

Scope of Work

Date: 4/29/2012
Address: 4637 N. 38th St.
Specialist: Shannon Boone
Phone: 414-286-5719

Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the "NIDC Addendum to Specifications," dated August 23, 2007, are incorporated into this scope by reference. These items provide an outline of materials requirements and performance expectations. Updated copies can be obtained from NIDC at 809 North Broadway, (Room 104, First Floor).

Standard Window Treatment: Any task that disturbs a previously painted surface shall be performed by properly certified personnel and requires Milwaukee Health Department notification. Standard window treatment and window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department permit.

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 the item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.

Demolition

Remove all extraneous hardware (old curtain hardware, odd door clasps, phone jacks, mirrors, etc.)
Clean out

Roofing / Gutter and Downspouts

Remove existing shingles
Install new 30yr. dimensional shingles, ice/water shield, 15lb. Felt, shingle-over ridge vent, and drip edge
Install new seamless aluminum gutters and downspouts

Carpentry

Rebuild front porch as needed
Rebuild back staircase to code compliant condition
Repair exterior trim

Plumbing

Check all existing supply lines, drains and fixtures
Install new high efficiency water heater
Install new faucets and bath fixtures as needed

Electrical

Check all existing wiring and fixtures
Remove any illegal wiring, upgrade GFI's as needed

HVAC

Install new high efficiency furnace

Drywall/Plaster

Repair any damaged plaster/drywall

Int. paint and stain

Prep, prime and paint two coats all interior walls and trim. See spec for colors/sheen

Scrape to bare wood, sand and paint all previously painted sashes, jambs, and sills

Ext. paint

Scrape, wash, prime and paint two coats any painted wood on exterior including windows

Windows

Replace glass as necessary in existing windows

Install new aluminum storms with meeting rails to align w/ orig. window

Abate all lead based paint in windows

Floorcoverings

Install new/refinish flooring throughout

Doors

Replace rear entry door with new six panel steel door

Replace front storm door

Eliminate exterior basement entry

Hardware

Install new entry locksets at all exterior doors per spec, key alike

Repair or replace all interior locksets

Total

\$55,000

***Alternates**

Garage

Provide estimate and detailed proposal for garage construction complete add \$11000

HVAC

Add high efficiency central air add \$2500

Cabinetry

Install new kitchen cabinets complete with countertop add \$4500