



Department of City Development
Neighborhood Improvement Development Corporation

**OPEN HOUSE FRIDAY,
JULY 8, 2016 @ 10AM**

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	4144 N 14TH ST
Summary Of Work	General repairs
Technical Specialist	Aaron Helt Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Leah Bruce
Home address	131 E. Dodge St.
Phone	(h) (616) 318-0066
Bid due date	7/15/2016
Approximate starting date	
Approximate completion date	



SCOPE OF WORK		Date: June 21, 2016
4144 N 14th St		
<i>Rehab Specialist: Aaron Helt @ 286-8606</i>		
First inspection date: 6/2/16	Prior version dates: 6/14/16	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	SITE	
2	Repair cracks in service walk at front steps.	CV
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4		
5	GARAGE	
6	Tear off and replace roof. Repair existing decking as necessary. Furnish and install new osb decking over existing, 15# felt, all necessary flashings and dimensional shingles with a minimum 30 year lifetime warranty.	CV
7	Remove and replace gutters and downspouts with new seamless, aluminum gutters and downspouts. Pitch so downspout can discharge to grade at rear yard.	CV
8	Repair broken windows.	CV
9	Prep, prime and paint all trim (color TBD by owner). Include service door.	CV/Pb
10	Remove and replace service door hardware with new deadbolt and handle.	PR
11		
12		
13	EXTERIOR (HOUSE)	
14	PORCHES	
15	Remove and replace concrete porch slab. Include removing basement door to under stoop and replacing with masonry blocks. Remove and properly dispose of oil tank and back fill stoop with gravel. Form and pour new concrete slab per code.	CV (PERMIT)
16	Repair or replace all damaged or missing bricks around front porch. Tuck point all joints as necessary.	CV
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18		
19	HOUSE	
20	Tear off and replace roof. Repair existing decking 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 proper water proofing and flashing of front eye brow window.	CV
21	Remove and replace gutters and downspouts with new seamless, aluminum gutters and downspouts. Divert downspouts to grade and cap drain tile receivers where possible. Seal downspouts to receivers where necessary.	CV
22	Repair and tuck point siding at all problem areas. Contractor must use color match mortar (pure portland cement NOT allowed).	CV
23	Remove and replace front door with new, wooden door. Include repairing existing jamb as necessary and installing new hardware.	CV
24	Repair exterior trim and shakes as necessary with like material.	CV/Pb
25	Prep, prime and paint all exterior trim and shakes (colors TBD by owner).	CV/Pb
26	Remove and replace basement windows with new, vented glassblock windows. Include dryer vent where outlet at existing location	NR/Pb
27	Repair or replace all damaged or missing prime and storm window sashes and screens.	CV
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30	INTERIOR		
31	GENERAL		
32	Repair or replace all damaged plaster, drywall and other wall and ceiling coverings throughout house. Match finish as close as possible. Prime new repaired sections as necessary.	CV	
33	Remove parquet flooring throughout first floor. Sand and refinish hardwood floors throughout house.	CV	
34	Remove and replace all damaged or missing drain, waste and supply pipes throughout house. Ensure system is leak free, functional and code compliant.	CV (PERMIT)	
35	Repair or replace all damaged or missing electrical lines, outlets, switches and fixtures throughout house, per code. Ensure system is functional, safe and code compliant. Include adding circuits and GFCIs as necessary.	CV (PERMIT)	
36	Repair or replace defective register covers throughout house.	CV	
37	Furnish and install combo smoke/CO detectors throughout house per code.	CV	
38	Repair or replace all non-functioning, damaged or missing doors and hardware.	CV	
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41	BATHROOM 1st floor		
42	Clean all surfaces.	CV	
43	Remove and replace silicone around tub and surround.	CV	
44	Remove and replace tub faucet.	CV (PERMIT)	
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46			
47	KITCHEN		
48	Clean all surfaces.	CV	
49	Remove and replace all cabinets and countertops with new cabinets and countertops to owner's layout. Include new sink, faucet, drain, supplies etc.	CV	
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52	BATHROOM 2nd floor		
53	Remove and replace toilet and all accessories.	CV	
54	Replace sink, faucet and all accessories.	CV	
55	Remove and replace shower stall and all accessories.	CV	
56	Replace missing or damaged vinyl cove base around perimeter of floor.	CV	
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59	STAIRWAYS		
60	Resurface stairs to basement. Include new coverings and bullnose.	CV	
61	Resurface stairs to second floor. Include new coverings and bullnose.	CV	
62	Furnish and install new handrails in stairway to second floor, per code.	CV	
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65	BASEMENT		
66	Remove and replace water heater with new, high efficiency, direct vent unit. Seal chimney breach. Vent must go out rear or sides near rear of house.	CV (PERMIT)	
67	Tune and repair furnace.	CV	
68	Clean mold from partition walls throughout basement. Prime with stain/odor/mold blocking primer.	CV	
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Total Scope Estimate