



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

Rocky Marcoux
 Commissioner
 rmarco@milwaukee.gov

Martha L. Brown
 Deputy Commissioner
 mbrown@milwaukee.gov

DUE DATE: FRIDAY, March 13, 2015

BIDDING DOCUMENTS

Scope of Work and Specifications
 for
 Remodeling and Repairs

CONTRACTOR NOTE: Please respect the privacy of NIDC clients, and visit properties only if you have first contacted the owner by phone, and have confirmed an appointment with the owner of the property. Showing up un-announced is not acceptable.

at
 2326 N HUBBARD ST
 Milwaukee, WI 53212-3308
 (414)263-1581

Sonia Dixon's Property

Bids for this Project
 are being solicited for
 the following contractor types: GENERAL

STRONG Homes Loan Program

CONTENTS

1	GENERAL BID INFORMATION	4	BID SUBMISSION FORMS
2	DEVELOPERS & CONTRACTORS <i>Responsibilities under Section 8</i>	5	SCOPE OF WORK
3	SECTION 3 <i>Business Certification & Contract Section 3 Clause</i>	6	MATERIALS LIST, CONTRACTOR REF FORM, CONTRACTOR OWNERSHIP INFO, SUB-CONTRACTOR LIST

**NOTE: Please contact Aaron Helt at (414) 286-8606 for new Rehab Specifications.
 ONLY ONE COPY PER CONTRACTOR.**



SCOPE OF WORK		Date: February 18, 2015
2326 N Hubbard St		
Rehab Specialist: Aaron Halt 286-8606		
First inspection date: 2/6/2015	Prior version dates: 2/13/2015	STRONG homes
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.		
Line #	Scope of Work Item	Code Estimate
1		
2	EXTERIOR (HOUSE)	
3	HOUSE	
4	Tear-off and replace roof. Patch decking as necessary. Furnish and install all necessary flashings, vents, ice and water, 15# felt and dimensional shingles with minimum 25 year warranty.	PR
5	Replace gutter on south east side above porch. Connect and seal new downspout to existing y-junction on back of house. Clean out all gutters and downspouts after new roof is installed.	PR
6		
7		
8	INTERIOR	
9	GENERAL	
10	Electrical update. Eliminate all abandoned wires relating to old security systems. Clean up all junction boxes throughout basement, eliminate unsafe and non-functioning wires. Ensure electrical system is 100% safe and code compliant.	PR (PERMIT)
11	Run snake through sewer lateral from access in yard to ensure proper water flowage away from house.	NR
12	Run camera through sewer lateral to ensure no breaks under house foundation.	NR
13	Fix all leaks in gas lines in basement. (Marked by WeEnergies with silver tape).	PR (PERMIT)
14	Remove toilet in upstairs bathroom to check flange for leak. Reset with new wax ring.	NR
15	Repair and prime water-damaged drywall in dining room after toilet leak is fixed.	NR
16	Furnish and install new light fixture in kitchen.	PR (PERMIT)
17		
18		
19	<i>Total Scope Estimate</i>	
20		
21		
22		
23		
24		
25		
26		
27		
28	Prepared by:	Date:
29		
30		
31	Owner Approval:	Date: