



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.

Project Address	5862 N 68TH ST
Summary Of Work	General repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

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

Owner	LaQuanda Gray
Home address	3272 N. 47th St.
Phone	Home: 414-940-0238
Bid due date	Friday, June 3 <sup>rd</sup> , 2016
Approximate starting date	August 2016
Approximate completion date	October 2016



<b>SCOPE OF WORK</b>		Date: May 20, 2016
<b>5862 N 68th St</b>		
<i>Rehab Specialist: Aaron Helt @ 286-8606</i>		
First inspection date: 5/5/16	Prior version dates: 5/10/16	<b>Rental Rehab</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 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.		
<b>Line #</b>	<b>Scope of Work Item</b>	<b>Code</b> <b>Estimate</b>
1	<b>SITE</b>	
2	Eliminate trip hazards in rear yard side walk. Remove and replace concrete at all trouble areas.	CV
3	Repair or replace all broken CMU blocks in retaining wall/garage wall foundation.	CV
4		
5		
6	<b>EXTERIOR (HOUSE)</b>	
7	<b>HOUSE</b>	
8	Remove and replace fascia wrap at north west corner with color match aluminum.	CV
9	Remove and replace all windows (except 3 vinyl replacements in second floor kitchen) with new, double hung, vinyl replacement windows. Contractor must use MHD approved windows. Windows in bathrooms and hallway must be tempered glass.	PR/Pb-A
10	Remove and replace all basement windows with new, vented glass block windows. Include dryer vents at required locations.	PR/Pb-A
11	Remove and replace grippable hand rails at front wheelchair accessible ramp.	CV
12	Remove and replace front entrance door with new, pre-hung, steel entrance door. Include new hardware and repairing surrounding trim as necessary.	PR/Pb-N
13	Remove and replace side entrance door with new, pre-hung, steel entrance door. Include new hardware and repairing surround trim as necessary. Include re-mounting security door.	PR/Pb-N
14		
15		
16	<b>INTERIOR</b>	
17	<b>1st floor unit</b>	
18	<b>GENERAL</b>	
19	Repair drywall hole near front door. Match finish as close as possible and prime. Include installing door stop to corresponding base moulding to prevent re-occurrence.	CV/Pb
20	Repair drywall crack/cavity at hallway wall and ceiling junction. Match texture as close as possible and prime.	CV/Pb
21	Furnish and install combo smoke/CO detectors per code.	CV
22	Remove and replace interior doors with new, prehung doors. Include new hardware. Ensure new doors open, close and latch properly. Include replacing surrounding trim as necessary.	CV/Pb-N
23	Replace and secure non-functioning outlet and box in bedroom. Include cover plate.	CV
24	Resecure heat vent cover and repair surrounding drywall to "like new" condition. Match finish as close as possible and prime.	CV/Pb-N
25	Remove and replace side entrance door hardware. Ensure proper function of door and ensure new hardware latches and locks.	CV
26	Replace damaged vent and return covers throughout unit as necessary.	CV
27	Repair or replace damaged floor, wall, base and shoe in hallway. Match finishes as close as possible.	CV
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29		
30	<b>BATHROOM</b>	
31	Demo and remove all accessories, trim, wall and ceiling coverings including shower surround. Furnish and install new moisture guard drywall. Tape, smooth finish, prime and paint walls and ceiling.	CV/Pb-N
32	Replace all base, casing and other trim and accessories throughout bathroom.	PR
33	Furnish and install new vinyl floor over existing floor.	PR
34	Furnish and install new shower surround.	PR

35	Furnish and install new toilet and sink and base.	PR	
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37			
38	<b>KITCHEN</b>		
39	Secure switch and outlet box near stove. Remove and replace outlet with GFCI. Repair surrounding drywall, match finish as close as possible, and prime. Include new cover plate.	CV	
40	Repair drywall hole by light switch. Ensure box and switch are properly covered.	CV/Pb-N	
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42			
43	<b>STAIRWAY/COMMON HALLWAY</b>		
44	Repair drywall at all damaged areas. Match finish as close as possible and prime.	CV/Pb-N	
45	Secure handrails. Replace brackets and other accessories as necessary for compliance.	CV	
46			
47			
48	<b>2nd floor unit</b>		
49	<b>GENERAL</b>		
50	Repair cracked plaster in living room. Match finish as close as possible and prime.	CV/Pb-N	
51	Remove and replace outlet and secure box in living room. Provide new cover plate.	CV	
52	Remove and replace door hardware to bedroom with proper functioning handle. Ensure door properly functions and latches.	CV	
53	Remount closet doors and ensure proper function.	CV	
54	Remove and replace door hardware to jump porch with new handle and dead bolt. Ensure door properly functions and latches.	CV/Pb-N	
55	Remove and replace door hardware to hallway entrance door. Ensure door properly functions and latches.	CV	
56	Furnish and install combo smoke/CO detectors per code.	CV	
57			
58			
59	<b>BATHROOM</b>		
60	Remove and replace closet door hardware. Ensure door properly functions and latches.	CV	
61	Replace missing base moulding by toilet.	CV	
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64	<b>BASEMENT</b>		
65	Repair stairs to basement. Secure walls to floor and stringers. Refasten skirting and handrails. Replace missing framing members and supports to ensure stair system is structurally sound.	CV (PERMIT)	
66	Remove and replace electrical service with new, 100 Amp duplex service. Include all necessary updates and repairs to existing basement electrical to make code compliant.	CV (PERMIT)	
67	Remove and replace white water heater with new, power-vented high efficiency unit. Include sealing chimney breach.	PR (PERMIT)	
68	Tune furnaces and provide new filters for both units.	PR	
69	Furnish and install combo smoke/CO detectors per code.	CV	
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72		<i>Total Scope Estimate</i>	
73	Explanation of codes:		
74	CV- code violation		
75	PR- program requirement		
76	NR- not required item		
77	Pb-N/A- see "Lead Related Work" section above		
78	(PERMIT)- this item requires a permit by DNS		
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82			
83	Prepared by:		Date:
84			
85			
86	Owner Approval:		Date: