



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	2317 N BUFFUM ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Ada Rivera and Luis Rivera
Home address	2232 N. Holton St.
Phone	Home: 414-263-2992
Bid due date	Friday, November 4 th , 2016
Approximate starting date	November 2016
Approximate completion date	March 2017



SCOPE OF WORK		July 12th, 2016 (Tuesday)	
Ada & Juis Rivera - 2317 N Buffum St (12-3305)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date: 6/9/2016		Ben Sanchez	286-5719
Prior version dates: 06/23/2016			
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 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	Tear off/re-roof house. Install OSB sheathing, flashing, vents, metal valley, ice and water shield. Remove chimney below roof line. Roof over.	R	
3	Install gutters & downspouts.	R	
4	Install double hung vinyl replacement window per MHD.	R/Pb	
5	Replace front porch steps, handrails, skirting & stringers.	R	
6	Remove old siding. Install sidewall blown-in insulation.	R	
7	Install building wrap & vinyl siding on house. Include inside porch area.	R	
8	Install aluminum trim on windows, doors, soffit, fascia & gable ends.	R	
9	Install glass block windows with vents in basement & bathroom.	R/Pb	
10	Tuckpoint foundation & porch columns.	R	
11	Paint foundation, porches, doors & all painted surfaces.	R/Pb	
12	Install prehung steel paneled entry doors to front & rear entry.	R	
13	Install security doors to front porch & rear entry.	R	
14	Repair damaged porch storm windows & screens.	R	
15	Replace service walk to the front entry & service walk to rear entry.	R	
16	Install wheelchair ramp to rear entry with deck, handrails, guardrails & skirt. Ramp up from the east side.	R	
17	Install two car parking slab with retaining wall.	R	
18	Install service walk from rear entry to parking slab.	R	
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20	INTERIOR		
21	Refinish wood floor. Repair water damaged flooring.	R	
22	Install underlayment & vinyl floor in bathroom, kitchen & entry area.	R	
23	Patch, drywall, finish, prime & paint all ceilings & wall.	R	
24	Repair door & hardware to working order. Replace as needed.	R	
25	Replace missing or damaged trim. Match existing.	R	
26	Replace missing or damaged heat & supply grills.	R	
27	Replace water supply from water meter to all fixtures (PERMIT).	R	

SCOPE OF WORK		July 12th, 2016 (Tuesday)	
Ada & Juis Rivera - 2317 N Buffum St (12-3305)			
28	INTERIOR (Continued)		
29	Replace toilet (PERMIT).		R
30	Replace vanity, sink, faucet, trap & supply (PERMIT).		R
31	Replace tub, faucet, showerhead, trap & supply (PERMIT).		R
32	Replace kitchen double base stainless steel sink, faucet, trap & supply (PERMIT).		R
33	Install automatic washer connection, faucet, trap & water supply to laundry		R
34	Install sidewall vented hot water heater (PERMIT).		R
35	Cap off toilet in basement.		R
36	Snake out sewer line from house floor drain to street.		R
37	Check all plumbing to working order.		R
38	Install sealed battery CO & smoke alarms to code.		R
39	Install 95% high efficiency gas furnace sidewall vents & duct work (PERMIT).		R
40	Install gas line with shut-off for dryer (PERMIT).		R
41	Install coverplates to boxes.		R
42	Replace damaged basement ceiling fixtures (PERMIT).		R
43	Install GFIC outlet for bathroom, kitchen & laundry (PERMIT).		R
44	Install outlet for hot water heater (PERMIT).		R
45	Replace all light fixtures throughout house interior & exterior (PERMIT).		R
46	Properly install Romex & all electrical wiring in basement (PERMIT).		R
47	Check all switches & outlets. Replace if damaged (PERMIT).		R
48	Provide separate circuit for furnace (PERMIT).		R
49	Install mechanical fan & switch in bathroom (PERMIT).		R
50	Check all electrical throughout house to code (PERMIT).		R
51	Install kitchen base & wall cabinets with countertop.		R
52	Install attic floor insulation.		R
53	Repair drywall damage/hole in roof in attic.		R
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55		49	TOTAL EST
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57		18	PERMITS
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73	Prepared by:	Date:	
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76	Owner Approval:	Date:	