



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	2820 W JUNEAU AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Marianne Peterson
Home address	616 W. Maple St.
Phone	Home: 414-647-2920
Bid due date	Friday, October 21 st , 2016
Approximate starting date	November 2016
Approximate completion date	February 2017



SCOPE OF WORK		September 21, 2016 (Thurs)	
Marianne Peterson - 2820 W Juneau Ave (08-2921)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date: 8/16/2016		Judy Carson	286-3543
Prior version dates: 8/26/16			
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	Install gutters & downspouts on house & front porch.	R	
3	Paint, touch up trim, paint porch, deck, steps & all painted surfaces touch up.	R/Pb	
4	Cut down trees. By owner.	R	
5	Install address numbers on the garage to alley. By owner.	R	
6	Repair overhead garage door.	R	
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8	INTERIOR		
9	Install smoke & CO alarms per code. By owner.	R	
10	Replace ceiling fixture in dining room (PERMIT).	R	
11	Properly install wiring under kitchen sink (PERMIT).	R	
12	Check wire & replace damaged under cabinet light fixture in wall cabinets (PERMIT).	R	
13	Replace toe edge on two steps to 2nd floor. Install oak wood.	R	
14	Replace all bedroom ceiling fixtures (PERMIT).	R	
15	Install pad & carpet in front two bedrooms, hallway & front stairwell.	R	
16	Remove shower unit, hot tub, cap-off plumbing, tile, remove electrical to hot tub.	R	
17	Install new wall between bathroom & hall to attic stairwell.	R	
18	Install steps to attic.	R	
19	Remove small stairwell to attic. Open to hall to attic stairwell.	R	
20	Install bathtub with faucet & showerhead (PERMIT).	R	
21	Install water supply & drain to tub (PERMIT).	R	
22	Install ceramic tile tub surround.	R	
23	Replace ceiling joist in bath area which were removed. Drywall & finish (PERMIT).	R	
24	Replace attic light fixtures (PERMIT).	R	
25	Install handrails & guardrails in attic.	R	
26	Rebuild stair to basement to code (PERMIT).	R	
27	Replace water supply line from water meter to fixtures (PERMIT).	R	
28	Install laundry tray with faucet, automatic washer connections, water supply & trap (PERMIT).	R	

	SCOPE OF WORK	September 21, 2016 (Thurs)	
	Marianne Peterson - 2820 W Juneau Ave (08-2921)		
29	INTERIOR (Continued)		
30	Service/repair gas furnace & A.C. unit.		R
31	Install side wall vented hot water heater & outlet for power (PERMIT).		R
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33		27	TOTAL EST
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35		12	PERMITS
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70	Prepared by:	Date:	
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73	Owner Approval:	Date:	