



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2728 W. McKinley Boulevard, Cold Spring Park Historic District

Lead-paint hazard abatement per the attached scope of work. In-kind spot wood replacement where existing wood is too deteriorated to salvage. Any replacement material to match architectural features exactly.

Date issued 7/16/2025

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued 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:

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

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) 286-5722 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 - (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 Historic Preservation

Copies to: Development Center

20 page scope of work to follow

Location: GENERAL REQUIREMENTS**INITIAL EDIT: 06/24/2025**

No Category	Quantity	Cost/Units	Total
1 - Obtain Lead Abatement Permit From MHD (Specification ID:5.00350 Estimated Qty:1)	1	\$0.00/EA	\$0.00

Location: EXTERIOR SIDE A

No Category	Quantity	Cost/Units	Total
2 - Provide Exterior Lead Hazard Containment (Specification ID:145.33800 Estimated Qty:1)	1	\$250.00/EA	\$250.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

3 - Paint Fascia & Soffit (Interim Control) (Specification ID:160.34650 Estimated Qty:25)	25	\$16.50/LF	\$412.50
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, soffit and associated trim. 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. GABLE			
4 - Prep And Paint Exterior Ceiling Trim (Interim Control) (Specification ID:160.34800 Estimated Qty:30)	30	\$4.50/SF	\$135.00

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or rotted areas. HEPA vacuum and wash with a de-glossing solution all surfaces to be painted. 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. 3RD FLOOR BALCONY WHITE TRIM - ALL

5 - Paint Exterior Trim (Interim Control)*(Specification ID:165.35100 Estimated Qty:20)*

20

\$10.50/LF

\$210.00

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 trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

DETAILED CARVED WOODWORK INCLUDING ALL TRIM, BASEBOARD WITH BALL AND DART DETAIL - ABOVE 2ND FLOOR PORCH

6 - Stabilize And Paint Exterior Window Trim/Sill (Interim Control)*(Specification ID:170.36100 Estimated Qty:3)*

3

\$63.00/EA

\$189.00

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 exterior window components, including sills. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

2ND FLOOR BALCONY

7 - Stabilize And Paint Storm Window (Interim Control)*(Specification ID:170.36750 Estimated Qty:1)*

1

\$85.00/EA

\$85.00

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 all sides of exterior storm window components. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

2ND FLOOR BALCONY

8 - Stabilize & Paint Exterior Window Sill (Interim Control)*(Specification ID:175.38250 Estimated Qty:2)*

2

\$21.00/EA

\$42.00

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 sill. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

LOWER PORCH SIDE LIGHT WINDOW SILLS

9 - Stabilize & Paint Entry Door Jambs/Trim (Interim Control)*(Specification ID:175.38250 Estimated Qty:2)*

2

\$80.00/EA

\$160.00

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 trim, jamb, and stops. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

UNIT #2728 ENTRANCE AND BALCONY

10 - Stabilize & Repaint Entrance Door Sill (Interim Control)*(Specification ID:175.38500 Estimated Qty:2)*

2

\$45.00/EA

\$90.00

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 trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

UNIT #2728 ENTRANCE AND BALCONY THRESHOLDS

11 - Prep And Paint Porch Fascia And Soffit (Interim Control)*(Specification ID:180.40550 Estimated Qty:82)*

82

\$8.50/LF

\$697.00

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, soffit and associated trim. 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.

INCLUDING FRIEZE BOARD AND UNDERSIDE OF 3RD FLOOR BALCONY - UPPER AND LOWER PORCH

12 - Paint Porch Box Beam Header (Interim Control)*(Specification ID:180.40650 Estimated Qty:72)*

72

\$6.50/LF

\$468.00

Using lead safe work practices, repair or replace missing or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from all surfaces of box beam header. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

INCLUDING TRIM AND FRIEZE BOARD

13 - Paint Porch Ceiling and Trim (Interim Control)*(Specification ID:180.40800 Estimated Qty:224)*

224

\$6.25/SF

\$1,400.00

Using lead safe work practices, repair or replace missing or rotten wood. Wet scrape all loose, peeling, cracked or blistered paint from ceiling. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

14 - Stabilize And Paint Guardrail (Interim Control)*(Specification ID:180.41000 Estimated Qty:68)*

68

\$7.00/LF

\$476.00

Using lead-safe work practices, repair all loose or damaged guardrail components. Wet scrape the components to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply high-quality bonding primer. Apply high-quality exterior latex or acrylic deck paint per manufacturer's instructions. The paint used must be specifically for exterior decks or designed to withstand foot traffic outside.

LOWER PORCH

15 - Stabilize And Paint Porch Balusters (Interim Control)*(Specification ID:180.41100 Estimated Qty:32)*

32

\$8.00/EA

\$256.00

Using lead safe work practices, repair all loose or damaged balusters. Wet scrape the balusters to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply high quality bonding primer. Apply high quality exterior latex or acrylic deck paint per manufacturer's instructions. The paint used must be specifically for exterior decks or designed to withstand foot traffic outside. LOWER PORCH

16 - Repaint Porch Masonry Column (Abatement)*(Specification ID:180.42150 Estimated Qty:10)*

10

\$45.00/EA

\$450.00

Using lead safe abatement practices, repair or replace all areas of damaged brick or block. Apply a chemical paint stripper that does not contain methylene chloride to remove all layers of paint to bare masonry. Apply high quality exterior concrete or masonry paint in accordance with the manufacturer's instructions.

INCLUDING PILASTERS

17 - Stabilize And Paint Porch Bracket (Interim Control)
(Specification ID:180.42500 Estimated Qty:27)
27

\$12.00/EA

\$324.00

Using lead safe work practices, repair all loose or damaged porch brackets or braces. Wet scrape the bracket or brace to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply high quality bonding primer. Apply high quality exterior latex or acrylic deck paint per manufacturer's instructions. The paint used must be specifically for exterior decks or designed to withstand foot traffic outside.

INCLUDING 3RD FLOOR BALCONY

18 - Stabilize And Paint Porch Knee Brace (Interim Control)
(Specification ID:180.42500 Estimated Qty:4)

4

\$12.00/EA

\$48.00

Using lead safe work practices, repair all loose or damaged porch brackets or braces. Wet scrape the bracket or brace to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply high quality bonding primer. Apply high quality exterior latex or acrylic deck paint per manufacturer's instructions. The paint used must be specifically for exterior decks or designed to withstand foot traffic outside.

19 - Soil (Abatement)
(Specification ID:185.42750 Estimated Qty:240)
240

\$8.75/SF

\$2,100.00

Remove and properly dispose of the top 6 inches of existing soil. Soil must be analyzed at a laboratory capable of doing a Toxicity Characteristic Leaching Procedure (TCLP). If necessary, treat soil with a reagent product to permanently stabilize the lead resulting in a TCLP less than 5 parts per million (ppm). Install new topsoil thoroughly tamped to avoid settling. In drip lines, create a minimum 1-inch-per-foot positive slope away from the foundations for the first four feet. Reseed and install straw cover at all areas where topsoil was replaced throughout the yard and in play areas. Reseed or reestablish 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.

Subtotal for No Category \$7,792.00

Location: EXTERIOR SIDE B

No Category	Quantity	Cost/Units	Total
20 - Provide Exterior Lead Hazard Containment (Specification ID:145.33800 Estimated Qty:1)	1	\$250.00/EA	\$250.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

21 - Paint Fascia & Soffit (Interim Control) (Specification ID:160.34650 Estimated Qty:100)	100	\$16.50/LF	\$1,650.00
---	-----	------------	------------

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, soffit and associated trim. 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.

INCLUDING FRIEZE BOARD

22 - Paint Exterior Trim (Interim Control) (Specification ID:165.35100 Estimated Qty:25)	25	\$10.50/LF	\$262.50
--	----	------------	----------

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 trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

DETAILED CARVED WOODWORK INCLUDING ALL TRIM, BASEBOARD WITH BALL AND DART DETAIL

23 - Stabilize And Paint Wood Bracket/Corbel (Interim Control) (Specification ID:165.35550 Estimated Qty:11)	11	\$85.00/EA	\$935.00
--	----	------------	----------

Using lead safe work practices, repair or replace all areas of damaged or rotten bracket. Wet scrape all loose, peeling, cracked, or blistered paint from bracket. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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 that 6 mils.

PORCH, BUMP OUT AND DORMER

24 - Stabilize And Paint Exterior Window Trim/Sill (Interim Control)*(Specification ID:170.36100 Estimated Qty:13)*

13

\$63.00/EA

\$819.00

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 exterior window components, including sills. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

25 - Stabilize And Paint Guardrail (Interim Control)*(Specification ID:180.41000 Estimated Qty:16)*

16

\$7.00/LF

\$112.00

Using lead-safe work practices, repair all loose or damaged guardrail components. Wet scrape the components to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply high-quality bonding primer. Apply high-quality exterior latex or acrylic deck paint per manufacturer's instructions. The paint used must be specifically for exterior decks or designed to withstand foot traffic outside.

26 - Stabilize And Paint Porch Balusters (Interim Control)*(Specification ID:180.41100 Estimated Qty:13)*

13

\$8.00/EA

\$104.00

Using lead safe work practices, repair all loose or damaged balusters. Wet scrape the balusters to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply high quality bonding primer. Apply high quality exterior latex or acrylic deck paint per manufacturer's instructions. The paint used must be specifically for exterior decks or designed to withstand foot traffic outside. LOWER PORCH

27 - Stabilize And Paint Knee Brace (Interim Control)*(Specification ID:180.42500 Estimated Qty:4)*

4

\$12.00/EA

\$48.00

Using lead safe work practices, repair all loose or damaged porch brackets or braces. Wet scrape the bracket or brace to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components and apply high quality bonding primer. Apply high quality exterior latex or acrylic deck paint per manufacturer's instructions. The paint used must be specifically for exterior decks or designed to withstand foot traffic outside.

28 - Stabilize And Paint Storm Window (Interim Control)*(Specification ID:170.36750 Estimated Qty:2)*

2

\$85.00/EA

\$170.00

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 all sides of exterior storm window components. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

29 - Paint Soffit (Interim Control)*(Specification ID:160.34650 Estimated Qty:18)*

18

\$16.50/LF

\$297.00

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, soffit and associated trim. 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.

INCLUDES UNDERSIDE OF BUMP OUT

Subtotal for No Category**\$4,647.50****Location: EXTERIOR SIDE C**

No Category	Quantity	Cost/Units	Total
30 - Provide Exterior Lead Hazard Containment <i>(Specification ID:145.33800 Estimated Qty:1)</i>	1	\$250.00/EA	\$250.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

31 - Paint Fascia & Soffit (Interim Control)*(Specification ID:160.34650 Estimated Qty:40)*

40

\$16.50/LF

\$660.00

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, soffit and associated trim. 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.

INCLUDING ALL FRIEZE BOARD

32 - Paint Milk Chute/Porthole (Interim Control)*(Specification ID:165.35400 Estimated Qty:1)*

1

\$25.00/EA

\$25.00

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 milk chute. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

33 - Stabilize And Paint Exterior Window Trim/Sill (Interim Control)*(Specification ID:170.36100 Estimated Qty:7)*

7

\$63.00/EA

\$441.00

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 exterior window components, including sills. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

34 - Stabilize & Repaint Entrance Door (Interim Control)*(Specification ID:175.38100 Estimated Qty:1)*

1

\$175.00/EA

\$175.00

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from door and door components **including casing, jamb, and stop**. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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 on surfaces and components that has a first coat wet film of not less than 6 mils.

INCLUDING THRESHOLD**35 - Soil (Interim Control)***(Specification ID:185.42700 Estimated Qty:960)***960**

\$5.00/SF

\$4,800.00

HEPA vacuum all paint chips on the ground. Install a barrier of not less than 3 inches of mulch, or install new top soil that has a lead concentration of less than 400 parts per million (ppm). If top soil option is chosen, grass seed and straw cover must be installed throughout affected area. Thoroughly tamp new soil to prevent settling. Soil cultivation or rototill mixing is not allowed to lower concentration. NOTE: If soil tested greater than 5,000 ppm it should be abated. Interim controls are not recommended.

Subtotal for No Category**\$6,351.00**

Location: EXTERIOR SIDE D

No Category	Quantity	Cost/Units	Total
36 - Provide Exterior Lead Hazard Containment (Specification ID: 145.33800 Estimated Qty: 1)	1	\$250.00/EA	\$250.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

37 - Paint Fascia & Soffit (Interim Control) (Specification ID: 160.34650 Estimated Qty: 100)	100	\$16.50/LF	\$1,650.00
---	-----	------------	------------

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, soffit and associated trim. 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.

INCLUDING GABLE - INCLUDING ALL FRIEZE BOARD

38 - Stabilize And Paint Exterior Window Trim/Sill (Interim Control) (Specification ID: 170.36100 Estimated Qty: 10)	10	\$63.00/EA	\$630.00
--	----	------------	----------

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 exterior window components, including sills. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

Subtotal for No Category \$2,530.00

Location: FRONT HALLWAY

No Category	Quantity	Cost/Units	Total
39 - Provide Interior Lead Hazard Containment (Specification ID:145.33850 Estimated Qty:1)	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

40 - Window Treatment (Abatement) (Specification ID:170.36550 Estimated Qty:2)	2	\$460.00/EA	\$920.00
--	---	-------------	----------

Using lead safe abatement practices, abate lead based paint hazards from window components per Milwaukee Health Department (MHD) Division 8 - 8610 Standard Window Treatment, Dated 10/9/13.
WINDOWS# 14-15

41 - Stabilize & Paint Entry Door Jambs (Interim Control) (Specification ID:175.38250 Estimated Qty:1)	1	\$80.00/EA	\$80.00
--	---	------------	---------

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 jamb. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

42 - Prep And Paint Ceiling (Interim Control) (Specification ID:190.43450 Estimated Qty:400)	400	\$2.50/SF	\$1,000.00
--	-----	-----------	------------

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a deglossing solution all surfaces to be painted. Apply high-quality bonding primer. Apply high-quality latex paint.

43 - Prep And Paint Wall (Interim Control) (Specification ID:190.43850 Estimated Qty:1300)	1,300	\$2.50/SF	\$3,250.00
--	-------	-----------	------------

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a deglossing solution all surfaces to be painted. Apply high quality bonding primer. Apply high quality interior latex paint.

WALLS A/B/D TO 3RD FLOOR

Subtotal for No Category \$5,325.00

Location: BEDROOM 1

No Category	Quantity	Cost/Units	Total
44 - Provide Interior Lead Hazard Containment (Specification ID:145.33850 Estimated Qty:1)	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

45 - Window Treatment (Abatement) (Specification ID:170.36550 Estimated Qty:2)	2	\$460.00/EA	\$920.00
--	---	-------------	----------

Using lead safe abatement practices, abate lead based paint hazards from window components per Milwaukee Health Department (MHD) Division 8 - 8610 Standard Window Treatment, Dated 10/9/13.

WINDOW #1 & 2

46 - Stabilize & Repaint Entrance Door (Interim Control) (Specification ID:175.38100 Estimated Qty:1)	1	\$175.00/EA	\$175.00
---	---	-------------	----------

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from door and door components including casing, jamb, and stop. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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 on surfaces and components that has a first coat wet film of not less than 6 mils. DOOR FROM MIDDLE HALLWAY

47 - Stabilize & Paint Entry Door Jambs (Interim Control) (Specification ID:175.38250 Estimated Qty:1)	1	\$80.00/EA	\$80.00
--	---	------------	---------

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 jamb. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

BALCONY DOOR INCLUDING THRESHOLD

48 - Prep And Paint Closet Ceiling (Interim Control) (Specification ID:190.44050 Estimated Qty:40)	40	\$2.50/SF	\$100.00
--	----	-----------	----------

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a deglossing solution all surfaces to be painted. Apply high-quality bonding primer. Apply high-quality latex paint.

Subtotal for No Category \$1,350.00

Location: LIVING ROOM

No Category	Quantity	Cost/Units	Total
49 - Provide Interior Lead Hazard Containment (Specification ID:145.33850 Estimated Qty:1)	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

50 - Window Treatment (Abatement) (Specification ID:170.36550 Estimated Qty:1)	1	\$460.00/EA	\$460.00
--	---	-------------	----------

Using lead safe abatement practices, abate lead based paint hazards from window components per Milwaukee Health Department (MHD) Division 8 - 8610 Standard Window Treatment, Dated 10/9/13.

WINDOW #3

Subtotal for No Category \$535.00

Location: DINING ROOM

No Category	Quantity	Cost/Units	Total
51 - Provide Interior Lead Hazard Containment (Specification ID:145.33850 Estimated Qty:1)	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

52 - Window Treatment (Abatement) (Specification ID:170.36550 Estimated Qty:3)	3	\$460.00/EA	\$1,380.00
--	---	-------------	------------

Using lead safe abatement practices, abate lead based paint hazards from window components per Milwaukee Health Department (MHD) Division 8 - 8610 Standard Window Treatment, Dated 10/9/13.

WINDOW #4-6

Subtotal for No Category \$1,455.00

Location: KITCHEN

No Category	Quantity	Cost/Units	Total
53 - Provide Interior Lead Hazard Containment (Specification ID:145.33850 Estimated Qty:1)	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

54 - Window Treatment (Abatement) (Specification ID:170.36550 Estimated Qty:2)	2	\$460.00/EA	\$920.00
--	---	-------------	----------

Using lead safe abatement practices, abate lead based paint hazards from window components per Milwaukee Health Department (MHD) Division 8 - 8610 Standard Window Treatment, Dated 10/9/13.

WINDOWS #7 AND 8

55 - Stabilize And Paint Interior Window Casing & Sill (Interim Control) (Specification ID:170.37500 Estimated Qty:1)	1	\$50.00/EA	\$50.00
---	---	------------	---------

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 trim and sill. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first coat wet film of not less than 6 mils.

WINDOW #7

56 - Prep And Paint Wall (Interim Control) (Specification ID:190.43850 Estimated Qty:320)	320	\$2.50/SF	\$800.00
---	-----	-----------	----------

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a deglossing solution all surfaces to be painted. Apply high quality bonding primer. Apply high quality interior latex paint.

WALL C INCLUDING INSIDE OF CABINETS

57 - Paint Cabinet (Interim Control) (Specification ID:190.46900 Estimated Qty:80)	80	\$3.25/SF	\$260.00
--	----	-----------	----------

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 cabinet surfaces. Plane surfaces to prevent friction. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality interior latex or acrylic paint that has a first coat wet film of not less than 6 mils.

INSIDE DOOR SURFACES OF ALL STORAGE CABINETS

Subtotal for No Category \$2,105.00

Location: BEDROOM 2

No Category	Quantity	Cost/Units	Total
58 - Provide Interior Lead Hazard Containment (Specification ID:145.33850 Estimated Qty:1)	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

59 - Window Treatment (Abatement) (Specification ID:170.36550 Estimated Qty:1)	1	\$460.00/EA	\$460.00
--	---	-------------	----------

Using lead safe abatement practices, abate lead based paint hazards from window components per Milwaukee Health Department (MHD) Division 8 - 8610 Standard Window Treatment, Dated 10/9/13.

WINDOW #12

60 - Prep And Paint Closet Ceiling (Interim Control) (Specification ID:190.44050 Estimated Qty:12)	12	\$2.50/SF	\$30.00
--	----	-----------	---------

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a deglossing solution all surfaces to be painted. Apply high-quality bonding primer. Apply high-quality latex paint.

61 - Prep And Paint Closet Ceiling (Interim Control) (Specification ID:190.44050 Estimated Qty:30)	30	\$2.50/SF	\$75.00
--	----	-----------	---------

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a deglossing solution all surfaces to be painted. Apply high-quality bonding primer. Apply high-quality latex paint.

62 - Prep And Paint Closet Walls (Interim Control) (Specification ID:190.44250 Estimated Qty:75)	75	\$2.50/SF	\$187.50
--	----	-----------	----------

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a deglossing solution all surfaces to be painted. Apply high quality bonding primer. Apply high quality interior latex paint. WALLS B & C

63 - Paint Interior Trim (Interim Control)*(Specification ID:190.44300 Estimated Qty:26)*

26

\$5.00/LF

\$130.00

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 trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surface to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality interior latex paint that has a first coat wet film of not less than 6 mils.

CLOSET TRIM

Subtotal for No Category**\$957.50****Location: BATHROOM**

No Category	Quantity	Cost/Units	Total
64 - Provide Interior Lead Hazard Containment <i>(Specification ID:145.33850 Estimated Qty:1)</i>	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

65 - Window Treatment (Abatement) <i>(Specification ID:170.36550 Estimated Qty:1)</i>	1	\$460.00/EA	\$460.00
Using lead safe abatement practices, abate lead based paint hazards from window components per Milwaukee Health Department (MHD) Division 8 - 8610 Standard Window Treatment, Dated 10/9/13. WINDOW #13			
66 - Paint Cabinet (Interim Control) <i>(Specification ID:190.46900 Estimated Qty:19)</i>	19	\$3.25/SF	\$61.75

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 cabinet surfaces. Plane surfaces to prevent friction. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality interior latex or acrylic paint that has a first coat wet film of not less than 6 mils.

ALL SIDES - INTERIOR AND EXTERIOR

Subtotal for No Category**\$596.75**

Location: REAR HALLWAY

No Category	Quantity	Cost/Units	Total
67 - Provide Interior Lead Hazard Containment (Specification ID:145.33850 Estimated Qty:1)	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

68 - Window Treatment (Abatement) (Specification ID:170.36550 Estimated Qty:2)	2	\$460.00/EA	\$920.00
--	---	-------------	----------

Using lead safe abatement practices, abate lead based paint hazards from window components per Milwaukee Health Department (MHD) Division 8 - 8610 Standard Window Treatment, Dated 10/9/13.

WINDOW #10 & 11

69 - Stabilize And Paint Interior Window Casing & Sill (Interim Control) (Specification ID:170.37500 Estimated Qty:1)	1	\$50.00/EA	\$50.00
---	---	------------	---------

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 trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first coat wet film of not less than 6 mils.

WINDOW #11

70 - Stabilize & Repaint Entrance Door (Interim Control) (Specification ID:175.38100 Estimated Qty:2)	2	\$175.00/EA	\$350.00
---	---	-------------	----------

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from door and door components including casing, jamb, and stop. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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 on surfaces and components that has a first coat wet film of not less than 6 mils.

REAR EXIT AND BASEMENT

71 - Stabilize & Paint Entry Door Trim (Interim Control) (Specification ID:175.38250 Estimated Qty:1)	1	\$80.00/EA	\$80.00
---	---	------------	---------

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 trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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. UNIT 2730

72 - Prep And Paint Ceiling (Interim Control)
(Specification ID:190.43450 Estimated Qty:300)
300

\$2.50/SF

\$750.00

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a deglossing solution all surfaces to be painted. Apply high-quality bonding primer. Apply high-quality latex paint.

73 - Prep And Paint Wall (Interim Control)
(Specification ID:190.43850 Estimated Qty:1760)
1,760

\$2.50/SF

\$4,400.00

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a deglossing solution all surfaces to be painted. Apply high quality bonding primer. Apply high quality interior latex paint. ALL WALLS- 1ST AND 2ND FLOOR (NOTED: 2nd floor B/C/D, 1st floor A/B/D)

Subtotal for No Category \$6,625.00

Location: BASEMENT STAIRWELL

No Category	Quantity	Cost/Units	Total
74 - Provide Interior Lead Hazard Containment <i>(Specification ID:145.33850 Estimated Qty:1)</i>	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

75 - Stabilize & Repaint Entrance Door Sill (Interim Control)
(Specification ID:175.38500 Estimated Qty:1)

1

\$45.00/EA

\$45.00

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 trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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.

THRESHOLD - REAR HALL DOOR

76 - Stabilize & Repaint Entrance Door (Interim Control)*(Specification ID:175.38100 Estimated Qty:1)*

1

\$175.00/EA

\$175.00

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from door and door components including casing, jamb, and stop. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a deglossing 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 on surfaces and components that has a first coat wet film of not less than 6 mils. DOOR FROM MIDDLE HALLWAY

77 - Stabilize And Repaint Interior Entry Door Trim (Interim Controls)*(Specification ID:175.39850 Estimated Qty:1)*

1

\$80.00/EA

\$80.00

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from door trim, including casings, jambs, and stops. Feather edges with a wet sponge sanding block. HEPA vacuum all dust and chips. Wash all surfaces with a deglossing 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.

LAUNDRY DOORWAY

Subtotal for No Category**\$375.00****Location: BASEMENT LAUNDRY**

No Category	Quantity	Cost/Units	Total
78 - Provide Interior Lead Hazard Containment <i>(Specification ID:145.33850 Estimated Qty:1)</i>	1	\$75.00/EA	\$75.00

Prior to commencement of work provide lead hazard containment per Chapter DHS, including Appendix H

79 - Stabilize And Repaint Interior Entry Door Trim (Interim Controls)*(Specification ID:175.39850 Estimated Qty:1)*

1

\$80.00/EA

\$80.00

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from door trim, including casings, jambs, and stops. Feather edges with a wet sponge sanding block. HEPA vacuum all dust and chips. Wash all surfaces with a deglossing 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.

DOORWAY TO STAIR

Subtotal for No Category**\$155.00**

Location: GENERAL REQUIREMENTS

No Category	Quantity	Cost/Units	Total
80 - Contractor Debris Removal and Disposal - MHD NOTE: 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. <i>(Specification ID:25.00850 Estimated Qty:1)</i>	1		
81 - All work in accordance to Tech Specs <i>(Specification ID:25.01150 Estimated Qty:1)</i>	1		
MHD NOTE: All work to be done on Scope of Work shall be performed in accordance with the "Technical Specifications and Performance Standard" of the City of Milwaukee, Community Development Grants Administration, February 2006 and MHD Division 8 – 08600 & 08620 dated 9/30/2013 and MHD Division 8 - 08610 dated 10/9/2013.			
Subtotal for No Category			\$0.00
Total			\$40,799.75