

SCOPE OF WORK Housing Infrastructure Preservation Program		Scope Date:	
City of Milwaukee - 2825 W State St		Oct. 7th, 2025	
Rehab Specialist: John Burke Tel: (414) 286-5652			
Loan Officer: N/A		Program:	HIP
First inspection date: 9/19/2025 Prior version dates:			
Both the " <b>Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006</b> " and the " <b>NIDC Addendum to Specifications</b> ," 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 a 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.			
Line #	Scope of Work Item	Code	Estimate
<b>HISTORIC PRESERVATION</b>			
1	<b>Historic Preservation Note:</b> A.) This residence is in the Concordia Historic Preservation District. All exterior repairs and material installations are to be consistent with the requirements of the district, and match the original design of the property. This scope of work has been approved by the Milwaukee Historic Preservation Commission (HPC) and any changes to the indicated repairs in this scope, will need re-approval by the commission. Therefore, the contractor and homeowner are not to make any changes without first consulting the Rehab Specialist for this project. B.) The contractor and owner shall work together to provide any material samples to the HPC as necessary for compliance with the Certificate of Appropriateness, prior to commencing the repair.	Historic Note	NOTE
2	<b>General Note - Repair and Replacement Requirements:</b> <b>A.) "Repair";</b> For all minimally damaged and acceptable material, remove <u>all</u> old paint utilizing a non-abrasive method. Re-secure any loose wood with concealed non-staining fasteners. <b>B.) "Replace";</b> For all badly damaged and unrepairable materials, replace with matching materials - no substitutions. Match species, and finish texture (ex. Rough sawn, or smooth). All replacement trims, moldings, decorative details and brackets shall match the existing profiles. For all areas with <i>underlying</i> water damage, rodent damage, etc., replace the underlying structure as necessary to create a solid fastening substrate for the new materials. <b>C.) Prep and Finishing;</b> Apply a paintable wood preservative (Ex. PenaShield Clear Wood Preservative). Prep the wood, and apply a quality primer. Apply paintable exterior caulking and/or exterior spackle at all seams, cracks, gaps, and holes, then cover these repairs with a <i>second</i> coat of primer. Finally, apply a minimum of two coats of finish paint. See Work Item #3. <b>D.) Workmanship;</b> All wood repairs/replacements shall be uniform, seamless, and inconspicuous. All painting shall be uniform, and have clean and straight cut-lines. Clean up all spatters.	CV, Pb	NOTE

3	<b>Painting Color Scheme:</b> The paint shall utilize a five-color scheme; 1.) Upper dormer gables shall be one color. 2.) Upper half siding shall be the second color. 2.) Lower half siding shall be the third color. 3.) There shall be two other accent colors applied to trim work, soffits, details, etc. to be specified in the future.	CV	NOTE
4	<b>Historic Replacement Windows:</b> 1.) All replacement windows shall match the existing; size, profile, function (double hung, fixed picture, casement, French swing, etc.), and divided lite configurations of the original windows on the residence. (Where windows are entirely missing, ask for direction from NIDC.) The new units shall be painted wood (non-clad) at the exterior and the interior shall be unfinished wood, with the species as specified; oak at all public rooms (living, dining, stairways, hallways, etc.) and, clear pine at all other rooms (bedrooms, bathrooms, kitchens, and pantries). The windows shall be Marvin "Signature Ultimate Wood", or Pella "Reserve Series", other similar windows only with pre-approval from the Department of City Development and HPC. The exterior color shall be chosen from the manufacturers standard color selection chart. At the end of the project, the contractor is to install ply-wood security panels over all 1st and 2nd floor window openings, using security screws, in a manner which allows for easy (future) patching of the screw holes and does not damage the new windows. 2.) Existing windows being retained shall be patched, and then painted on the exterior per Work item #2. Replace broken glass, and re-glaze as necessary. Install new painted wood-sash storm windows if missing, or repair and paint existing.	CV, Pb	NOTE
5	<b>Tree Trimming:</b> Cut back the tree/s limbs which are near the house on the South side of the property, to create a clear distance of 10' from the house. Cut off these branches at the main trunk. Properly dispose of all materials, off-site.	CV	\$1,500
6	<b>Scrub Tree and Brush Removal:</b> For the entire site, remove all scrub trees and brush, as necessary to perform the work indicated in this scope. Properly dispose of all materials, off-site.	CV	\$400
HOUSE			
7	<b>Dormer, Soffit, and Gable Repairs:</b> This work item applies to the main roof edges, dormers, and turret. Tear off all layers of siding. Install an appropriate building wrap over the sheathing. Install new smooth cedar-shake siding. Repair or replace all trim boards, soffits, and moldings. Paint. See Work Item #1, #2, and #3 "Notes".	CV, Pb	\$8,500
8	<b>Dormer Windows:</b> Replace the windows on the dormer and gables (third floor). (15 windows, field verify quantity.) See Work Item #4.	CV, Pb	\$15,000
10	<b>Second Floor - Siding and Trim work:</b> This work starts below the main roof soffit, and extends down to the top of the belly-band (barge board), at floor level. Tear off all layers of siding. Install an appropriate building wrap over the sheathing. Install new smooth cedar-shake siding. Repair or replace all trim boards, soffits, and moldings, and upper porch railings/columns. Paint all. See Work Items #1, #2, and #3. (Note: During construction, if the underlying cedar siding is discovered to be intact and can be repaired and left in place, notify the owner immediately.)	CV, Pb	\$40,000
11	<b>First Floor - Siding and Trim work:</b> This work starts at the top of the belly-band (barge board) and extends down to the masonry foundation. Repair and replace the lap siding. Restore the decorative flared siding detail, at the bottom of the wall. Repair or replace all trim boards, soffits, water tables, and moldings. Paint all. See Work Item #1, #2, and #3.	CV, Pb	\$1,750

12	<b>First and Second Floor - Windows:</b> A.) Repair or replace all windows. B.) Install a window on the West facing, first floor, bay which was previously removed and walled over. Install new trim work to match existing. C.) Install a window on the West facing, first floor, bay which was previously removed and converted into a door opening. Install new trim work to match existing. (36 windows, field verify quantity.) See Work Item #4.	CV, Pb	\$72,000
13	<b>Front Entry Porch (wood):</b> A.) Remove and replace the porch structural deck members, and tongue and groove decking. Extend the deck around the West side of the house, to connect to the former door on the West bay. Install additional 6x6 deck support posts with frost proof footings as necessary for additional support. Extend the deck around the West side of the house, to the bay bump-out (former door). B.) Retain the existing columns, supporting the upper porch - repair and replace as necessary. C.) Install perimeter trim boards, and skirting. D.) Replace the porch stairs with new code compliant wood stairs. E.) Install wood guardrails at the porch perimeter, and guardrails with finished (painted) handrails at each side of the stairs. Match the dimensional members with the existing upper porch railings, and design details. F.) All construction is to be code compliant. G.) Paint all. Use an exterior porch paint for all walkable surfaces - color to be selected by owner. See Scope Work Items #2, and #3.	PERMIT, CV, Pb	\$10,000
14	<b>Front Porch - Upper:</b> A.) Repair the existing columns and guardrails, replace components only as necessary. These are to be painted as part of Work Item #10. B.) Seal the existing tongue and groove deck, to make waterproof, then apply porch paint. Note: See Work Items #2, and #3.	CV, Pb	\$1,000
BASE BID SUMMARY (Note: Contractors are to provide line item estimates with their bid.)			
<b>Scope Estimate:</b>			<b>\$150,150</b>
<b>ALTERNATE WORK ITEMS</b>			
ALT-1	<b>Misc:</b> N/A.	CV	\$0
ALT-2	<b>Misc:</b> N/A.	CV	\$0
ALT-3	<b>Misc:</b> N/A.	CV	\$0
ALT-4	<b>Misc:</b> N/A.	CV	\$0
ALTERNATE BID SUMMARY			
<b>Alternate Scope Estimate:</b>			<b>\$0</b>
<b>Attachments: none</b>			
<b>Owner Approval:</b>		<b>Date:</b>	
<i>owner signature</i>			