



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.

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|----------------------|-----------------------------------|
| Project Address | 4315-4317 N 16TH ST |
| Summary Of Work | General Repairs |
| Technical Specialist | Aaron Helt Phone: 414-286-8606 |

Bid packages are available from the owners:

| | |
|-----------------------------|---|
| Owner | Sasha Gulley |
| Home address | 3157 N. 53rd St. |
| Phone | Home: 414-248-4204 |
| Bid due date | Friday, September 16 th , 2016 |
| Approximate starting date | November 2016 |
| Approximate completion date | February 2017 |



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| SCOPE OF WORK | | Date: July 7, 2016 |
| 4315-17 N 16th St | | |
| Rehab Specialist: Aaron Helt @ 286-8606 | | |
| First inspection date: 6/20/2016 | Prior version dates: | 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 | Demo, remove and replace all compromised concrete service walks around house. Ensure walks are free of tripping hazards and are pitched to carry water away from house foundation. | CV |
| 3 | | |
| 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 vents and flashings, and dimensional shingles with a minimum 30 year lifetime warranty. Include removing and disposing of satellite dish. | CV |
| 7 | Repair framing and sheathing to structurally sound condition. Brace walls and add rafter ties as necessary to avoid further racking. | CV (PERMIT) |
| 8 | Repair or replace all damaged, rotten or missing trim and siding. Include boarding up windows with properly sized plywood for opening. | CV |
| 9 | Prep, prime and paint all previously painted surfaces. Include overhead door. | CV/Pb |
| 10 | Repair over head door to ensure proper function. | CV |
| 11 | Remove and replace service door with new, steel, prehung entrance door. Include new hardware. | CV/Pb |
| 12 | ALTERNATE: Raze garage. Safely dispose of all debris. Clean and leave concrete slab for parking. | CV (PERMIT) |
| 13 | | |
| 14 | | |
| 15 | EXTERIOR (HOUSE) | |
| 16 | PORCHES | |
| 17 | Remove and replace front porch stairs and rails with code compliant stairs and rails. Include graspable handrails. | CV (PERMIT) |
| 18 | Repair and resecure all decking, skirting, guardrails and spindles on lower front porch with proper galvanized fasteners. Replace missing or damaged components as necessary. | CV |
| 19 | Repair front porch box beam. Include framing, trim and painting with color match paint. | CV/Pb |
| 20 | Repair first floor porch soffit. Prep, prime and paint (color TBD by owner). | CV/Pb |
| 21 | | |
| 22 | | |
| 23 | HOUSE | |
| 24 | 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. | CV |
| 25 | 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 unable to divert to grade. | CV |
| 26 | Replace all damaged and missing fascia and soffit around house with color match aluminum. Include resealing existing aluminum with new fasteners as necessary. | CV |
| 27 | Prep, prime and paint all previously painted surfaces around exterior of house. Include basement window trim, attic window trim, rear jump porch, etc. | CV/Pb |
| 28 | Repair or replace all damaged or missing windows. Include glass, screens, locks, handles and any necessary components to ensure proper function of windows. | CV |
| 29 | Tuck point siding at all trouble areas. | CV |
| 30 | Remove and replace rear entrance door with new, steel, pre-hung door. Include new hardware and repairing surrounding trim to "like-new" condition. | CV |

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| 31 | Repair front entrance doors to ensure proper function. Paint surrounding trim, jamb and doors as necessary. Furnish and install new hardware. | CV/Pb | |
| 32 | Repair front storm door latches, screens and glass. | CV | |
| 33 | | | |
| 34 | | | |
| 35 | INTERIOR | | |
| 36 | GENERAL | | |
| 37 | Repair walls and ceilings at all problem areas. Match finish as close as possible per room. Prime repaired sections. | CV | |
| 38 | Furnish and install combo smoke/CO detectors throughout house per code. | CV | |
| 39 | Furnish and install register covers throughout house. | CV | |
| 40 | Remove and replace defective or missing light fixtures throughout house. Contractor to coordinate with homeowner type and style per room. | CV | |
| 41 | Remove and replace defective switches and outlets throughout house. Include GFCI outlets near sinks per code. | CV (PERMIT) | |
| 42 | Remove tack strip around perimeter of rooms and clean all surfaces throughout house. | PR | |
| 43 | Repair or replace damaged or missing door hardware. Ensure all doors properly latch and function. | CV | |
| 44 | | | |
| 45 | | | |
| 46 | STAIRWAY | | |
| 47 | Remove and replace handrails per code. | CV | |
| 48 | Secure tread coverings and nosing. Replace components as necessary. Eliminate tripping hazards and ensure stairs are safe. | CV | |
| 49 | | | |
| 50 | | | |
| 51 | KITCHEN 1st floor | | |
| 52 | Remove and replace upper and lower cabinets and countertops to similar footprint. | CV | |
| 53 | Furnish and install new sink, faucet, supplies, drains and all accessories for functional kitchen sink. | CV (PERMIT) | |
| 54 | Furnish and install new sheet vinyl flooring over existing floor covering. Include patching existing floor as necessary to avoid telegraphing of new floor. Include new shoe moulding around perimeter and proper terminations at thresholds. Include adjacent hallway. | CV | |
| 55 | Clean, prep, caulk, prime and paint all previously painted surfaces. | CV/Pb | |
| 56 | | | |
| 57 | | | |
| 58 | BATHROOM 1st floor | | |
| 59 | Remove and replace silicone at tub surround junction. | CV | |
| 60 | Remove and replace toilet. | CV | |
| 61 | Remove and replace lavatory sink, faucet and drain. | CV | |
| 62 | | | |
| 63 | | | |
| 64 | KITCHEN 2nd floor | | |
| 65 | Remove dividing wall in kitchen. Repair surrounding drywall and trim. Prep, prime and paint with color match paint. | CV/Pb | |
| 66 | Furnish and install new vinyl flooring over existing floor covering. Include new shoe moulding around perimeter and proper terminations at thresholds. Include adjacent hallway. | CV | |
| 67 | | | |
| 68 | | | |
| 69 | BATHROOM 2nd floor | | |
| 70 | Remove and replace tub surround. | CV | |
| 71 | Remove and replace shower supplies, tub faucet, handle and shower head. | CV | |
| 72 | | | |
| 73 | | | |
| 74 | BASEMENT | | |
| 75 | Remove and replace both furnaces with new, power vented, high efficiency units. Include repairing ductwork as necessary for proper air distribution. | CV (PERMIT) | |
| 76 | Remove and replace both water heaters with new, power vented, high efficiency units. Include installation of new outlet. | CV (PERMIT) | |
| 77 | Demo, remove and properly dispose of all mold damaged wall cover throughout basement. Wash, dry and prime with odor and stain blocking primer all foundation walls. | CV | |
| 78 | Correct all electrical code violations. Replace non functioning lights, cover junction boxes, label panel, split and add circuits and breakers as necessary and ensure system is safe, compliant and functional. | CV (PERMIT) | |
| 79 | | | |
| 80 | | | |
| 81 | | | |

Total Scope Estimate