



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

**Property**

**2864 N. Sherman Boulevard**

**Description of work**

Lead abatement project per attached scope of work. See example next page for requirements for glass block basement window installation

**Date issued**

5/29/25

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

**Glass block windows shall be installed recessed from the exterior wall surface. They shall be recessed as much as the original sash is from the exterior wall surface or as close to such as is feasible.**

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

**Permits and timeline**

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms) (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Preservation Staff

# Milwaukee Habitat for Humanity Contractor LHRP Bid Pack

Miles Schuller, Critical Home Repair Project Coordinator | 262-218-1256 | mschuller@milwaukeehabitat.org

Kevin Collins, Critical Home Repair Manager | 414-207-4599 | kcollins@milwaukeehabitat.org

3726 N Booth St Milwaukee, WI 53212

## Project Information:

JOB # ARPA095

JOB ADDRESS: 2864 N Sherman Blvd

WALK THROUGH DATE: 5/14/25

BID PACK DUE DATE: 5/21/25

## Contractor Information:

COMPANY:

CONTACT:

PHONE:

EMAIL:

## **NOTE OF HISTORIC PRESERVATION**

This property is located within a historic district. Some abatement methods included on this scope may seem abnormal but are necessary for maintaining the historical significance of the building. All work must be completed as written.

## **Scope of Work**

This Bid Pack shall serve as the scope of work. **The work specifications must all be completed without exception.** Alterations or substitutions to the specifications must be approved by the Critical Home Repair (CHR) Representative **before** the work is done. **Any alterations or substitutions that are not approved by the CHR Project Representative will need to be corrected by the Contractor at the Contractors expense.**

## **Communication**

MHFH understands that as a contractor your time is valuable and that you may not be available to respond to correspondences immediately. All we ask is that you do your due diligence and respond in a timely and professional manner.

## **Bids**

All bids must include the following:

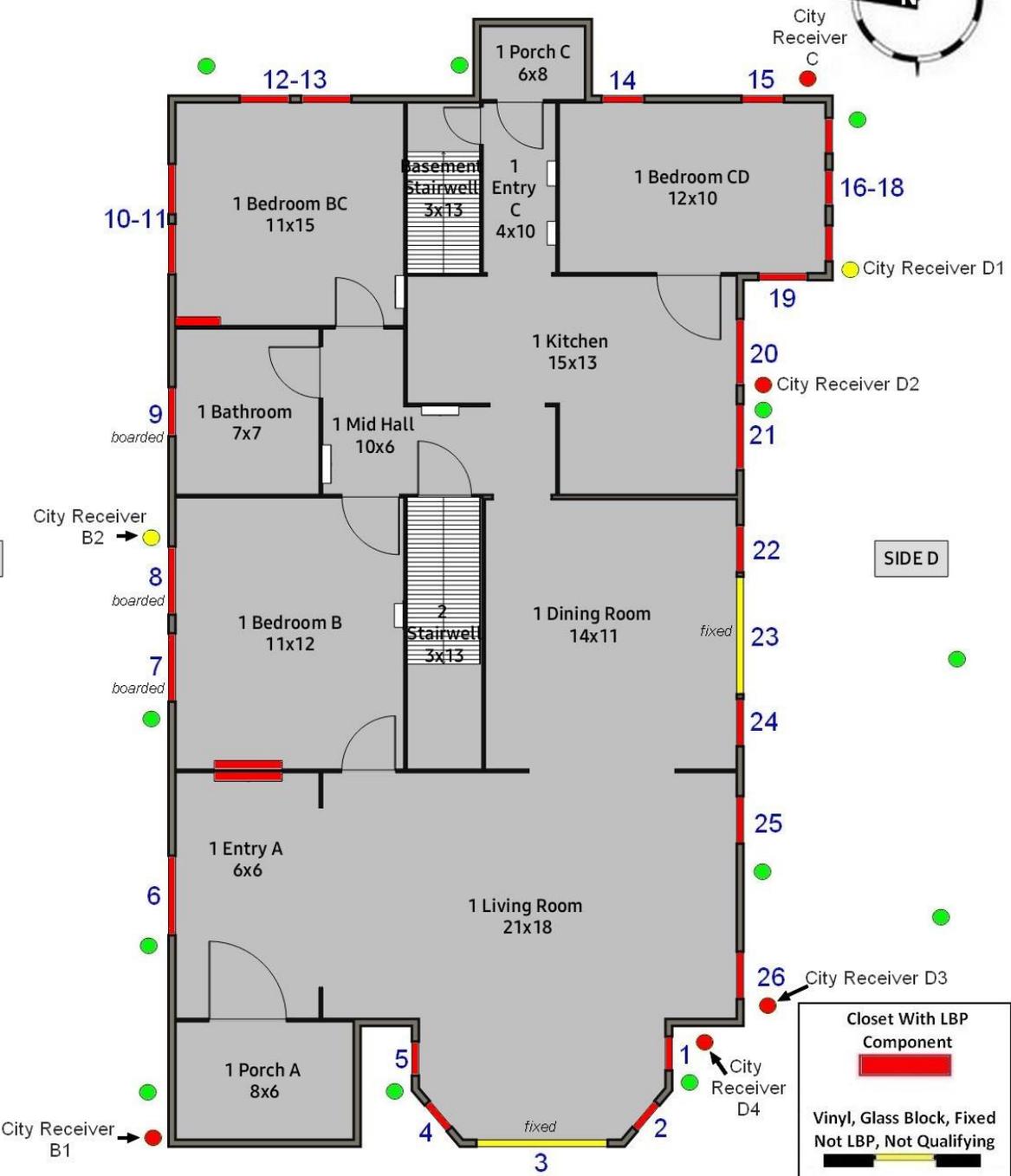
- a completed bid pack with all questions answered completely
- copies of supervisors current "blue cards"
- copies of abatement workers current "blue cards"

## **Subcontractors**

Contractor must receive prior approval in the event of Work reassignment, or use of any Consultant or Subcontractor from MHFH. The Consultant or Subcontractor has no agreement or standing with the MHFH, and has no authority to bind or commit the MHFH to any agreements or other obligations. The Consultant or Subcontractor is an independent contractor and is solely responsible for maintenance and payment of any and all taxes, insurances, certifications and liabilities that may be required by federal, state or local law with respect to any sums paid hereunder to Contractor. Furthermore, the Consultant or Subcontractor must submit to the MHFH all documents, applications and certifications required of the Contractor prior to the Work and receive an approved Notice to Proceed.

## **Upon acceptance of submitted bid, contractor shall:**

- verify receipt of notice to proceed by responding with an estimated start date availability of your crews
- submit a copy of DHS Lead Abatement Notification Form to dhsasbestoslead@wi.gov in compliance with the required notification time period of 2 business days. Please forward or copy kcollins@milwaukeehabitat.org on the notification email to the state. An Occupant Protection plan is also required to be posted at the job site- although not required to be submitted to the State with your DHS Notice; MHFH will need a copy of the Occupant Protection Plan prior to the job start as well.
- a copy of required permits (if working within the City of Milwaukee limits, and City of Milwaukee lead abatement permit is required, in compliance with the required notification period of 3 business days).
- proof of submission of required permits to DHS (see above with forwarding or copying CHR Project Coordinator on the DHS email).



10-11

12-13

14

15

16-18

9  
*boarded*

1 Bathroom  
7x7

1 Mid Hall  
10x6

1 Kitchen  
15x13

19

20

● City Receiver D2

21

City Receiver B2 → ●

8  
*boarded*

1 Bedroom B  
11x12

2 Stairwell  
3x13

1 Dining Room  
14x11  
*fixed*

22

SIDED

7  
*boarded*

23

6

1 Entry A  
6x6

1 Living Room  
21x18

24

25

● City Receiver D3

City Receiver B1 → ●

5

1 Porch A  
8x6

4

3

1

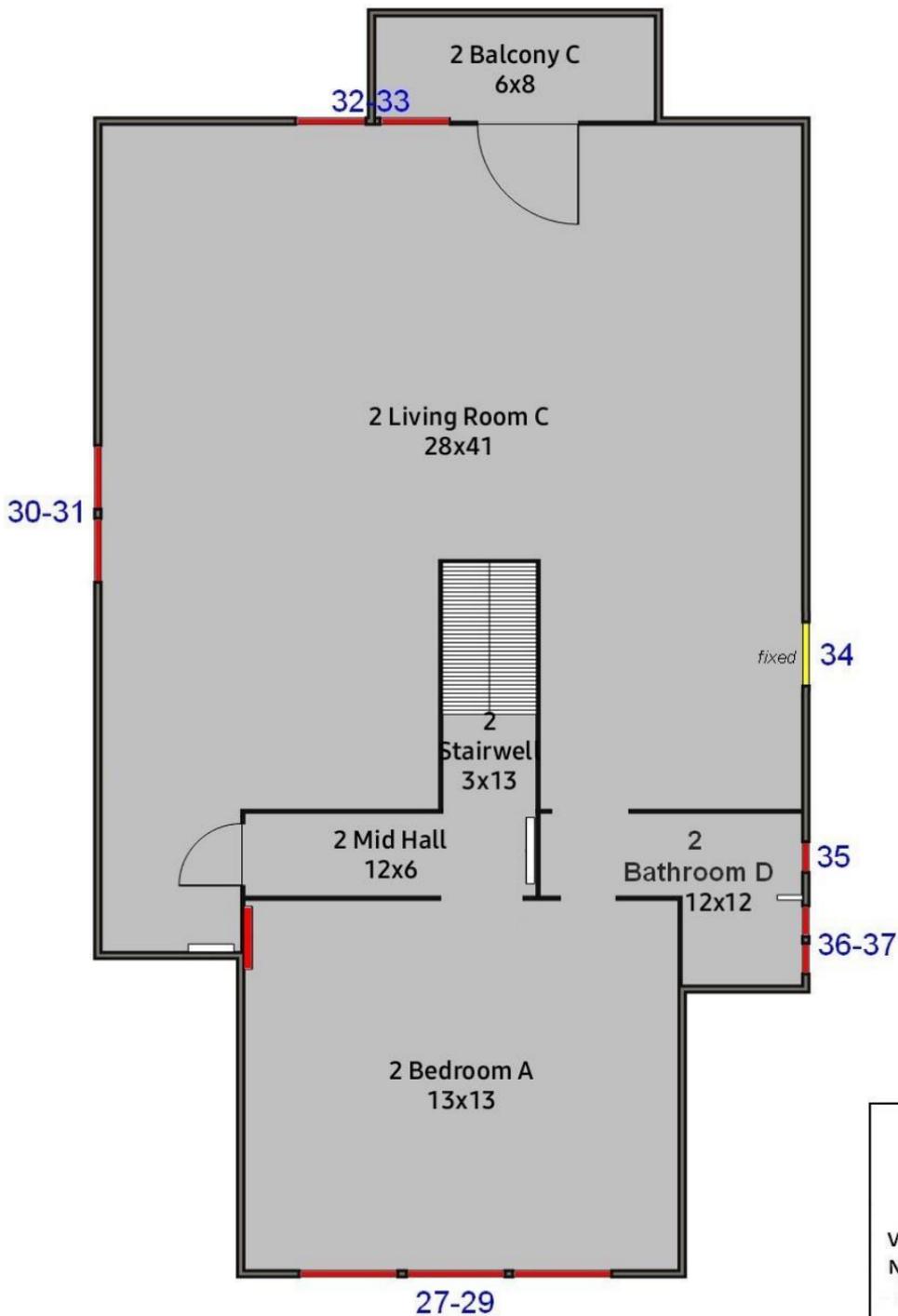
● City Receiver D4

2

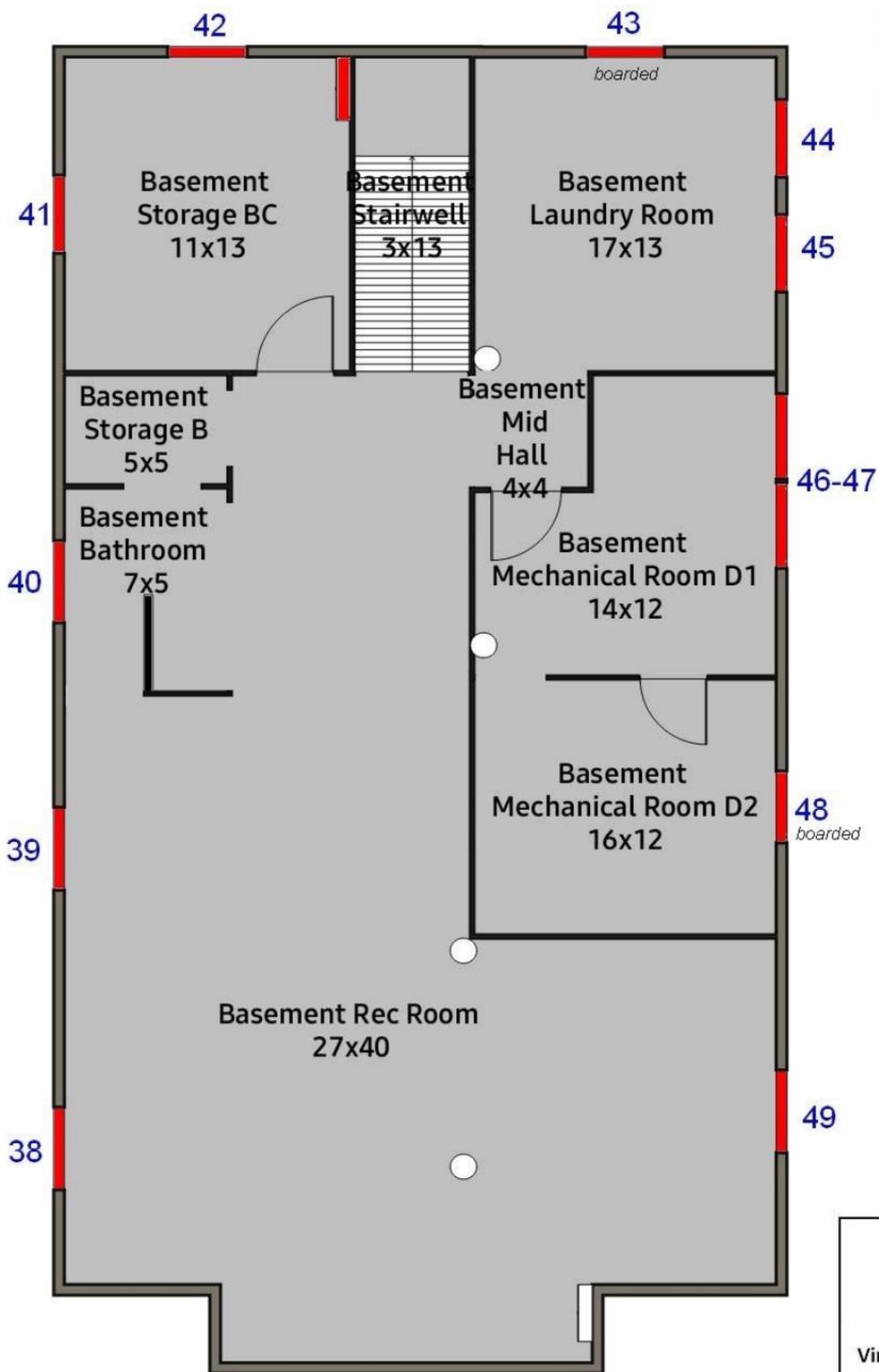
**Closet With LBP Component**  
[Red bar]

**Vinyl, Glass Block, Fixed Not LBP, Not Qualifying**  
[Green bar]

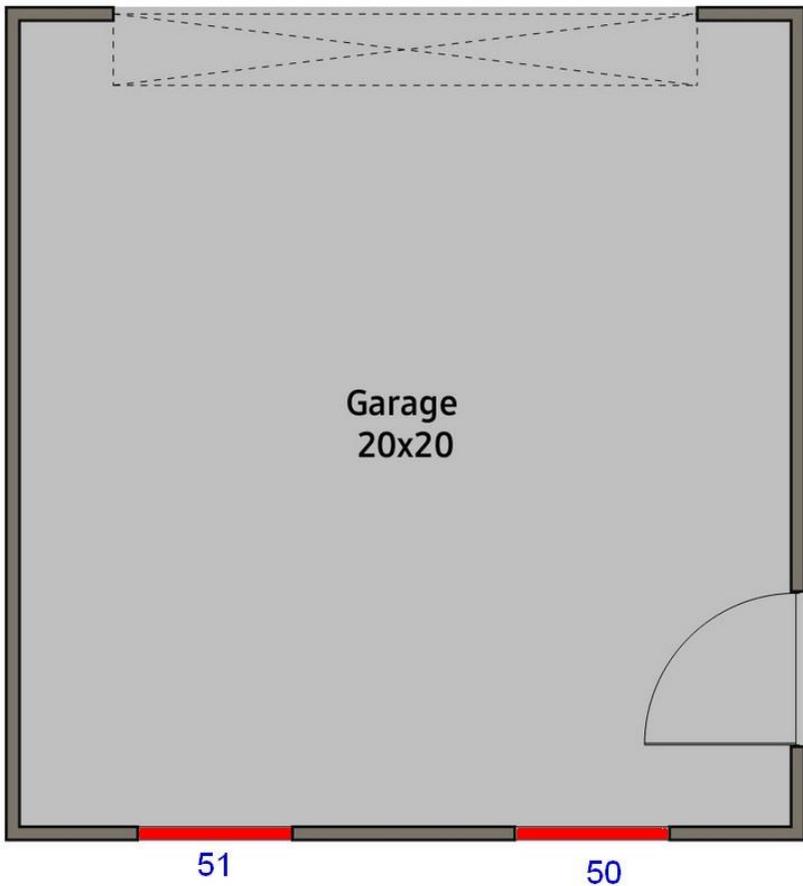
**Wish component**  
[Yellow bar]



Vinyl  
Not L



Viny  
Not



Garage  
20x20

51

50

**Time for performing and completing work**

Upon issuance of the Notice to Proceed, Contractor shall promptly commence the Work on the agreed upon date with MHFH and the homeowner and shall complete the Interior and Exterior Work including interior Clearance in the allotted 10 business day period. Contractor will provide access to the worksite for unannounced monitoring and site supervision spot checks by MHFH and post intervention by City staff, including quality control, worker protection and safe work practices are being implemented on site in accordance with federal, state and local laws to protect workers and occupants. Contractor shall have the supervisor assigned to the awarded project present at initial clearance and any re-wipes. Work Delays: In this Agreement, the term "business day" means any day except a Saturday, Sunday or public holiday observed by MHFH. For each business day after the Agreed Completion Date that the Work remains uncompleted and upon written notice, the Contractor will be assessed for delay of the project and the Contract Price shall be reduced by the sum of \$100.00 for each business day of delay, and the Contractor will cover the family relocation expenses for additional days at the quoted rate by the hotel vendor per occupied room, and this will affect future job award. These fees will be noted as a clearly defined "Credit" on the Contractor's final invoice.

**Warranty Information Distribution**

Any and all warranty information and user manuals related to items installed through this project must be provided to the CHR Project Coordinator before invoices can be processed.

**Invoices**

**PLEASE DO NOT USE THE PROJECT NUMBER FOR THE INVOICE NUMBER**

- Project #
- Project Address
- Date Completed
- Invoice # that can be distinguished from the project #
- Clear discription of the work that has been performed
- Any manufacturers warranty information for installed components

**Change Orders**

Approved change orders must clearly reflect the nature of the work completed. Payment of a change order will only be honored with a signed approval for the described change order request. Contractors must not proceed with work outside of the original scope of work without a signed change order document. Any work performed without prior approval will be at the contractor's own risk and expense. MHFH does not guarantee payment for work outside of the original scope of work without a signed change order.

**Lien waivers**

Please use the lien waiver form provided by MHFH.

**Contractor Debris Removal and Disposal**

The Contractor will be responsible for the removal and proper disposal of all scrap and debris created as a result of his/her work at this property

<b>Storage Container/Unit</b>	
Storage Container/Unit: Coordinate a storage container or truck for customer items; and provide a reasonable time-period (one week) for the customer to remove all items from the work area, prior to job start date.	
<b>TOTAL:</b>	

<b>Pre-Cleaning</b>	
Using a hard surface attachment for floors, slowly HEPA vacuum areas. If the floor system includes grout or floor boards, using the crevice attachment, slowly HEPA vacuum between individual tile of floor board seams. Slowly HEPA vacuum the entire floor in two directions. Thoroughly wash all hard surfaces using disposable wet wipe cloths. Wash no more than 40 square feet of floor per wet wipe and not more than one sill or trough per wet wipe. Repeat HEPA vacuuming again after surfaces have dried.	
<b>TOTAL:</b>	

<b>Containment</b>	
Containment and Restricted Work Area: Contractor will be responsible to contain all dust and debris within contained work areas and complete a thorough cleaning of all work areas at the end of each day. Follow all requirements outlined in the DHS lead abatement certification training, including all Federal, State and local municipality regulations; one individual with a current lead abatement supervisor certification is required to be onsite at all times during regulated work in-progress. All other individuals assisting with regulated work within the work area, must have current certification as a lead abatement worker.	
<b>TOTAL:</b>	

<b>ITEM/S: Closet C Wall A,B,C,D</b>	<b>LOCATION: 1 Entry A</b>	<b>QTY: 170 SF</b>
<b>STABILIZE AND REPAINT WALLS</b> Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	<b>TOTAL</b>

<b>ITEM/S: Closet C Ceiling</b>	<b>LOCATION: 1 Entry A</b>	<b>QTY: 20 SF</b>
<b>STABILIZE AND REPAINT CEILING</b> Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	<b>TOTAL</b>

<b>ITEM/S: Closet A Walls A,B,C,D</b>	<b>LOCATION: 1 Bedroom BC</b>	<b>QTY: 140 SF</b>
<b>STABILIZE AND REPAINT WALLS</b> Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	<b>TOTAL</b>

<b>ITEM/S: Closet D Walls A,B,C,D</b>	<b>LOCATION: 1 Bedroom BC</b>	<b>QTY: 140 SF</b>
<b>STABILIZE AND REPAINT WALLS</b> Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	<b>TOTAL</b>

<b>ITEM/S: Closet D Ceiling</b>	<b>LOCATION: 1 Bedroom BC</b>	<b>QTY: 15 SF</b>
<p><b>STABILIZE AND REPAINT CEILING</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Closet A Shelf Supports A,C</b>	<b>LOCATION: 1 Bedroom B</b>	<b>QTY: 4</b>
<p><b>REMOVE AND REPLACE SHELVING SUPPORTS</b>          Using lead- safe abatement practices, remove and properly dispose of existing shelving supports. Install new shelving supports using #2 Select or better dimensional lumber or manufactured mill stock of an appropriate size and style. Apply high-quality low VOC bonding primer. Apply high-quality low VOC interior latex paint that has a first coat wet film of not less than 6 mils.</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Window Sills #27-28</b>	<b>LOCATION: 2 Bedroom A</b>	<b>QTY: 2</b>
<p><b>STABILIZE AND REPAINT INTERIOR WINDOW SILL</b>          Using lead-safe work practices, repair all loose or damaged trim. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and IF NEEDED apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Closet B Wall C</b>	<b>LOCATION: 2 Bedroom A</b>	<b>QTY: 30 SF</b>
<p><b>STABILIZE AND REPAINT WALLS</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Window Sills #30-33</b>	<b>LOCATION: 2 Living Room C</b>	<b>QTY: 4</b>
<p><b>STABILIZE AND REPAINT INTERIOR WINDOW SILL</b>          Using lead-safe work practices, repair all loose or damaged trim. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and IF NEEDED apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Window #34</b>	<b>LOCATION: 2 Living Room C</b>	<b>QTY: 1</b>
<p><b>STABILIZE AND PAINT FIXED WINDOW SASH</b>          Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from interior window components, including sashes and sill. Feather edges with a wet sponge sanding block. HEPA vacuum all dust and chips. Wash all surfaces with a de-glossing wash. Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first wet coat film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Basement Windows #39-42, 44-48</b>	<b>LOCATION: Basement</b>	<b>QTY: 11</b>
<p><b>REPLACE WITH GLASS BLOCK WINDOW</b>          Using lead-safe abatement practices, remove and properly dispose of the existing window sashes, parting beads, and outer stops, or metal sash and frames. Supply and install new glass block windows sized to fit the existing openings in the basement.  <b>WINDOWS MUST NOT EXTEND OUT PAST THE EXISTING WINDOW LOCATION ON THE EXTERIOR SILL.</b> All glass block windows must have a fresh-air vent; unless a dryer vent is specified. Windows to maintain equal distance jointing and be "mud" set in a mason's mix of 1-1-6. Material to be placed using ACI, ICRI cold weather placement directives, and covered to prevent freezing. Mud joints to be tooled as necessary. Install per ASTM C270 cold weather standards. Contractor will re-install or work around any plumbing (hose bibbs), electrical lines, CAT5 cables, coaxial cables etc. that may have penetrated the original window frame.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Laundry Tub Waste Pipe D</b>	<b>LOCATION: Basement</b>	<b>QTY: 1 LF</b>
<p><b>STABILIZE AND REPAINT</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Green Foundation Wall C</b>	<b>LOCATION: Basement</b>	<b>QTY: 40 SF</b>
<p><b>STABILIZE AND REPAINT WALLS</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Entry Door A Ext Jamb</b>	<b>LOCATION: 1 Porch A</b>	<b>QTY: 1</b>
<p><b>STRIP TO BARE AND REPAINT EXTERIOR DOOR TRIM</b>          Using Lead-safe abatement practices as outlined in DHS 163-14 and HUD Guidelines for on-site paint removal, wet scrape jamb surfaces to bare. Surfaces may then be wet sanded to achieve a smooth and pleasing surface. HEPA vac all surfaces and wet wipe surfaces. Apply a uniform coat of a high-quality low VOC primer and topcoat with a high quality low VOC EXTERIOR paint that has a first coat wet film of no less than 6 mils. Off-site removal is permissible and preferred.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Entry Door A Ext Casing</b>	<b>LOCATION: 1 Porch A</b>	<b>QTY: 1</b>
<p><b>STRIP TO BARE AND REPAINT EXTERIOR DOOR TRIM</b>          Using Lead-safe abatement practices as outlined in DHS 163-14 and HUD Guidelines for on-site paint removal, wet scrape trim surfaces to bare. Surfaces may then be wet sanded to achieve a smooth and pleasing surface. HEPA vac all surfaces and wet wipe surfaces. Apply a uniform coat of a high-quality low VOC primer and topcoat with a high quality low VOC EXTERIOR paint that has a first coat wet film of no less than 6 mils. Off-site removal is permissible and preferred.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Entry Door A Lintel</b>	<b>LOCATION: 1 Porch A</b>	<b>QTY: 1</b>
<p><b>STABILIZE AND REPAINT</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Corbels and Quarter Round Trim AB,BC,CD,AD</b>	<b>LOCATION: 1 Porch A</b>	<b>QTY: 6</b>
<p><b>STABILIZE AND REPAINT CORBELS, REMOVE AND REPLACE QUARTER ROUND, REINSTALL AFTER BOX BEAM AND COLUMNS ARE WRAPPED</b>          Using lead-safe abatement practices, carefully remove the corbels and quarter round trim. Properly dispose of the existing quarter round. Wet scrape all loose, peeling, cracked, or blistered paint from corbels. Feather edges with a wet sponge sanding block. HEPA vacuum and wipe all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality low VOC exterior bonding primer. Apply high quality low VOC exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils. After wrapping the columns and box beam with aluminum, reinstall the corbels. Install new construction grade quarter round and apply high-quality low VOC bonding primer and a high-quality low VOC exterior latex or acrylic paint.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Box Beam A,B,C</b>	<b>LOCATION: 1 Porch A</b>	<b>QTY: 16 LF</b>
<p><b>ENCLOSE BOX BEAM</b>          Using lead-safe abatement practices, replace any missing or rotten wood components with dimensional pine or fir stock as needed. The surface to be enclosed should be labeled in permanent ink with a warning, "Danger: Lead Based paint" every four ft. Wrap all exposed exterior lead-based paint wood components with aluminum coil stock of an appropriate gauge and color, custom bent to cover lead based paint components.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Column AB,BC,CD,AD</b>	<b>LOCATION: 1 Porch A</b>	<b>QTY: 32 LF</b>
<p><b>WRAP EXISTING COLUMNS W/ ALUMINUM</b>          Using lead-safe abatement practices, replace any missing or rotten wood components with dimensional pine or fir stock as needed. The surface to be enclosed should be labeled in permanent ink with a warning, "Danger: Lead Based paint" every four ft. Wrap all exposed exterior lead-based paint wood components with aluminum coil stock custom bent to cover lead based paint components, i.e. post, box beam, frieze, fascia, etc. If ceiling, use solid aluminum soffit panels. Secure with nails and seal all edges and seams with an exterior silicone caulk. All exposed nail heads are to be sealed with an appropriate low VOC caulk.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

ITEM/S: Windows #1-2, 4-22, 24-33, 35-37	LOCATION: Exterior	QTY: 35
<p><b>STRIP TO BARE, PAINT WINDOW &amp; INSTALL JAMB LINERS</b></p> <p>Use lead-safe work practices to minimize creating or spreading dust. Dust must be contained in the immediate work area. Wear proper respiratory protection for lead dust, keep clean and don't take dust to your home. Separate workspace from occupied space. Isolate high dust areas. Keep areas moist prior to removing any window components. Remove the interior stops and save (or discard and replace with new RFC choice). Remove the upper and lower window sashes. Strip to bare wood and HEPA vacuum all dust and debris. Wash all surfaces with a de-glossing wash. Prime surface using high-grade primer. Determine track shape, most wood sashes have either a square-shaped groove or a "V" shaped groove. Install the proper jamb liner so that it extends the full length of each side jamb. Install jamb liners to manufacturers' recommendations. Reinstall the sashes and stops. If stops are damaged, broken or missing, install new stops that closely match the existing product. Contractor is responsible for finishing this and any other work with a clean and pleasant appearance. The paint, stain, or caulk used should look as close possible to match the existing component</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

ITEM/S: Window Casing and Sills #1-37	LOCATION: Exterior	QTY: 37
<p><b>STABILIZE AND REPAINT EXTERIOR WINDOW CASING AND SILLS</b></p> <p>Using lead-safe work practices, repair all loose or damaged trim. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and IF NEEDED apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

ITEM/S: Window Lintel #6-33, 35-37	LOCATION: Exterior	QTY: 31
<p><b>STABILIZE AND REPAINT EXTERIOR WINDOW LINTEL</b></p> <p>Using lead-safe work practices, repair all loose or damaged trim. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and IF NEEDED apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

ITEM/S: Basement Window Lintel #38-49	LOCATION: Exterior	QTY:
<p><b>STABILIZE AND REPAINT EXTERIOR WINDOW LINTEL</b></p> <p>Using lead-safe work practices, repair all loose or damaged trim. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and IF NEEDED apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

ITEM/S: Fascia A,B,C,D	LOCATION: Exterior	QTY: 230 LF
<p><b>STABILIZE AND PAINT FASCIA</b></p> <p>Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from fascia and fascia trim. Feather edges with a wet sponge sanding block. HEPA vacuum all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality low VOC bonding primer. Apply high-quality low VOC exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.</p>		
LABELLED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Wall Flashing A,B,C,D</b>	<b>LOCATION: Exterior</b>	<b>QTY: 83 LF</b>
<p><b>STABILIZE AND REPAIR</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: City Receiver B1, C, D2-4</b>	<b>LOCATION: Exterior</b>	<b>QTY: 5</b>
<p><b>STABILIZE AND REPAIR CITY RECEIVER</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and IF NEEDED apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Soffit C,D</b>	<b>LOCATION: Exterior</b>	<b>QTY: 70 LF</b>
<p><b>STABILIZE AND PAINT SOFFIT</b>          Using lead-safe work practices, repair or replace missing or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from soffit. Feather edges with a wet sponge sanding block. HEPA vacuum all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality low VOC bonding primer. Apply high-quality low VOC exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Fixed Window Sash #3, 23, 34</b>	<b>LOCATION: Exterior</b>	<b>QTY: 3</b>
<p><b>STABILIZE AND REPAIR FIXED WINDOW SASH</b>          Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from interior window components, including sashes and sill. Feather edges with a wet sponge sanding block. HEPA vacuum all dust and chips. Wash all surfaces with a de-glossing wash. Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first wet coat film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Basement Window Sash #38, 49</b>	<b>LOCATION: Exterior</b>	<b>QTY: 2</b>
<p><b>STRIP TO BARE AND REPAIR WINDOW</b>          Use lead-safe work practices to minimize creating or spreading dust. Dust must be contained in the immediate work area. Wear proper respiratory protection for lead dust, keep clean and don't take dust to your home. Separate workspace from occupied space. Isolate high dust areas. Keep areas moist prior to removing any window components. Remove the interior stops and save (or discard and replace with new RFC choice). Remove the upper and lower window sashes. Strip to bare wood and HEPA vacuum all dust and debris. Wash all surfaces with a de-glossing wash. Prime surface using high-grade primer. Reinstall the sashes and stops. If stops are damaged, broken or missing, install new stops that closely match the existing product. Contractor is responsible for finishing this and any other work with a clean and pleasant appearance. The paint, stain, or caulk used should look as close possible to match the existing component</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Box Beam B,C,D</b>	<b>LOCATION: 1 Porch C</b>	<b>QTY: 20 LF</b>
<p><b>STABILIZE AND REPAIR BOX BEAM</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and IF NEEDED apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Entry Door 2C Lintel</b>	<b>LOCATION: 2 Balcony C</b>	<b>QTY: 1</b>
<p><b>STABILIZE AND REPAIR</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Old Downspout C</b>	<b>LOCATION: Exterior</b>	<b>QTY: 10 LF</b>
<p><b>REMOVE AND DISCARD LEAD HAZARD OBJECT</b>          Using lead-safe abatement practices, remove and properly dispose of downspout and brackets.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Electrical Conduit C</b>	<b>LOCATION: Exterior</b>	<b>QTY: 1 LF</b>
<p><b>STABILIZE AND REPAIR EXTERIOR CONDUIT</b>          Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and IF NEEDED apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Vent D Door Slab, Casing</b>	<b>LOCATION: Exterior</b>	<b>QTY: 1</b>
<p><b>ENCLOSE WITH ALUMINUM</b>          Using Lead-Safe practices enclose component/s with aluminum coil stock of an appropriate color in a manner that most closely duplicates the original design of the component/s. Design should be clean and pleasing to the eye. All seams and face nails are to be sealed with a high quality low VOC caulk. IF VENT IN USE, STABILIZE AND PAINT</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Work Bench AB</b>	<b>LOCATION: Garage Interior</b>	<b>QTY: 1</b>
<b>REMOVE AND DISCARD</b>		
Using lead-safe abatement practices, remove and properly dispose of lead based paint object.		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	<b>TOTAL</b> <input type="checkbox"/>

<b>ITEM/S: Detached Window Sash B</b>	<b>LOCATION: Garage Interior</b>	<b>QTY: 3</b>
<b>REMOVE AND DISCARD DETACHED LEAD HAZARD OBJECT</b>		
Using lead-safe abatement practices, remove and properly dispose of detached lead based paint object.		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	<b>TOTAL</b> <input type="checkbox"/>

<b>ITEM/S: Frieze A,B,C,D</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 80 LF</b>
<b>REMOVE AND REPLACE FRIEZE AND TRIM</b>		
Using lead-safe abatement practices, remove and properly dispose of existing frieze and quarter round. Install new trim using construction grade dimensional lumber or treated lumber. If needed apply high-quality low VOC exterior bonding primer. If needed apply high-quality low VOC exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils. When using dimensional green pressure-treated lumber and follow manufacturer's instructions for applying a finish.		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	<b>TOTAL</b> <input type="checkbox"/>

<b>ITEM/S: Corner Trim AB,BC,CD,AD</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 8</b>
<b>REMOVE AND REPLACE TRIM</b>		
Using lead-safe abatement practices, remove and properly dispose of existing trim. Install new trim using construction grade dimensional lumber or treated lumber. If needed apply high-quality low VOC exterior bonding primer. If needed apply high-quality low VOC exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils. When using dimensional green pressure-treated lumber and follow manufacturer's instructions for applying a finish.		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	<b>TOTAL</b> <input type="checkbox"/>

<b>ITEM/S: Siding A,B,C,D</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 620 SF</b>
<b>STABILIZE &amp; REPAINT SIDING</b>		
Using lead-safe work practices, secure all areas of loose siding. Wet scrape all loose, peeling, cracked, or blistered paint from siding. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality bonding primer. Apply high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.		
<b>-OR- REMOVE EXISTING SIDING, INSTALL NEW SIDING PROVIDED BY THE HOMEOWNER</b>		
Using Lead-Safe practices properly remove and dispose of existing siding. Install new siding provided by the homeowner using appropriate fasteners and methods.		
PLEASE PROVIDE QUOTES FOR BOTH OPTIONS		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	<b>TOTAL</b> <input type="checkbox"/>

<b>ITEM/S: Window #50-51 Sash</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 2</b>
<p><b>STRIP TO BARE, PAINT WINDOW &amp; INSTALL JAMB LINERS</b>          Use lead-safe work practices to minimize creating or spreading dust. Dust must be contained in the immediate work area. Wear proper respiratory protection for lead dust, keep clean and don't take dust to your home. Separate workspace from occupied space. Isolate high dust areas. Keep areas moist prior to removing any window components. Remove the interior stops and save (or discard and replace with new RFC choice). Remove the upper and lower window sashes. Strip to bare wood and HEPA vacuum all dust and debris. Wash all surfaces with a de-glossing wash. Prime surface using high-grade primer. Determine track shape, most wood sashes have either a square-shaped groove or a "V" shaped groove. Install the proper jamb liner so that it extends the full length of each side jamb. Install jamb liners to manufacturers' recommendations. Reinstall the sashes and stops. If stops are damaged, broken or missing, install new stops that closely match the existing product. Contractor is responsible for finishing this and any other work with a clean and pleasant appearance. The paint, stain, or caulk used should look as close possible to match the existing component</p> <p><b>-OR- REPLACE WITH WOOD WINDOWS PAINTED TO MATCH</b>          Using Lead-Safe practices properly remove and dispose of existing siding. Supply and install a new wood replacement window unit sized to fit the existing opening. Outer stops are to be replaced with new pine or fir using lead-safe work practices</p>		
PLEASE PROVIDE QUOTES FOR BOTH OPTIONS		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Window #50-51 Sill</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 2</b>
<p><b>EXTERIOR TRIM WRAP WITH ALUMINUM</b>          Using lead-safe abatement practices, replace any missing or rotten trim with dimensional pine or fir stock as needed. Wrap all exposed exterior window and door trim, sills, beams, and headers with aluminum coil stock of an appropriate gauge and color, custom bent to cover the component. Secure with nails and seal all edges and seams with a low VOC exterior caulk. All exposed nails heads must be sealed.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Window #50-51 Casing</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 2</b>
<p><b>REMOVE AND REPLACE AND PAINT EXTERIOR TRIM</b>          Using lead-safe abatement practices, remove and properly dispose of existing trim. Install new trim using construction grade dimensional lumber or manufactured mill stock of an appropriate style and size. Apply high-quality low VOC exterior bonding primer. Apply high-quality low VOC exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Detached Door A Slab, Jamb</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 1</b>
<p><b>REMOVE AND DISCARD DETACHED LEAD HAZARD OBJECT</b>          Using lead-safe abatement practices, remove and properly dispose of detached lead based paint object.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Overhead Door C Slab</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 1</b>
<p><b>REMOVE AND REPLACE OVERHEAD DOOR</b>          Using lead-safe work practices, remove and properly dispose of the existing door slab. Supply and install a new overhead garage door that resembles the existing door style.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Overhead Door C Jamb</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 1</b>
<p><b>REMOVE AND REPLACE TRIM</b>  Using lead-safe abatement practices, remove and properly dispose of existing trim. Install new trim using construction grade dimensional lumber or treated lumber. If needed apply high-quality low VOC exterior bonding primer. If needed apply high-quality low VOC exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils. When using dimensional green pressure-treated lumber and follow manufacturer's instructions for applying a finish.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Overhead Door C Ext Casing</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 1</b>
<p><b>REMOVE AND REPLACE TRIM</b>  Using lead-safe abatement practices, remove and properly dispose of existing trim. Install new trim using construction grade dimensional lumber or treated lumber. If needed apply high-quality low VOC exterior bonding primer. If needed apply high-quality low VOC exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils. When using dimensional green pressure-treated lumber and follow manufacturer's instructions for applying a finish.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Electrical Conduit D</b>	<b>LOCATION: Garage Exterior</b>	<b>QTY: 2LF</b>
<p><b>STABILIZE AND REPAINT</b>  Using lead-safe work practices, repair all loose or damaged components. Wet scrape the component to remove all loose, peeling, blistering, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply a high-quality low VOC bonding primer per manufacturer's instructions and recommendations. Apply high-quality low VOC latex paint that has a top coat wet film of not less than 6 mils.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Dripline A,B,C,D</b>	<b>LOCATION: Soil</b>	<b>QTY: 300 SF</b>
<p><b>INSTALL TOPSOIL LAYER</b>  Install at least 5" of new topsoil thoroughly tamped to avoid settling. In drip lines, create a minimum 1-inch-per-foot positive slope away from foundations for the first 4 feet. Reseed all areas where topsoil was replaced throughout the yard and in play areas. Reseed or re establish ground cover in foundation plantings. New topsoil must have a lead concentration of less than 400 ppm. Soil cultivation or rototill mixing is not allowed to lower concentration.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>ITEM/S: Window Sills and Floors</b>	<b>LOCATION: Throughout</b>	<b>QTY:</b>
<p><b>CLEAN WINDOW SILLS AND FLOORS</b>  All interior floors and window sills require corrective measures and should be HEPA vacuumed and wet cleaned. Upon finishing hazard control work, window sills and interior floors should be left in smooth, cleanable condition. Some minor surface damage may be repaired with spackle and painted. More significant damage may require that the surface be covered with a material such as sheet vinyl or coated with polyurethane.</p>		
LABELED <input type="checkbox"/>	COMPLETED <input type="checkbox"/>	TOTAL <input type="checkbox"/>

<b>Final Cleaning</b>	
<p>Perform final clean-up in all work areas, and pathways to access those work areas, to assure property passes final visual inspection and final clearance per DHS 163 &amp; HUD Ch. 15. At clearance, floors, window stools &amp; troughs in any work area called out in this section, &amp; pathways to access those work areas, may be sampled for lead-dust. Following are the clearance thresholds for this program: Floors, 10 µg/ft<sup>2</sup>; Windowsills, 100 µg/ft<sup>2</sup>; Window troughs, 100 µg/ft<sup>2</sup>; Porch floors, 40 µg/ft<sup>2</sup>. MHFH CHR Project Coordinator must be notified of scheduled Clearance testing date and time. Should the Contractor fail initial visual and/or dust sample clearance, re-cleaning with a 1 hour waiting period and dust sample testing must be completed within 48 hours of failure notification. It is in the best interest of the Contractor to complete re-cleaning and re-testing promptly to minimize job delay. <b>Contractor is responsible for any and all costs for additional cleaning, cost of retesting for Clearance and any additional relocation costs due to failed clearance/s.</b></p>	
	<b>TOTAL</b>

<b>ESTIMATED TIMEFRAME</b>			
Will homeowner need to relocate?	<input type="text"/>	If YES then how long?	<input type="text"/>
Estimated # of weeks to start project after contract is signed?	<input type="text"/>	Estimated # of days to complete the project?	<input type="text"/>

**Bid Packs must be submitted electronically by the close of business (5:00 pm) of the due date. Hand delivered bids will NOT be accepted.**

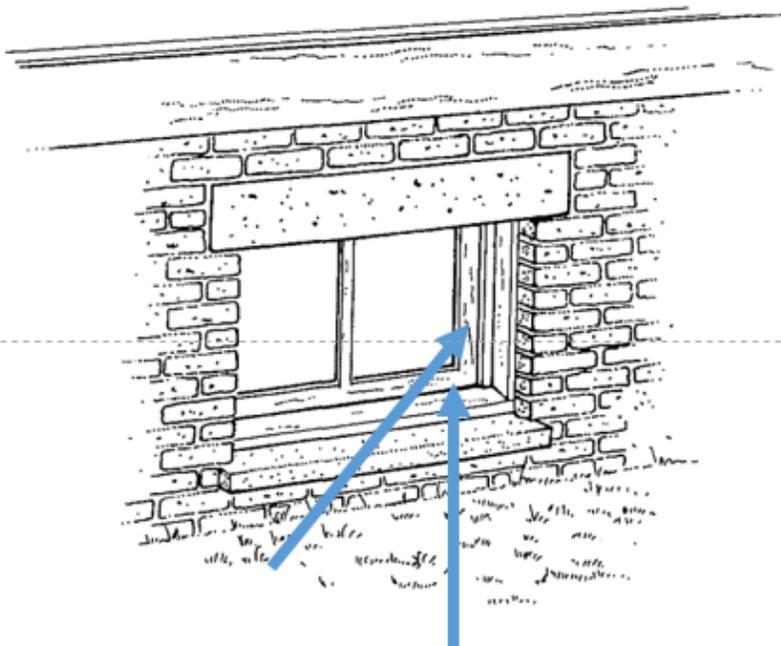
**Selected lead abatement company will have knowledge of and comply with all applicable practices of WI Administrative Code 163 and HUD 2012 Guidelines**

**CHR Project Coordinator and/or the Agency taking precedence will monitor compliance daily.**

**Workmanship standards are to have a clean and pleasant appearance. All work completed must comply with materials manufacturer specifications. All products used are to be installed and/or applied per manufacturer's written specifications and recommendations including application temperatures and methods.**

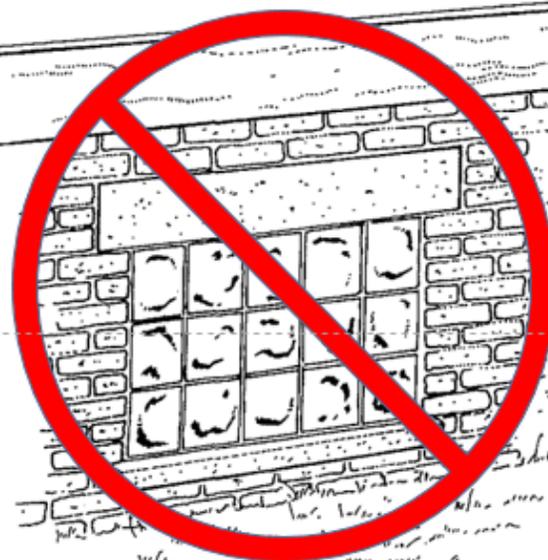
<hr/> Representatives Signature	GRAND TOTAL <input style="width: 100%;" type="text"/>
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## Basement Windows



The glass block should be installed such that its outside face lines up with the outside edge of the wood of the original window frame.

No!



## Glass Block Windows

This glass is installed flush with the outside face of the wall. **DO NOT INSTALL FLUSH.**



**Example of CORRECT glass block window installation. The blocks must be recessed from the surface of the exterior wall.**