



Department of City Development  
Neighborhood Improvement Development Corporation

**OPEN HOUSE Saturday,  
October 8, 2016 @ 1pm**

**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	<b>509-511 N 32ND ST</b>
Summary Of Work	<b>General repairs</b>
Technical Specialist	<b>Aaron Helt</b> Phone: <b>(414) 286-8606</b>

**Bid packages are available from the owners:**

Owner	<b>David E. Peckham and Mark Anthony Sitoy</b>
Home address	<b>540 n 34th St.</b>
Phone	<b>(h) (414) 215-0340 (w)</b>
Bid due date	<b>10/12/2016</b>
Approximate starting date	<b>December 2016</b>
Approximate completion date	<b>90 days</b>



<b>SCOPE OF WORK</b>		Date: September 27, 2016
<b>509-511 N 32nd St</b>		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 8/30/16	Prior version dates: 9/15/16	<b>SNP HBA</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 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.		
<b>Line #</b>	<b>Scope of Work Item</b>	<b>Code</b> <b>Estimate</b>
<b>1 SITE</b>		
2	Remove grass and weeds from service walks along southside of house. Fill holes and eliminate tripping hazards as necessary.	CV
3	Repair chain link fence and gate at south side of front porch. Replace missing and broken components as necessary to ensure proper function.	PR
4	Repair broken concrete step at front service walk stairs. Form and pour new concrete patch. Properly prepare surface and use bonding adhesive.	CV
5	Excavate loose gravel and grass from parking area off alley. Form new parking area, patch holes, grade to carry water towards alley, add crushed rock or other aggregate for drainage and compact sub base. Form and pour "garage-ready" slab for 2 car garage footprint. Return surrounding landscape to "like new" condition.	CV
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<b>8 EXTERIOR (HOUSE)</b>		
<b>9 PORCHES</b>		
10	Tuck point and repair all front porch brick as necessary. Pure portland cement is not acceptable. Contractor must color match mortar as close as possible.	CV
11	Prep, prime and paint all previously painted front porch surfaces.	CV/Pb
12	Remove upper front porch guardrails. Remove water proof membrane. Remove and replace deck and framing as necessary. Furnish and install fiberboard insulation mechanically fastened to deck, seamless, single ply EPDM rubber membrane fully adhered to insulation board, properly terminated at edges and at junction of house and deck. Re install guardrails securely to deck and seal any penetrations.	CV
13	Replace all damaged or rotten trim, rails and other components on rear porch. Prep, caulk, prime and paint all previously painted porch surfaces.	CV/Pb
14	Furnish and install squash blocking between brick footings and deck to properly carry load.	CV
15	Remove and replace light fixture at rear porch entrance door with new exterior light fixture.	CV
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<b>18 HOUSE</b>		
19	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 removing attic access panel and decking over opening. Include flashing and covering all bump out roof lines at bottoms of gables.	CV
20	Tuck point and repair both chimneys. Furnish and install flue liners with rain caps. Ensure structural stability of chimneys.	CV
21	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Divert downspouts to grade away from foundation and cap drantile receivers where possible. Seal downspouts to drantile receivers where unable to divert to grade.	CV
22	Repair or replace all exterior trim and shake siding where damaged or missing. Prep, caulk, prime and paint all previously painted surfaces (colors TBD by owner). Include replacing or resecuring aluminum on gables.	CV
23	Repair all glass and screens in prime and storm windows around house. Ensure all windows are functional. Include replacing locks and handles where missing or damaged.	CV

24	Remove and replace storm door for upper porch entrance door.	CV	
25	Remove and replace all entrance door hardware. Coordinate with owner to match lock sets per unit.	CV	
26	Furnish and install address labels on front and rear of home.	CV	
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29	<b>INTERIOR</b>		
30	<b>GENERAL (throughout entire house)</b>		
31	Repair all plaster and drywall throughout. Match finish per room as close as possible. Spot prime all repaired sections.	CV/Pb	
32	Repair all doors to properly function. Replace hardware as necessary.	CV	
33	Sand and refinish hardwood floors throughout. Repair floors where damaged or buckeled prior to sanding.	CV/Pb	
34	Clean all surfaces throughout units. Include basemet.	PR	
35	Replace all non-functional switches, outlets and light fixtures throughout. Contractor to coordinate with owner for style of fixture per room. Include GFCIs near sinks per code. Include providing cover plates.	CV (PERMIT)	
36	Repair plumbing supplies and drains throughout. Replace all toilets, sinks and faucets. Reconnect all sinks and faucets and ensure system is 100% functional and leak free. Replace drains and pipes as necessary.	CV (PERMIT)	
37	Furnish and install transum windows where missing. Stain or paint to match existing trim per door.	CV	
38	Furnish and install smoke and CO detectors throughout per code.	CV	
39	Furnish and install trim where missing or damaged. New trim must match existing as closely as possible.	CV	
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42	<b>KITCHEN 1st floor</b>		
43	Remove all paneling and chair rail. Repair existing wall covering or laminate all walls in 1/4" drywall and smooth finish. Prep, prime and paint walls and ceiling (colors TBD by owner).	PR/Pb	
44	Remove all plaster and expose chimney brick. Clean, tuck point and repair as necessary. Ensure no breach in chimney. Replace base and shoe moulding with like material.	NR/Pb	
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47	<b>BATHROOM 1st floor</b>		
48	Clean and regROUT tile in tub surround. Include removing and replacing silicone at junction of tub and surround.	CV	
49	Remove and replace vinyl floor (style TBD by owner). Include replacing shoe moulding around perimeter and proper terminations at thresholds.	CV	
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52	<b>GENERAL 2nd floor</b>		
53	Finish stripping wood work where it was started and not completed. Refinish wood work to match original finish.	NR/Pb	
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56	<b>KITCHEN 2nd floor</b>		
57	Remove and replace vinyl floor (style TBD by owner). Include replacing shoe moulding around perimeter and proper terminations at thresholds.	CV	
58	Remove all plaster and expose chimney brick. Clean, tuck point and repair as necessary. Ensure no breach in chimney. Replace base and shoe moulding with like material. Include removing or relocating electrical or other newly exposed utilities.	NR/Pb	
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61	<b>BATHROOM 2nd floor</b>		
62	Clean and regROUT floor tile.	CV	
63	Replace all missing tile for tub surround with like material. Reset and grout tile to ensure surround is impervious to water. Silicone around junction of tub and surround.	CV	
64	Prep, prime and paint all previously painted surfaces after drywall ceiling patch is repaired.	CV/Pb	
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67	<b>GENERAL 3rd floor</b>		
68	Remove and replace carpet throughout 3rd floor unit. Sand and refinish floors if hard wood flooring. Furnish and install new flooring if hard wood floors are unrepairable or non-existent. Contractor must coordinate with owner type of flooring if installing new.	NR	
69	Repair and tune and furnace. Repair, secure and seal all ductwork. Ensure system is functional, safe and code compliant. Ensure condensation drain line properly drains to basement floor drain.	CV	
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72	STAIRWAYS		
73	Remove stair coverings in all stairways. Sand and refinish treads and risers. Replace damaged or missing components as necessary.	NR	
74	Secure handrails where loose. Furnish and install new handrails, brackets and other components as necessary to meet code.	CV	
75	Remove vinyl tiles in back hallway landing and stair coverings to basement. Furnish and install new vinyl over landings and treads. Include new stair edges.	CV	
76	Repair drywall around rear entrance door. Furnish and install trim.	CV	
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78	BASEMENT		
79	BASEMENT		
80	Remove and replace water heaters with new, high efficiency, power vented water heaters. Include necessary electrical outlets.	CV (PERMIT)	
81	Tune and repair boilers. Replace all damaged or missing components. Ensure boilers properly function and are leak free. Pressure test pipes and replace as necessary all components of boiler system including but not limited to radiators and pipes throughout units.	CV	
82	Repair all electrical to code. Replace all damaged or missing wiring, replace basement outlets and light fixtures, cover junction boxes etc. to ensure system is functional, safe and code compliant.	CV (PERMIT)	
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86	<i>Total Scope Estimate</i>		
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95	Prepared by:		Date:
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98	Owner Approval:		Date: