



Department of City Development
Neighborhood Improvement Development Corporation

**OPEN HOUSE Wed.,
August 3, 2016
12:30-1:30pm**

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	4524 W LEON TR
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

Bid packages are available from the owners:

Owner	Tracy Griffin
Home address	803 W. Galena St., Apt. #478
Phone	Home: 414-659-0492
Bid due date	8/10/2016
Approximate starting date	September 2016
Approximate completion date	December 2016



SCOPE OF WORK		Date: July 12, 2016	
Tracy Griffin			
4524 W. Leon Terrace			
Rehab Specialist: Aaron Helt 286-8606			
First inspection date: 7/5/2016	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.			
Lin	Scope of Work Item	Code	Estimate
1			
2	GARAGE		
3	Tear off and install new roof complete including OSB decking, 15# felt, all necessary flashings and vents and dimensional shingles with a minimum 30 year lifetime warranty.	PR	
4	Remove and replace all missing, broken or rotten trim and siding around garage. Prep, prime and paint all previously painted surfaces (colors TBD by owner).	PR/Pb	
5	Remove and replace front gutter and downspout.	PR	
6	Repair all electrical in garage. Replace garage door opener if necessary. Ensure system is code compliant, safe and functional.	CV (PERMIT)	
7			
8			
9	EXTERIOR (HOUSE)		
10	Tear off and replace roof. Include repairing existing deck and framing as necessary. Furnish and install new OSB decking, ice/water shield, 15# felt, all necessary flashings and vents, and dimensional shingles with a minimum 30 year lifetime warranty. Include repairing any framing or structural damage due to leak.	CV	
11	Repair or replace all exterior trim where damaged or missing.	CV	
12	Scrape, prep, caulk, prime and paint all exterior previously painted surfaces (colors TBD by owner).	CV/Pb	
13	Furnish and install new flat roof at upper rear deck using 60 mil. black EPDM fully adhered to insulation board. Include repairing or replacing deck as necessary and mechanically fastening insulation board to deck.	CV	
14	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Divert downspouts to grade 4-6 from foundation where possible and seal drain tile receivers. Seal downspouts to receivers where unable to be diverted to grade.	PR	
15	Remove and replace side entrance door with new, steel pre-hung door. Include new hardware, jamb extensions and restoring interior trim to "like new" condition.	CV/Pb	
16	Reinstall bolt in handrail north of entry door	CV	
17	Repair/ tuckpoint front porch foundation	CV	
18	Repair broken glass in all prime and storm windows around house.	CV	
19	Rescreen all damaged window screens	CV	
20	Replace missing/broken glass in front door.	CV	
21			

22			
23	INTERIOR		
24	GENERAL		
25	Replace all outlets with properly grounded three-prong outlets or GFCI as required by code	CV	
26	Remove and replace all water supply lines throughout house. Include repairing all leaks in drains, replacing fixtures and accessories as necessary.	CV (PERMIT)	
27	Furnish and install combo smoke/CO detectors per code throughout house.	CV	
28	Remove and dispose of all carpet throughout first floor. Remove tack strips. Clean hard wood floors.	NR	
29	Clean all surfaces throughout house.	PR	
30			
31	HALLWAY		
32	Replace exterior style door between lower unit and rear exit/ upper unit. Include repairing surrounding trim to "like-new" condition.	CV/Pb	
33	Repair or replace damaged ceiling in upper hallway. Match finish as close as possible, prep, prime and paint ceiling, walls and trim.	CV/Pb	
34			
35	UPPER BEDROOM		
36	Remove water damaged drop ceiling tiles. Furnish and install 1/4" drywall over fur strips. Tape, finish, prime and paint.	CV	
37	Repair water damaged wall. Replace drywall as necessary and match finish as close as possible. Prep, prime and paint.	CV	
38			
39	BATHROOM (lower unit)		
40	Remove and replace toilet.	CV	
41	Repair and patch, or replace upper bathroom subfloor and tile.	PR	
42	Remove and replace ceiling with new green board. Finish, prime and paint.	PR/Pb	
43	Clean tub. Repair, regrout and silicone as necessary to ensure tub surround is impervious to water.	PR	
44	Remove and replace light fixture above vanity mirror.	CV	
45			
46			
47	KITCHEN (lower unit)		
48	Repair as necessary all cabinets. Furnish and install new countertop, sink, drain, supplies, faucet and all necessary accessories for functional and code compliant sink.	PR (PERMIT)	
49	Remove and replace vinyl floor. Include patching and leveling or replacing sub floor as necessary. Include replacing shoe around perimeter with color match.	PR	
50			
51	BATHROOM (upper unit)		
52	Remove and replace toilet.	CV	
53	Clean all surfaces. Prep and prime all previously painted surfaces with odor/mold/stain blocking primer. Include cleaning and priming ceiling framing prior to new covering with new green board.	CV	
54	Remove and replace all damaged and missing plaster with new green board. Finish, prime and paint. Include peeling wall paper prior to painting walls.	CV	
55	Clean and reglaze tub. Regrout and silicone as necessary to ensure tub surround is impervious to water.	CV	
56	Repair and patch or replac subfloor and tile as necessary to ensure floor is impervious to water.	CV	
57	Remove and replace light fixture above vanity mirror.	CV	
58			
59	KITCHEN (upper unit)		
60	Repair as necessary all cabinets. Furnish and install new countertop, sink, drain, supplies, faucet and all necessary accessories for functional and code compliant sink.	PR (PERMIT)	
61	Remove and replace vinyl floor. Include patching and leveling or replacing sub floor as necessary. Include replacing shoe around perimeter with color match.	PR	
62			

