

**City of La Crosse  
Housing Rehabilitation Program  
HOUSING REHABILITATION APPLICANT SUMMARY**

**Application Number:** 1-219-15

**Inspection Date:** 12/8/15

**A. APPLICANT**

**Household Size:** 5

**Members Age(s):** 36, 35, 12, 11, 8

**B. PROPERTY**

**Location:** 923 Avon Street

**Type of Property:** Single Family

**Fair Market Value:** \$88,600

**Age of House:** 100

**Appraised Value:**

**Date of Appraisal:**

**C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS**

See attached

**D. REHABILITATION WORK TO BE COMPLETED**

See attached

**E. TOTAL COST OF REHABILITATION WORK**

**\$ 9,985.00**

**F. THE DEBT FACTOR IS: 1.03**

**G. OTHER COMMENTS –**

Original estimate for rehab = \$4,232.00

Reason for difference was an increase in the cost to address the lead-based paint hazards.

# BID PROPOSAL INFORMATION FORM

Tues  
12:15

## Client Contact Information

**Name:** Tiffany Burr and Glenn Davis  
**Address:** 923 Avon Street, La Crosse, WI 54603  
**Phone:** 608-317-3106

## Couleecap Contact Information

**Name:** Mark Medinger  
**Address:** 700 N 3<sup>rd</sup> Street Suite 202B, La Crosse, WI 54601  
**Email:** paul.medinger@couleecap.org  
**Phone:** 608-632-4956  
**Fax:** 608-782-4822

**Bids are due no later than 4:00 pm on 1/15/2016**

## Project Information

### Funding Source(s):

AHP     CDBG     HOME     HPG     Other:

**Date project must be completed:** 4/15/16

**Number of payments requests possible:** 2 (If only 1 payment is allowed, this will be issued at 100% project completion)

**Contractor required to order Lead Clearance Test at project completion?**

Yes (Lead Safe Renovator Certification required)     No

**Bid selection date:** No later than 1/18/16

**Contract tendered to firm:** No later than 1/19/16

## Selection Process

- Proposals must be post-marked 48 hours prior to due date in order to be considered.
- Proposals may be mailed or delivered by hand.
  - Mail submissions are preferred.
  - No fax or email submissions will be accepted.

Mail submissions are to be sent to:

Couleecap, Inc.  
700 N 3rd Street, Suite 202B  
La Crosse, WI 54601  
Attn: Paul Medinger

**All bids must be marked—Attn: Mark Medinger—Burr/Davis Project**

## Selection Committee

Proposals will be reviewed by a committee of agency staff and input from the homeowner. After review and selection, a contract will be awarded based on the recommendation of the committee and homeowner. No public opening of bids is scheduled.

# SPECS BY LOCATION/TRADE

Address: 923 Avon Street, La Crosse

**Location: 1 - Foyer**

		Quantity	Units	Unit Price	Total Price
Trade: 9 9546	<b>Environmental Rehab</b> <b>TRIM PAINT REPAIR</b> After establishing any required floor containment with polyethylene sheeting, wet mist defective paint with water to the point of saturation. Wet scrape deteriorated paint, wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and spot topcoat with premium acrylic latex. <ul style="list-style-type: none"> <li>• Repaint all white trim</li> </ul>			<u>400<sup>00</sup></u>	<u>400<sup>00</sup></u>
Trade: 17 5355	<b>Drywall &amp; Plaster</b> <b>PATCH PLASTER</b> Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. <ul style="list-style-type: none"> <li>• Above front door</li> </ul>			<u>100<sup>00</sup></u>	<u>100<sup>00</sup></u>
				<b>Location Total:</b>	<u>500<sup>00</sup></u>

**Location: 2 - Living Room**

		Quantity	Units	Unit Price	Total Price
Trade: 9 9163	<b>Environmental Rehab</b> <b>STABILIZE CEILING</b> After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively scrape all loose paint, wall paper and plaster with a draw scraper. Feather edges with a wet, 100-grit, sponge sanding block. Detergent wash, rinse, allow to dry, and HEPA vacuum all visible chips. Spot prime, caulk seams and top coat with premium acrylic latex per manufacturer's instructions. <ul style="list-style-type: none"> <li>• Large crack across ceiling</li> </ul>			<u>425<sup>00</sup></u>	<u>425<sup>00</sup></u>
9546	<b>TRIM PAINT REPAIR</b> After establishing any required floor containment with polyethylene sheeting, wet mist defective paint with water to the point of saturation. Wet scrape deteriorated paint, wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and spot topcoat with premium acrylic latex. <ul style="list-style-type: none"> <li>• All white trim</li> </ul>			<u>300<sup>00</sup></u>	<u>300<sup>00</sup></u>
Trade: 10 2995	<b>Carpentry</b> <b>WINDOW--VINYL CUSTOM</b> Replace large picture window. White or beige in color. Windows must be Low-E, Argon filled, Energy Star rated for Northern/North Central region, or windows with a U-Factor less than or greater than 0.30 (National Fenestration Rating Council label). East and West facing glass should have an NFRC label solar gain coefficient of less than 040.	1.00	EA	<u>300<sup>00</sup></u>	<u>300<sup>00</sup></u>
				<b>Location Total:</b>	<u>1025<sup>00</sup></u>

**Location: 3 - Dining Room**

Trade: 9  
9546

**Environmental Rehab**  
**TRIM PAINT REPAIR**

After establishing any required floor containment with polyethylene sheeting, wet mist defective paint with water to the point of saturation. Wet scrape deteriorated paint, wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and spot topcoat with premium acrylic latex.

- All white trim

Quan Units Unit Price Total Price  
500<sup>00</sup> 500<sup>00</sup>

Trade: 17  
5355

**Drywall & Plaster**  
**PATCH PLASTER**

Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.

- Above entryway

125<sup>00</sup> 125<sup>00</sup>

Location Total: 625<sup>00</sup>

**Location: 4 - Foyer/Dining Room**

Trade: 9  
9358

**Environmental Rehab**  
**STABILIZE FLOOR-MISC**

Put a stopper under the heat vent in the foyer in order to stabilize the floor from sliding around.

Quantity Units Unit Price Total Price  
1.00 EA 100<sup>00</sup> 100<sup>00</sup>

100

9546

**TRIM PAINT REPAIR**

After establishing any required floor containment with polyethylene sheeting, wet mist defective paint with water to the point of saturation. Wet scrape deteriorated paint, wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and spot topcoat with premium acrylic latex.

- All white trim

350<sup>00</sup> 350<sup>00</sup>

Trade: 17  
5205

**Drywall & Plaster**  
**DRYWALL--MUD/TAPE**

Mud and tape drywall around the kitchen entryway in order to finish wall. Paint a primer coat of paint to finish wall.

1.00 EA 150<sup>00</sup> 150<sup>00</sup>

Trade: 19  
5535

**Paint & Wallpaper**  
**PREP & PAINT INTERIOR DOOR**

NOTE: FOLLOW LEAD HAZARD CONTROL REQUIREMENTS: Using lead safe work practices remove & dispose of all loose material & dust prior to painting. Prep trim, casing and door prior to finish painting by feathering edges and dulling glossy surfaces with sandpaper. Fill holes and cracks. Caulk all seams. Spot prime with latex primer. Apply two coats Latex semi gloss paint to cover the entire door assembly completely & uniformly. Use Sherwin-Williams, Duron, or approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard  
<http://www.greenseal.org/certification/standards/paints.cfm>. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.

- Door to basement

1.00 EA 200<sup>00</sup> 200<sup>00</sup>

Location Total: 800<sup>00</sup>

**Location: 5 - Kitchen**

Quantity Units Unit Price Total Price

Trade: 9  
9527

**Environmental Rehab**  
**EXTERIOR DOOR - REPLACE INSULATED METAL**

1.00 EA

400<sup>00</sup> 400<sup>00</sup>

After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door. Install an insulated metal door on the existing jamb, with entrance lockset and mortised dead bolt keyed alike. Include three 4"x 4" hinges, interlocking threshold, neoprene weatherstripping, and wide angle peepsight. Prime and topcoat.

*door is in good shape*

Location Total: 400<sup>00</sup>

**Location: 6 - Upper Hallway**

Trade: 9  
9546

**Environmental Rehab**  
**TRIM PAINT REPAIR**

Quantity Units Unit Price Total Price

1500<sup>00</sup> 1500<sup>00</sup>

After establishing any required floor containment with polyethylene sheeting, wet mist defective paint with water to the point of saturation. Wet scrape deteriorated paint, wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and spot topcoat with premium acrylic latex.

*All doors Also*

- All white trim

Trade: 17  
5355

**Drywall & Plaster**  
**PATCH PLASTER**

200<sup>00</sup> 200<sup>00</sup>

Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.

Location Total: 1700<sup>00</sup>

**Location: 7 - Master Bedroom**

Trade: 9  
9546

**Environmental Rehab**  
**TRIM PAINT REPAIR**

Quantity Units Unit Price Total Price

350<sup>00</sup> 350<sup>00</sup>

After establishing any required floor containment with polyethylene sheeting, wet mist defective paint with water to the point of saturation. Wet scrape deteriorated paint, wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and spot topcoat with premium acrylic latex.

- All white trim

Trade: 17  
5355

**Drywall & Plaster**  
**PATCH PLASTER**

200<sup>00</sup> 200<sup>00</sup>

Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.

Location Total: 550<sup>00</sup>

**Location: 8 - Bathroom**

Trade: 9  
9163

**Environmental Rehab**  
**STABILIZE CEILING**

Quantity Units Unit Price Total Price

400<sup>00</sup> 400<sup>00</sup>

After establishing any required floor containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively scrape all loose paint, wall paper and plaster with a draw scraper. Feather edges with a wet, 100-grit, sponge sanding block. Detergent wash, rinse, allow to dry, and HEPA vacuum all visible chips. Spot prime,

*Fan bathroom  
light fayer*

caulk seams and top coat with premium acrylic latex per manufacturer's instructions.

325<sup>00</sup>  
400<sup>00</sup>      325<sup>00</sup>

9546

**TRIM PAINT REPAIR**

After establishing any required floor containment with polyethylene sheeting, wet mist defective paint with water to the point of saturation. Wet scrape deteriorated paint, wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and spot topcoat with premium acrylic latex.

- All white trim

Trade: 19  
5535

**Paint & Wallpaper  
PREP & PAINT INTERIOR DOOR**

NOTE: FOLLOW LEAD HAZARD CONTROL REQUIREMENTS: Using lead safe work practices remove & dispose of all loose material & dust prior to painting. Prep trim, casing and door prior to finish painting by feathering edges and dulling glossy surfaces with sandpaper. Fill holes and cracks. Caulk all seams. Spot prime with latex primer. Apply two coats Latex semi gloss paint to cover the entire door assembly completely & uniformly. Use Sherwin-Williams, Duron, or approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard  
<http://www.greenseal.org/certification/standards/paints.cfm>. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.

350<sup>00</sup>      350<sup>00</sup>

Location Total: 1075<sup>00</sup>

Location: 9 - Boys Room

Trade: 9  
9546

**Environmental Rehab  
TRIM PAINT REPAIR**

After establishing any required floor containment with polyethylene sheeting, wet mist defective paint with water to the point of saturation. Wet scrape deteriorated paint, wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and spot topcoat with premium acrylic latex.

- All white trim

Quantity	Units	Unit Price	Total Price
		<u>325<sup>00</sup></u>	<u>325<sup>00</sup></u>

Trade: 19  
5535

**Paint & Wallpaper  
PREP & PAINT INTERIOR DOOR**

NOTE: FOLLOW LEAD HAZARD CONTROL REQUIREMENTS: Using lead safe work practices remove & dispose of all loose material & dust prior to painting. Prep trim, casing and door prior to finish painting by feathering edges and dulling glossy surfaces with sandpaper. Fill holes and cracks. Caulk all seams. Spot prime with latex primer. Apply two coats Latex semi gloss paint to cover the entire door assembly completely & uniformly. Use Sherwin-Williams, Duron, or approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard  
<http://www.greenseal.org/certification/standards/paints.cfm>. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.

1.00	EA	<u>500<sup>00</sup></u>	<u>500<sup>00</sup></u>
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Trade: 23  
8010

**Electric  
CEILING FAN  
Stabilize Ceiling Fan**

1.00	EA	<u>80<sup>00</sup></u>	<u>80<sup>00</sup></u>
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Location Total: 905<sup>00</sup>

Location: 10 - Teal Room

Trade: 9  
9546

Environmental Rehab  
TRIM PAINT REPAIR

After establishing any required floor containment with polyethylene sheeting, wet mist defective paint with water to the point of saturation. Wet scrape deteriorated paint, wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and spot topcoat with premium acrylic latex.

- All white trim

Quantity	Units	Unit Price	Total Price
		<u>325<sup>00</sup></u>	<u>325<sup>00</sup></u>

Trade: 17  
5355

Drywall & Plaster  
PATCH PLASTER

Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.

		<u>500<sup>00</sup></u>	<u>500<sup>00</sup></u>
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Trade: 23  
7555

Electric  
COVER PLATE

Install a receptacle, switch, or blank cover plate.

1.00	EA	<u>10<sup>00</sup></u>	<u>10<sup>00</sup></u>
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Location Total: 835<sup>00</sup>

Location: 11 - Exterior

Trade: 8  
1460

Metal Work  
METAL GUARD RAIL--WROUGHT

Purchase or design, fabricate, prime, topcoat and install a one-piece steel railing of 2" flat top and bottom rails and 1/4" balustrades 6" on center.

- Remove and dispose of existing railings

*fix corners  
bruckle  
3' to 2 steps*

Quantity	Units	Unit Price	Total Price
			<u>350<sup>00</sup></u>

Trade: 15  
4645

Roofing  
GUTTER/DOWNSPOUT--5" SEAMLESS

Dispose of original and replace with 5", K Type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner.

*on upper  
and lower*

			<u>1200<sup>00</sup></u>
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Trade: 1600  
C16800

Electrical (CSI)  
SPECIAL ELECTRIC

An allowance to complete the scope of work, including all labor, materials, overhead, taxes and subcontractor's general requirements.

- Unlodge grounded piece stuck in exterior electrical socket.

1.00	AL	<u>20<sup>00</sup></u>	<u>20<sup>00</sup></u>
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Location Total: 1570<sup>00</sup>

Total Bid for Project: 9985<sup>00</sup>

Estimate of Lead Based Paint related work: 7985<sup>00</sup>

Estimated available start date: 6 weeks

Company Name: Tom Treacle Construction

Contractor License Number: 394 90 0647

Contact Information: Tom Treacle 7800728

Authorized signature: 

**Location: General Requirements**

- 60 **JOB BEHAVIOR**  
The following behaviors in any worker shall not be permitted and may result in the owner terminating the contract for cause: swearing, drinking alcoholic beverages on site and racist remarks.
- 65 **SMALL TOOL EXPENSE**  
Allowance for the purchase and depreciation of small tools.
- 67 **JOB SITE SIGN**  
Contractor shall install an agency provided sign where directed by agency staff. General contractors may place one sign advertising their company at the owner's discretion. No subcontractor signs are allowed.
- 80 **CODES AND ORDINANCES**  
In the execution of the itemized scope of work, the contractor shall facilitate inspection and comply with all governing codes and ordinances of the local municipality, county codes and ordinances, and the Wisconsin Uniform Dwelling Code pertaining to building construction, zoning, environmental protection, energy efficiency and worker safety.
- 78 **WORKMANSHIP STANDARDS**  
All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage.
- 51 **INSURANCE REQUIREMENTS**  
The Contractor shall purchase, maintain & provide Couleecap with certificates of insurance for: Statutory Worker's Comp and Employers Liability; Comprehensive General Liability Insurance with minimum limits of \$1,000,000 per accident.
- 120 **FINAL CLEAN**  
Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.
- 90 **1 YEAR GENERAL WARRANTY**  
Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting there from, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.
- 77 **NEW MATERIALS REQUIRED**  
All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist. Copies of material warranties must be provided to the homeowner and to Couleecap upon completion of the project.
- 55 **WORK TIMES**  
Contractors and their Subcontractors shall schedule working hours between 6:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.
- 45 **CONTRACTOR PRE-BID SITE VISIT**  
The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.
- 35 **VERIFY QUANTITIES/MEASUREMENTS**  
All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e. number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.
- 31 **CONSTRUCTION DEFINITIONS**  
"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.