



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

**Rocky Marcoux**  
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Deputy Commissioner  
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<b>GENERAL</b>
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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	1938 S 28TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Sherley Molina
Home address	1938 S 28TH ST
Phone	Home: 414-213-1341
Bid due date	Friday, January 29 <sup>th</sup> , 2016
Approximate starting date	February 2016
Approximate completion date	April 2016



<b>SCOPE OF WORK</b>		December 22, 2015 (Tues)	
<b>Sherley Molina - 1938 S 28th St (15-2226)</b>			
		<i>Rehab Specialist:</i>	
Aldermanic District 8 - Robert Donovan	Brian Pellett	286-5624	
Home Rehab (BL TIN)	Loan Officer:		
First inspection date: 12/15/15	Judy Carson	286-3543	
Revised:			
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 <b>Chapter DHS 163</b> regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).			
And, if applicable: <input checked="" type="radio"/> YES <input 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	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Tuckpoint house foundation & garage.	R	
3	Paint porch, rails, steps, foundation, doors, garage, storms & all painted surfaces.	R/PbA	
4	Install aluminum trim on doors, soffit, fascia, gable end & corners.	R/PbA	
5	Install insulation & seal off under 1st floor living & dining room window bump out.	R	
6	Repair 2nd floor rear porch to code (PERMIT).	R	
7	Replace 2nd floor rear porch storm door. Replace threshold.	R	
8	Final lead wipe clearance from MHD required for final completion.	R/PbN	
9	<b>INTERIOR - BASEMENT</b>		
10	Remove & re-install drywall on walls for electrical inspection Finish & paint. (PERMIT).	R	
11	Repair all electrical to code. Romex, cover plates, GFIC outlets (PERMIT).	R	
12	Remove wall to the north of gas furnaces.	R	
13	Install handrail on steps.	R	
14	Replace back door threshold.	R	
15	Install smoke & CO alarm.	R	
16	<b>INTERIOR - 1st Floor</b>		
17	Install GFIC outlet in bathroom & kitchen (PERMIT).	R	
18	Install hall fixture & switch (PERMIT).	R	
19	Install mechanical fan & switch in bathroom (PERMIT).	R	
20	Install bathtub spout.	R	
21	Repair cold air return grill in dining room.	R	
22	Install smoke & CO alarm.	R	
23	<b>INTERIOR - 2nd Floor</b>		
24	Install two additional outlets on north wall in kitchen (PERMIT).	R	
25	Install GFIC outlet in kitchen & bathroom (PERMIT).	R	
26	Repair Romex wiring in closet to code (PERMIT).	R	
27	Install smoke & CO alarms.	R	
28			
29		<b>23</b>	<b>EST TOT:</b>
30			
31	<b>PERMITS</b>	<b>9</b>	
32			
33	Prepared by:	Date:	
34			
35			
36	Owner Approval:	Date:	