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	2338-2340 N 16TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Denise Gaines
Home address	2338 N 16TH ST
Phone	Home: 414-263-7831 Cell: 414-429-7595
Bid due date	Friday, May 20th, 2016
Approximate starting date	June 2016
Approximate completion date	July 2016

	SCOPE OF WORK	May 3rd, 2016 (Tuesday)		
	Denise Gaines: 2338-40 N 16th St (06-2009)			
	Rehab Specialist: Brian Pellett @ 286-5624 *Loan Officer*: Benjamin Sanchez @ 286-5719			
	First inspection date: 4/20/2016 Prior version dates: 4/21/16	**Strong Homes Loan**		
	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 **Chapter DHS 163** regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).			
	And, if applicable: ○ YES ◉ 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 valleys, ice and water shield.		R	
3	Tuckpoint porch columns, foundation & chimney. Replace chimney cap. Replace missing or damaged bricks.		R	
4	Repair damaged trim, siding & corner trim around rear entry area.		R	
5	Prime & paint repaired trim.		R	
6	Install rubber roof on 2nd floor front porch roof.		R	
7				
8	**INTERIOR**			
9	Replace both 1st & 2nd floor kitchen sink trap.		R	
10	Snake out laundry tray trap in basement.		R	
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12		7	**EST TOTAL**	
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28	Prepared by:	Date:		
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31	Owner Approval:	Date:		