



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

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Deputy Commissioner  
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**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	2402 N 25TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	H.W.B. Youth and Family Services
Home address	5210 W Hampton Av
Phone	Home: 414-349-8535
Bid due date	Friday, February 27 <sup>th</sup> , 2015
Approximate starting date	March 2015
Approximate completion date	June 2015



<b>SCOPE OF WORK</b>		February 6, 2015 (Fri)	
<b>H.W.B. Youth &amp; Family Service - 2402 N 25th St (06-1004)</b>			
<i>Rehab Specialist:</i> Brian Pellett @ 286-5624 <i>Loan Officer:</i> Greg Johnson @ 286-5692			
First inspection date: 1/7/2015      Prior version dates: 01/13/15, 01/23/15		<b>Rental Rehab - CDBG</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.			
1	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Touch up paint on all painted surfaces.	R/PbA	
3	Replace damaged chimney flue.	R	
4	Tear off/replace house. Install OSB sheathing, chimney flashing, vents, flashing, valley Tin, ice & water shield. Remove attic entry roof over.	R	
5	Install vinyl siding on basement entry.	R	
6	Install metal pre-hung door with hardware to basement.	R	
7	Install rubber roof on back basement entry.	R	
8	Install double hung vinyl replacement windows per MHD specifications (PERMIT).	R/PbA	
9	Project requires final lead clearance from MHD.	R/PbA	
10	Install aluminum trim on window stops. Cover all wood window trim. Replace missing aluminum trim.	R/PbN	
11	Tuckpoint foundation.	R	
12	Secure siding @ south entry door.	R	
13	Repair/replace damaged weatherstripping @ 2nd floor entry door.	R	
14			
15	<b>INTERIOR</b>		
16	Check all electrical throughout house. Replace all damaged outlets, switches & fixtures (PERMIT).	R	
17	Check all plumbing throughout house. Repair to code (PERMIT).	R	
18	Replace all damaged & missing doors & hardware.	R	
19	Install underlayment & vinyl flooring throughout 1st & 2nd floor, including stairwell.	R	
20	Repair all damaged walls & ceilings. Drywall, patch, prime & paint.	R/PbN	
21	Replace damaged or missing trim on doors, windows & baseboard.	R	
22	Install base & wall cabinets in 1st & 2nd floor kitchens with countertop.	R	
23	Install kitchen sink with faucet, water supply & trap to 1st & 2nd floor kitchen (PERMIT).	R	
24	Install vanity, sink, faucet, water supply & trap to both bathrooms (PERMIT).	R	
25	Install GFIC outlets in kitchens, bathrooms & laundry area (PERMIT).	R	
26	Install mechanical ceiling fan & switch in bathrooms (PERMIT).	R	
27	Install light fixtures in bathrooms (PERMIT).	R	
28	Install toilet to code in bathrooms (PERMIT).	R	
29	Install tub faucet & shower heads to bathroom tubs (PERMIT).	R	

<b>SCOPE OF WORK</b>		February 6, 2015 (Fri)	
	<b>H.W.B. Youth &amp; Family Service - 2402 N 25th St (06-1004)</b>		
30	<b>INTERIOR (Continued)</b>		
31	Install ceramic tile tub surrounds.	R	
32	Install medicine cabinet & towel bars in bathrooms.	R	
33	Repair basement stairs to code.	R	
34	Install handrails on stairs.	R	
35	Install double basin laundry tray with faucet, automatic washer connection, water supply, vent, trap & BFP (PERMIT).	R	
36	Install high efficiency side wall power vent gas furnace in basement for 1st floor (PERMIT).	R	
37	Install grills on ductwork where missing.	R	
38	Install two sidewall vented hot water heaters (PERMIT).	R	
39	Install gas attic furnace, chimney vented. Install flue liner to furnace (PERMIT).	R	
40	Install guardrail around basement pit.	R	
41	Install cover on basement plumbing clean out.	R	
42	Repair/rebuild wall & steps with handrail for exterior basement stairs.	R	
43	Install smoke & CO alarm per floor per code.	R	
44			
45	<b>HOUSE</b>	<b>0</b>	<b>EST TOTAL</b>

	<b>SCOPE OF WORK</b>	February 6, 2015 (Fri)	
	<b>H.W.B. Youth &amp; Family Service - 2402 N 25th St (06-1004)</b>		
46	<b>2470 W MEINECKE AVE - COTTAGE TO 2402 N 25TH ST</b>		
47			
48	<b>EXTERIOR</b>		
49	Touch up paint.		R
50	Install downspout to front porch.		R
51	Install front storm door.		R
52	Install storm window to front window & stairwell.		R
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54	<b>INTERIOR</b>		
55	Patch, prime & paint front bedroom.		R
56	Install vinyl floor in front bedroom.		R
57	Finish flooring. Install threshold between rooms.		R
58	Install handrails & guardrail to code in back stairwell.		R
59	Install cover plates where missing.		R
60	Finish ceramic tile tub surround & ceramic floor tile.		R
61	Install heat duct with grill to bathroom (PERMIT).		R
62	Install missing door trim & stops to back room.		R
63	Install sidewall power vented hot water heater (PERMIT).		R
64	Install 90+% high efficiency gas furnace (PERMIT).		R
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66		<b>COTTAGE</b>	<b>0 EST TOTAL</b>
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69		<b>GRAND TOTAL</b>	<b>0 TOTAL EST</b>
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71		17	PERMITS
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82	Prepared by:	Date:	
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85	Owner Approval:	Date:	