



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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GENERAL

The following project is open for bidding by contractors possessing a Milwaukee Home Improvement Contractor License.

Please contact the owner for an appointment to inspect the property. Return bids to the owner.

Note that all activities disturbing lead (Pb) based surface coatings require State certified personnel and, as noted, a Milwaukee Health Department Lead Permit.

Project Address	1142-1144 N 22ND ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Monika Mitchell
Home address	1142 N 22ND ST
Phone	414-499-1438 or 414-722-0189
Bid due date	Friday, February 26 th , 2016
Approximate starting date	March 2016
Approximate completion date	May 2016



SCOPE OF WORK		February 9, 2016 (Weds)	
Monika Mitchell: 1142-44 N 22nd St (33-1004)			
<i>Rehab Specialist:</i> Brian Pellett @ 286-5624 <i>Loan Officer:</i> Greg Johnson @ 286-5692			
First inspection date: 1/28/2016 Prior version dates: 2/2/16		Strong Homes Loan	
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the "NIDC Addendum to Specifications," dated 8/23/07 & 5/13/08, are incorporated into this scope by reference. These items provide an outline of materials requirements & performance expectations. Updated copies can be obtained from NIDC @ 809 N Broadway-3rd Flr.			
Lead Related Work: Any task that a disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).			
And, if applicable: <input type="radio"/> YES <input checked="" type="radio"/> NO			
Any task that disturbs a previously painted surface requires Milwaukee Health Department notification (Pb-N). Window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department Permit (Pb-A).			
Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.			
1	EXTERIOR	Code	Cost Est
2	Install weatherstripping on both front entry doors. Repair door jambs.	R	
3	Install 90+% high efficiency gas furnace sidewall vented. Resize duct work to furnace specifications.	R	
4	Repalce damaged stringers on basement steps.	R	
5	Replace cracked soil stack (PERMIT).	R	
6	Install attic floor insulation. Block out knob & tube electrical wiring.	R	
7	Tear off/re-roof house. Install OSB sheathing, flashing, metal valleys, vents, ice and water shield. Remove roof hatch & roof over. Save gutters & clean out.	R	
8	Tuckpoint chimney.	R	
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28	Prepared by:	Date:	
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31	Owner Approval:	Date:	