



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

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### Bid Package Cover Sheet

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 repairs
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	(h) (414) 873-9055 (w)
Bid due date	9/8/2015
Approximate starting date	
Approximate completion date	

Note: Please contact **Aaron Helt** at **(414) 286-8606** for the most recent NIDC Rehab Specifications.

#### A Bid Package includes this cover sheet and:

A) General Bid Conditions and Instructions, B) Bid Document C) Scope of Work dated: <b>6/15/2015</b>	1) Bid Submission Form 2) Materials List, 3) Contractor References 4) Subcontractor List
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**Only one copy per contractor.**



<b>SCOPE OF WORK</b>		Date: June 15, 2015	
2106-08 N 42nd St			
Rehab Specialist: Aaron Helt @ 286-8606			
First inspection date: 6/9/15      Prior version dates:		Rental Rehab	
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 Chapter DHS 163 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.			
Line #	Scope of Work Item	Code	Estimate
1			
2	<b>GARAGE</b>		
3	Tear off and replace roof. Repair decking as necessary. Furnish and install 15# felt, all necessary flashings and dimensional shingles with a 30 year minimum lifetime warranty.	PR	
4	Prep, prime and paint all siding and trim.	PR/Pb-N	
5	Remove and replace service door with a new, steel, pre-hung entrance door. Include new lock and deadbolt.	PR/Pb-N	
6	Furnish and install address numbers for alley side of garage.	PR	
7			
8			
9	<b>EXTERIOR (HOUSE)</b>		
10	<b>PORCHES</b>		
11	Repair or replace treads, risers, stringers and railings as necessary.	PR/Pb-N	
12	Prep, prime and paint porch. Include railings, deck, skirt, stairs and all trim.	PR/Pb-N	
13	Remove and replace railings on upper porch.	PR (PERMIT)	
14			
15			
16	<b>HOUSE</b>		
17	Patch problem areas of roof. Replace and refasten shingles.	PR	
18	Replace broken, rotten and missing siding.	PR/Pb-N	
19	Prep, prime and paint (color TBD by owner) all siding and trim. Include basement window coverings.	PR/Pb-N	
20	Tuck point foundation and porch columns at all problem areas.	PR	
21	Remove and replace all storm doors.	PR	
22	Repair all broken window sash glass. Ensure all jamb liners are intact and windows function properly. Replace all ripped screens	PR/Pb-A	
23			
24			
25	<b>INTERIOR LOWER UNIT</b>		
26	<b>GENERAL</b>		
27	Repair all cracked plaster and drywall throughout unit and match finish.	PR/Pb-N	
28	Paint all walls and ceilings throughout unit. Touch up stain on trim as necessary.	PR/Pb-N	
29	Furnish and install combination smoke/CO detector.	PR	
30			
31			
32	<b>KITCHEN</b>		
33	Remove and replace p-trap for sink.	PR (PERMIT)	
34	Remove drop ceiling and repair/replace drywall ceiling.	PR/Pb-N	
35	Furnish and install new light fixture on ceiling.	PR (PERMIT)	
36	Replace missing glass in entry door from hallway.	PR	
37			
38			
39	<b>HALLWAYS</b>		
40	Replace broken light fixtures.	PR (PERMIT)	
41	Replace missing handrails.	PR	
42	Repair broken awning window hardware to properly function.	PR	
43			

