PR/Pb-N	
19	Remove and replace all windows with vinyl replacement windows. Contractor must use MHD approved windows. Do NOT include windows on front or rear enclosed porches.	PR/Pb-A	
20	Paint all previously painted wood surfaces. Include basement windows, porch windows and all trim.	PR/Pb-N	
21	Remove and replace rear storm door.	PR	
22			
23			
24	INTERIOR		
25	GENERAL		
26	Repair soffit and all associate trim in rear porch ceiling. Prep , prime and paint. (color TBD by owner)	PR/Pb-N	
27	Prep, prime and paint ceiling all surrounding trim in front porch ceiling. (color TBD by owner)	PR/Pb-N	
28	Furnish and install combo smoke/CO detectors per code.	PR	SELF HELP
29			
30			
31	LIVING ROOM		
32	Remove and replace light fixture.	PR (PERMIT)	
33			
34			
35	STAIRWAY		
36	Repair plaster.	PR/Pb-N	
37	Prep, prime and paint walls and ceiling. (color TBD by owner)	PR/Pb-N	
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39			

40	UPPER BEDROOM 1 (rear)		
41	Remove and dispose of drop ceiling. Furnish and install drywall ceiling. Include replacing damaged framing as necessary and all associated parts. Prep, prime and paint. (color TBD by owner).	PR	
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43			
44	UPPER BEDROOM 2 (side)		
45	Repair cracked ceiling and match finish. Prep, prime and paint with color match paint.	PR/Pb-N	
46			
47			
48	UPPER BEDROOM 3 (front, main)		
49	Remove and dispose of mirror tiles and wall paper. Repair walls and smooth coat as necessary. Prep, prime and paint walls and ceiling (color TBD by owner)	PR/Pb-N	
50			
51			
52	BATHROOM 1st floor		
53	Remove and replace outlet by sink with GFCI.	PR (PERMIT)	
54	Repair door handle to ensure proper function.	PR	
55	Replace missing wall tile and replace towel bar.	PR	
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57			
58	BATHROOM 2nd floor		
59	Furnish and install GFCI outlet by sink.	PR (PERMIT)	
60	Remove and replace silicone around tub.	PR	
61	Repair door handle to ensure proper function.	PR	
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64	KITCHEN		
65	Remove and replace outlet by sink with GFCI.	PR (PERMIT)	
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67			
68	BASEMENT		
69	Remove and replace boiler with new power-vented high-efficiency boiler.	PR (PERMIT)	
70	Remove and replace water heater with new power-vented high-efficiency water heater.	PR (PERMIT)	
71	Seal chimney holes.	PR	
72	Eliminate all electrical code violations throughout basement to ensure system is safe and functional. Include adding new outlet for refridgerator, replacing light fixtures and removing erroneous wiring.	PR (PERMIT)	
73	Remove and replace broken ceiling tiles.	NR	
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85	Prepared by:		Date:
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88	Owner Approval:		Date:

Total Scope Estimate