



Department of City Development  
Neighborhood Improvement Development Corporation

**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	2106-2108 N 42ND ST
Summary Of Work	General (completion)
Technical Specialist	Aaron Helt Phone: 414-286-8606

Bid packages are available from the owners:

Owner	Ulysses Brown
Home address	2112 N. 42nd St.
Phone	Home: 414-873-9055
Bid due date	Tuesday, June 28 <sup>th</sup> , 2016
Approximate starting date	July 2016
Approximate completion date	September 2016



<b>SCOPE OF WORK (COMPLETION)</b>		Date: June 13, 2016
<b>2106-08 N 42nd St</b>		
<i>Rehab Specialist: Aaron Helt @ 286-8606</i>		
First inspection date: 6/9/15	Prior version dates: 6/15/15	<b>Rental Rehab</b>
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 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.		
<b>Line #</b>	<b>Scope of Work Item</b>	<b>Code</b> <b>Estimate</b>
1		
2	<b>GARAGE</b>	
3	Prep, prime and paint all siding and trim.	PR/Pb-N
4	Remove and replace service door with a new, steel, pre-hung entrance door. Include new lock and deadbolt.	PR/Pb-N
5	Furnish and install address numbers for alley side of garage.	PR
6		
7		
8	<b>EXTERIOR (HOUSE)</b>	
9	<b>PORCHES</b>	
10	Repair or replace treads, risers, stringers and railings as necessary.	PR/Pb-N
11	Prep, prime and paint porch. Include railings, deck, skirt, stairs and all trim.	PR/Pb-N
12	Remove and replace railings on upper porch.	PR (PERMIT)
13		
14		
15	<b>HOUSE</b>	
16	Patch problem areas of roof. Replace and refasten shingles.	PR
17	Furnish and install new vinyl siding over existing. Include fanfold insulation.	NR
18	Prep, prime and paint (color TBD by owner) all trim. Include basement window coverings.	PR/Pb-N
19	Tuck point foundation and porch columns at all problem areas.	PR
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22	<b>INTERIOR LOWER UNIT</b>	
23	<b>GENERAL</b>	
24	Furnish and install combination smoke/CO detector.	PR
25		
26		
27	<b>KITCHEN</b>	
28	Remove and replace p-trap for sink.	PR (PERMIT)
29	Replace missing glass in entry door from hallway.	PR
30		
31		
32	<b>HALLWAYS</b>	
33	Replace broken light fixtures.	PR (PERMIT)
34	Replace missing handrails.	PR
35	Repair broken awning window hardware to properly function.	PR
36		
37		
38	<b>INTERIOR UPPER UNIT</b>	
39	<b>GENERAL</b>	
40	Furnish and install combination smoke/CO detector.	PR
41		
42		
43	<b>KITCHEN</b>	
44	Furnish and install GFCI outlet by sink.	PR (PERMIT)
45	Replace missing glass in entry door from hallway.	PR

46			
47			
48	<b>BATHROOM</b>		
49	Remove and replace toilet.	PR (PERMIT)	
50	Remove and replace tub surround. Clean and re-silicone tub.	PR	
51			
52			
53	<b>INTERIOR 3rd FLOOR</b>		
54	<b>GENERAL</b>		
55	Remove and replace carpet throughout.	PR	
56	Repair plaster and match texture throughout.	PR/Pb-N	
57	Replace light fixture.	PR (PERMIT)	
58	Furnish and install combination smoke/CO detector.	PR	
59			
60			
61	<b>BASEMENT</b>		
62	Correct all electrical code violations. Ensure system is 100% safe and code compliant. Include adding GFCI by utility sinks.	PR (PERMIT)	
63	Correct all plumbing code violations. Ensure system is leak free and code compliant.	PR (PERMIT)	
64	Clean out basement and wash floor and walls.	PR	
65	Furnish and install combination smoke/CO detector.	PR	
66	Complete all work and ensure all open permits from prior contractors are closed appropriately.	PR	
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69		<i>Total Scope Estimate</i>	
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78	Prepared by:		Date:
79			
80			
81	Owner Approval:		Date: