



Department of City Development
Neighborhood Improvement Development Corporation

BIDDING

DUE DATE: 7/6/2022

Scope of Work and Specifications
for
Remodeling and Repairs

CONTRACTOR NOTE: Please respect the privacy of NIDC clients, and visit properties only if you have first contacted the owner by phone, and have confirmed an appointment with the owner of the property. Showing up un-announced is not acceptable. Please wear a mask and practice social distancing while inside the property to avoid transmitting the Coronavirus.

at
900 W GREENFIELD AV
Milwaukee, WI 53204-2822

FOR SITE ACCESS

CONTACT THE OWNER, OR JOHN BURKE (414) 286-5652

Alexander Statza and Elise Statza's Property
(414) 587-4558

Bids for this Project
are being solicited for
the following contractor types:

Rental Rehab Loan Program

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**NOTE: Please contact John Burke at (414) 286-5652 for new Rehab Specifications.
ONLY ONE COPY PER CONTRACTOR.**



GENERAL BID CONDITIONS AND INSTRUCTIONS

LOAN PROGRAM

Financing for work under this contract is provided through the City of Milwaukee, Neighborhood Improvement Development Corporation (NIDC) who, through its loan agreement with the Owner, reserves certain rights and privileges as Lender, which include but are not limited to: development of the scope of work, assistance with the bid process, preparation of the Contract, approval of change orders and payments, and other aspects associated with contract execution and implementation.

SITE INSPECTION

The Contractor must meet with the Owner at the property to inspect and review conditions prior to submission of a bid. During the time of the Coronavirus pandemic, Contractors are required to wear a face mask and do their best to stay physically distanced by at least six (6) feet while performing interior inspections of the property.

ADDENDA

If NIDC or the Owner determines the necessity for additional information and/or clarification(s), an Addendum will be posted on the internet at

<http://city.milwaukee.gov/NeighborhoodImprovement/NIDCBIDPackages.htm>

Any addendum will be posted at least one week before bids are due.

To be eligible, all bidders must acknowledge receipt of the Addendum/Addenda, if issued.

BIDDER ELIGIBILITY

1. Contractor must have experience with similar projects and hold a current City of Milwaukee Home Improvement contractor's license, or hold other licensing as required.
2. Contractor certifies that neither he/she nor any of his/her subcontractors is ineligible to be awarded a federally funded contract.
3. Contractor may not be debarred by NIDC. A copy of the NIDC debarment policy is available on request. Generally, NIDC considers debarment if a contractor does not perform satisfactory work, fails to pay sub-contractors or material suppliers, fails to complete jobs on time, or in other respects does not meet reasonable standards of performance.
4. Contractors are hereby notified that NIDC will check public records to verify that it, and entities controlled in whole or in part by it and its principal owners is not delinquent with property tax payments due the City of Milwaukee, does not have outstanding code orders for properties located in the City of Milwaukee, does not have a record of fines for unabated City of Milwaukee building code violations, and does not have felony convictions related to neighborhood safety and stability.
5. Contractor shall, as part of her/his bid, submit:
 - a) A list of the principal owners of the firm submitting the bid,
 - b) A list of all property located in the City of Milwaukee owned by Contractor and its principal owners.
 - c) Birth date and other information as requested by NIDC to verify court and other records.
 - d) Failure to provide this information will result in delays and may be cause for rejection of your bid.

BID REJECTION/ACCEPTANCE

1. The Owner reserves the right to reject any and all bids and to waive informalities. It is NIDC policy that, if: (a) the Contractor's proposal/bid complies with the specifications and other requirements, and (b) the Contractor meets NIDC's minimum requirements as outlined herein, and (c) the selected bid is reasonably within range of the market price for the work, then Owner may select any Contractor who, in Owner's opinion, is the most responsible and responsive bidder.
2. When a contractor's bid is accepted, he/she shall receive the following documents for execution.
 - A. Contract to Perform Rehabilitation Work
 - B. Subcontractor Schedule
 - C. Standard Contractor Invoice Documents

CONTRACT CONDITIONS

On written request, NIDC will provide contractors a blank template of the Contract language, which includes provisions for liquidated damages, contract cancellation, and other terms and conditions.

PERMITS

The contractor shall obtain and pay for all permits required to complete the contract. No work shall commence until permits have been obtained. These permits and licenses must be kept current and in force during the term of the contract and warranty period. A lead abatement permit must be obtained from the Milwaukee Health Department, and MHD will monitor the work. Contractors and employees must be eligible to obtain lead abatement permits and perform lead abatement work.

PAYMENT SCHEDULE

The selected contractor shall submit a requested schedule of payments and schedule of values that will apply to work completed for this project. Generally payments are made available in amounts no less than \$5,000.

RETAINAGE: At Owner's and/or NIDC's discretion, 10% of the requested amount may be withheld pending punch list work including lead clearance from the Milwaukee Health Department. Contractors are also placed on notice that, for Rental Rehabilitation projects, the last \$1,000 of NIDC loan dollars are held pending the property owner's submission to NIDC of acceptable tenant certifications.

SPECIFICATIONS

The City of Milwaukee "Rehabilitation Technical Specifications and Performance Standard" are incorporated herein by reference. Copies of this document are available at: <http://www.city.milwaukee.gov/RehabilitationTechni16398.htm>. If there is a conflict between the Specifications and the Scope of Work, the Scope of Work shall take precedence.

WITHDRAWAL OF BIDS

Bids may be withdrawn only in total, and only by a written request prior to the award of the contract. Owner has sole discretion to grant a request for a bid withdrawal, and only in the case of an error that will result in a significant financial hardship.

NONDISCRIMINATION

The successful bidder will not discriminate against any qualified employee or qualified applicant for employment because of sex, race, religion, color, national origin or ancestry, age, disability, lawful source of income, marital status, sexual orientation, gender identity or expression, past or present membership in the military service, familial status, or based upon affiliation with, or perceived affiliation with any of these categories as provided by Section 109-1 (3) of the Milwaukee Code of Ordinances. This provision must be included in all subcontracts. Contractor agrees that they will comply with all applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. 12101, et seq

INTEREST IN CONTRACT

No public official, employee, board member, or commission member of the City of Milwaukee shall have any interest, direct or indirect, in this contract or receive any premium, commission, fee, or other thing of value, in connection with this contract.

EMERGING BUSINESS ENTERPRISES (EBE) AND SECTION 3 WORK FORCE

PARTICIPATION

Contractors are notified that it is NIDC policy to strongly encourage EBE and Section 3 participation on all NIDC-sponsored contracts. Information about the City of Milwaukee's EBE programs is available at <http://www.city.milwaukee.gov/EmergingBusinessEnte1389.htm>.

Bid Submission Form

This bid document consists of at least three pages; the Bid Submission Form, the Contractor's References, and the Scope of Work.. **All** pages must be completed and submitted as your bid. Bid forms must be received no later than 7/6/2022. CONTRACTOR agrees this bid shall remain in effect for a period of sixty (60) days. If the OWNER takes no action during the 60 days, the bid shall become void without recourse by either party.

START AND COMPLETION OF WORK

The work presented in this project is to be started within 10 days after Contractor's receipt of a Notice to Proceed and is to be satisfactorily completed within 90 days thereafter. ~~Interior/Exterior Completion and/or Weather Affected repairs, if any, must be completed as further outlined and incorporated in Bid Attachments A and/or B respectively. (Strike if not applicable.)~~

BIDDING

Contractors should submit bids to do EXACTLY the work AS DESCRIBED. Any desired changes must be proposed on a separate, "Alternate Bid" page. Any proposed changes are subject to the owner's approval, after consultation with the lender.

MAIL OR DELIVER BIDS TO THE OWNER AT CURRENT ADDRESS

Owner: **Alexander Statza**
Project Address: **900 W GREENFIELD AV**
Current Address: **514 E Linus St**
Phone: **(414) 587-4558**

The contractor accepts and agrees to all of the terms and conditions stated in the General Bid Conditions and instructions which are incorporated herein by reference. The contractor hereby further agrees to execute a contract for performance of work as outlined in the "Scope of Work" dated 5/16/2022 and to furnish labor and materials in accordance with the "Technical Specifications and addenda

for the lump sum BASE BID price of: \$ _____.

Company name _____

Address: _____

City/State/Zip _____

Phone _____

City License # _____

Lead License No _____

Contractor Insurance _____

Expiration. Date _____

By: _____

Signature

Date: _____

Title _____

Witness _____

Federal contractor tax id #or social sec # _____

Note: one of these numbers is required to validate this bid.

If other than sole proprietor, complete the following:

I certify that I am the _____ (Officer or Title) of the corporation named as contractor herein; that _____ (Name of bidder) who signed this bid form on behalf of the contractor was the authorized representative, of said corporation; that said bid form was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

(Corporate Seal) BY: _____

Acceptance By Contractor

I have reviewed all bids and hereby accept this bid. I understand that this acceptance is final and may not be revoked subsequent to approval by the NIDC Administrative Review Committee.

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Contractor Reference Form

(for project at: **900 W GREENFIELD AV**)

CONTRACTOR: List below three references.

Refer only jobs you have successfully completed and jobs of comparable size and scope to this job. The customer for whom you are submitting this bid may be contacting your references. Be sure to obtain permission from the owners whose names you provide.

REFERENCES

1. Name: _____
Address: _____
Telephone: _____

SIZE OF JOB:
_____ under \$10,000 _____ over \$10,000

BRIEFLY DESCRIBE THE WORK YOU COMPLETED:

2. Name: _____
Address: _____
Telephone: _____

SIZE OF JOB:
_____ under \$10,000 _____ over \$10,000

BRIEFLY DESCRIBE THE WORK YOU COMPLETED:

3. Name: _____
Address: _____
Telephone: _____

SIZE OF JOB:
_____ under \$10,000 _____ over \$10,000

BRIEFLY DESCRIBE THE WORK YOU COMPLETED:

SCOPE OF WORK		Scope Date:	
Alex Statza - 900 W Greenfield Av		May 16th, 2022	
<i>Rehab Specialist:</i> John Burke			
<i>Loan Officer:</i> Judy Carson		Program: ws TIN	
First inspection date: 5/6/2022 Prior version dates:		Rental Rehab	
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 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.			
Line #	Scope of Work Item	Code	Estimate
COMMON AREA WORK ITEMS			
EXTERIOR			
COMMON AREAS - SITE			
1	Site Clean-Up: The owner is clean up any trash or loose materials form the property. (The contractor shall clean-up all of their own construction debris.)	CV	SELF-HELP
COMMON AREAS - HOUSE			
2	Chimney Removal: Remove the chimney to below the roof deck, and deck-over, as part of the roof work.	CV	
3	Roof Replacement: Tear off all layers of existing shingles and replace the entire main roof, and other entry roofs. <u>Replace any underlying rotten or damaged roof deck boards.</u> Install 7/16" OSB sheathing over the entire deck. Install 'W' flashing at all valleys. Provide ice and water shield a minimum of 3 feet wide at all roof edges, and valleys, install synthetic roofing felts, and metal drip and apron flashing. Install new roof vents per code. Provide all necessary flashings, and minimum 30 year dimensional shingles. Note: Clean out all debris from this roof work, in the attic.	CV	
4	Gutters and Downspouts: Replace all gutters and downspouts. Install "hung" gutters, where necessary. At the South entry roof; discharge the downspout to grade, and away from the foundation, with a 4' extension and splash pad. For all other downspouts; connect the downspouts to existing storm inlets with sealed boots. Install permanent caps at abandoned storm inlets (if present).	CV, Pb-N	
5	Rear Entry Stoop and Stairs: Remove the existing pre-cast stair. Install a new code compliant wood structure stair, landing, guardrails and skirting. Install a graspable handrail on one side of the stairs.	PERMIT, CV	
6	Rear Entry Door, General Keying Note: Replace the existing door with a metal clad exterior door with high upper lite. Install a new security door. Paint or wrap any exposed woodwork. For both doors; install deadbolts and locking handsets. Keying Requirements: Verify the keying system, and keying requirements for <u>ALL</u> locking doors on this project with the owner, in advance.	CV, Pb-N	

7	Window - Repairs and Replacement: A.) Install a new screen at the rear stairway window. B.) Install replacement vinyl windows at both attic window openings. Install metal wrap over exposed wood at these locations (Color: brown).	CV, Pb-A	
INTERIOR			
COMMON AREAS - INTERIOR AND GENERAL REQUIREMENTS			
8	Lead (Pb) Clearance: The contractor is to contact and coordinate with the Milwaukee Health Department to obtain lead testing clearances. MHD will monitor the project, throughout construction. A lead abatement permit must be obtained prior to replacing any windows, and MHD must be notified in advance of the work. The contractor is to conduct all necessary cleaning at the property in order to obtain passing lead swipe tests.	Pb-N	
9	General Plaster and Paint Repairs (Common Areas): A.) Remove loose plaster and paint at all areas which possibly contribute to lead (Pb) contamination, then patch the surface with drywall compound. All patches are to match the existing finish of the adjacent surfaces - smooth and flat. B.) Where the plaster is too badly damaged, loose, or missing; remove the plaster and install drywall finishes. C.) Apply primer paint, at all patched areas and drywall repairs. D.) At the end of the project, prep and paint the walls, doors and all trim work. Colors per owner.	CV, Pb-N	
10	Flooring - North (common) Stairwell: Remove all existing floor finishes, and install new sheet vinyl flooring on the rear stair landings and stair treads. Install finished shoe molding at wall/tread edges. Install transition thresholds at openings. Install metal nosing's at each stair riser.	CV, Pb-N	
11	Structural Repairs: Repair, restructure or replace fire damaged floor joists and structure due to fire damage (near the chimney, in the basement area).	PERMIT, CV	
12	Alarms: Install a carbon monoxide detector and smoke detector in the basement and rear (North) stairwell, or combination 10 yr units. The smoke alarms shall be sealed battery, 10 year lithium ion units.	CV	
COMMON AREAS - BID SUMMARY (Note: Contractors are to provide line item estimates with their bid.)			
Scope Estimate:			
FIRST FLOOR RENTAL UNIT WORK ITEMS			
FIRST FLOOR - EXTERIOR			
13	Front Entry Porch - Repairs and Guardrails (South): Replace the porch decking. Install new wood guardrails around the perimeter of the porch and stair, with a graspable handrail. All construction is to be code compliant.	(PERMIT), CV	
14	Front Entry Door (South): Replace the existing door with a metal clad exterior door with high upper lite. Install a new security door. For both doors; install deadbolts and locking handsets.	CV, Pb-N	
15	Vinyl Replacement Windows: Replace all first floor windows with vinyl double-hung replacement windows. Install exterior pre-finished metal wrap over all exposed wood surfaces (jambs, head, sill) and apply color-matched oil-based sealant at all seams/edges/joints, and over nail heads. (Ten windows, total. Field Verify.)	CV, Pb-A	

FIRST FLOOR - INTERIOR AND GENERAL REQUIREMENTS		
16	General Plaster and Paint Repairs: Repair and paint all walls, ceilings, and trimwork in the first floor rental unit, as described in line items #8. Where walls and ceilings are subject to moisture (kitchen sink area, and bathroom) use moisture resistant drywall. Paint all wood trimwork and doors.	CV, Pb-N
17	General Electrical Repairs: A.) Repair or replace the existing lower-unit electrical panel as necessary, for code compliance. Correct all branch wiring, as necessary. Replace any lower-unit rusty conduit or j-boxes as necessary (basement). B.) Correct all existing boxes, outlets, and switches, to restore functionality. Verify/correct grounding. For outlets near wet areas (including the basement) install new GFCI protected outlets. Install all cover plates. C.) Install new light fixtures for all rooms and areas, including the basement areas dedicated to this rental unit. D.) Install a new front entry exterior light fixture, and switch.	PERMIT, CV
18	New Electrical Outlets: Install new outlets (on dedicated circuits, and/or GFCI as required by code) for the following items; Laundry area outlets for washer/dryer, bathroom outlet, one outlet each for the kitchen refrigerator and microwave, and two at the kitchen sink counter.	PERMIT, CV, Pb-N
19	Natural Gas Piping - General Rough-In: Repair existing (first floor) gas piping, or replace as necessary to restore functionality and safety. Provide gas piping and shut off valves for; the basement furnace, water heater, gas clothes dryer, and a gas kitchen stove. Install all shut-off valves, drip legs, and pipe supports as required by code.	PERMIT, CV
20	Water Supply and Waste Piping - General Rough-In: A.) Install new (non-galvanized) water piping to all first floor rental unit plumbing fixture locations in the building. Remove all abandoned piping where accessible, or properly terminate. B.) Re-use existing waste piping where practical. Replace faulty, or undersized waste piping where necessary. C.) Install an exterior anti-siphon, frost free hose bib.	PERMIT, CV
21	Water Heater (Basement): Replace the existing water heater with a high efficiency (power vent) 40 gallon water heater. Install a dedicated GFCI outlet for each water heater.	(PERMIT), CV
22	Furnace Inspection and Tuning (Basement): Conduct a tuning and maintenance inspection of the furnace. Verify functionality. Correct minor issues.	CV
23	Laundry Tray (Basement): Install a new single basin laundry tub, with faucet and hot/cold water washing machine hook-ups. Fasten the unit to the floor.	PERMIT, CV
24	Floor Finishes (First Floor): Remove all existing carpeting and vinyl floor finishes down to the base (hardwood) flooring in all areas. Install carpet floor finishes in the living/dining rooms, bedrooms and hallways. Install sheet vinyl flooring (with transition strips and shoe molding) in the kitchen, and bathroom.	CV, Pb-N
25	General Kitchen Repairs (First Floor): A.) Remove all existing cabinetry (built-in and otherwise), down to the base wall construction. B.) Install a new plastic laminate sink counter with back-splash (finished edges) and base cabinets as follows; one center 36" sink cabinet, and two 24" side cabinets. One side cabinet shall be all drawers, and the other shall be a drawer over storage. C.) Plumbing Fixture; Install a 33" double bowl, 9-10" deep, stainless steel sink and faucet. D.) Install all wood trimwork as typical and necessary.	PERMIT, CV, Pb-N

26	Bathroom Repairs (First Floor): A.) Demolition: Remove the ceiling to the overhead joists, and install a new moisture resistant gypsum board finish. B.) Wall Finishes: Repair the walls as indicated in line item #8 and #15. C.) New Plumbing Fixtures: Install a new bathtub and shower surround unit, along with a plumbing valve, shower head and tub filler. Install a new vanity/sink unit. Install a new toilet. D.) Install all trim boards as necessary, and typical. E.) Install an exhaust fan with a dedicated (independent) switch. F.) Install a new mirror or medicine cabinet.	PERMIT, CV, Pb-N	
27	Interior Doors: Repair all interior doors which are non-functioning, and/or damaged. Replace doors, where restoration is not possible. (Note: Any door from a dwelling unit to a common area must be 20 minute fire rated.) Install appropriate hardware. Install a deadbolt and locking handset at the rear stair/entry, and at the bathroom door into the basement.	CV, Pb-N	
28	Alarms: Install a carbon monoxide detector in the kitchen. Install a smoke detector in each bedroom, and one in the living room. Install a smoke detector in each area outside bedrooms doors (except the kitchen). The smoke alarms shall be sealed battery, 10 year lithium ion units.	CV	
FIRST FLOOR AREAS - BID SUMMARY (Note: Contractors are to provide line item estimates with their bid.)			
Scope Estimate:			
SECOND FLOOR RENTAL UNIT WORK ITEMS			
SECOND FLOOR - EXTERIOR			
29	Exterior Basement Entry Door: (This door is the upper units access to the basement.) Replace the existing door with a metal clad exterior door with no lite. Install a new security door. For both doors; install deadbolts and locking handsets. Seal the perimeters to make rodent proof. Install wood risers on the interior stair, and a handrail. (open risers are non-code compliant)	CV, Pb-N	
30	Vinyl Window Repairs: Replace all broken glass. Install new window screens where missing, repair others if necessary.	CV	
SECOND FLOOR - INTERIOR AND GENERAL REQUIREMENTS			
31	General Plaster and Paint Repairs: Repair and paint all walls, ceilings and trimwork in the first floor rental unit, as described in line items #8. Where walls and ceilings are subject to moisture (kitchen sink area, and bathroom) use moisture resistant drywall. Paint all wood trim and doors.	CV, Pb-N	
32	General Electrical Repairs: A.) Repair or replace the existing lower-unit electrical panel as necessary, for code compliance. Correct all branch wiring, as necessary. Replace any upper-unit rusty conduit or j-boxes as necessary (basement). B.) Correct all existing boxes, outlets, and switches, to restore functionality. Verify/correct grounding. For outlets near wet areas (including the basement) install new GFCI protected outlets. Install all cover plates. C.) Install new light fixtures for all rooms and areas, including the basement areas dedicated to this rental unit. D.) Install a new rear (East) entry exterior light fixture, and switch located within the unit.	PERMIT, CV	
33	New Electrical Outlets: Install new outlets (on dedicated circuits, and/or GFCI as required by code) for the following items; Laundry area outlets for washer/dryer, bathroom outlet, one outlet each for the kitchen refrigerator and microwave, and two at the kitchen sink counter.	PERMIT, CV, Pb-N	

34	Natural Gas Piping - General Rough-In: Repair existing (second floor) gas piping, or replace as necessary to restore functionality and safety. Provide gas piping and shut off valves for; the basement furnace, water heater, gas clothes dryer, and a gas kitchen stove. Install all shut-off valves, drip legs, and pipe supports as required by code. Cap off the former gas light fitting, near the North entry (back stairwell).	PERMIT, CV	
35	Water Supply and Waste Piping - General Rough-In: Perform the same repairs for the second floor, as indicated in line item #19.	PERMIT, CV	
36	Water Heater (Basement): Replace the existing water heater with a high efficiency (power vent) 40 gallon water heater. Install a dedicated GFCI outlet for each water heater.	(PERMIT), CV	
37	Furnace Inspection and Tuning (Basement): Conduct a tuning and maintenance inspection of the furnace. Verify functionality. Correct minor issues.	CV	
38	Laundry Tray (Basement): Install a new single basin laundry tub, with faucet and hot/cold water washing machine hook-ups. Fasten the unit to the floor.	PERMIT, CV	
39	Floor Finishes (Second Floor): Perform repairs as indicated in work item #23.	CV, Pb-N	
40	General Kitchen Repairs (Second Floor): Perform repairs as indicated in work item #24.	PERMIT, CV, Pb	
41	Bathroom Repairs (Second Floor): A.) Clean and paint the existing decorative stamped ceiling. B.) Wall Finishes: Remove the plastic wall tiles. Repair the walls as indicated in line item #8 and #30. C.) New Plumbing Fixtures: Install a new shower surround unit, along with a plumbing valve, and shower head. Install a new vanity/sink unit. Install a new toilet. D.) Install all trim boards as necessary, and typical. E.) Install an exhaust fan with a dedicated (independent) switch. F.) Install a new mirror or medicine cabinet.	PERMIT, CV, Pb-N	
42	Interior Doors: Repair all interior doors which are non-functioning, and/or damaged. Replace doors, where restoration is not possible. (Note: The door from this dwelling unit to the rear-stair must be 20 minute fire rated.) Install appropriate hardware.	CV, Pb-N	
43	Alarms: Install a carbon monoxide detector in the kitchen. Install a smoke detector in each bedroom, and one in the living room. Install a smoke detector in each area outside bedrooms doors (except the kitchen). The smoke alarms shall be sealed battery, 10 year lithium ion units.	CV	
SECOND FLOOR AREAS - BID SUMMARY (Note: Contractors are to provide line item estimates with their bid.)			
Scope Estimate:			
PROJECT SUMMARY			
			COMMON AREAS
			FIRST FLOOR UNIT
			SECOND FLOOR UNIT
Total Scope Estimate:			
Attachments: none			
Owner Approval:			Date:
<i>owner signature</i>			
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