



**Department of City Development**

City Plan Commission  
Neighborhood Improvement  
Development Corporation  
Redevelopment Authority

**Rocky Marcoux**  
Commissioner

**Martha L. Brown**  
Deputy Commissioner

**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	2932 W ORCHARD ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Harold Lancour and Elizabeth Lancour
Home address	2932 W ORCHARD ST
Phone	Home: (414) 389-0255
Bid due date	3/22/2013
Approximate starting date	April 2013
Approximate completion date	June 2013

<b>SCOPE OF WORK (HOME REHAB)</b>			
Harold & Elizabeth Lancour (414) 389-0255		<u>Rehab Specialist</u>	
2932 W. Orchard Street (53215-1927)		Jeff Keen 286-8604	
		<u>Loan Officer</u>	
Scope Date: 12/7/12		Judy Carson 286-3543	
Revised dates: <b>12/20/12</b>			
Both the "Rehabilitation and Technical Specifications and Performance Standards for the City of Milwaukee - February, 2006" and the NIDC Addendum to Specifications", dated March 2, 2010, are incorporated into this scope by reference. These items provide an outline of materials requirements and performance expectations. Updated copies can be obtained at www.			
Any task that disturbs a previously painted surface shall be performed by properly certified personnel and requires Milwaukee Health Department notification. Standard window treatment and window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department permit.			
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.			
CV: Required to resolve a code violation. Pb-N: The Milwaukee Health Department must be notified prior to starting this activity. Pb-A The Milwaukee Health Department must issue a permit prior to starting this activity. Permit: This item requires a building permit. PR: Program requirement.			
<b>1</b>	<b>EXTERIOR</b>	Code	Estimate
2	Tear off all existing roofing including front porch. Install sheathing. Install Water and Ice shield for eaves and valleys. Install new architectural shingles. Remove chimney below roof line.	PR	
3	Tear off and replace garage roofing to match the house.	PR	
4	Replace broken sections of front walkway.	PR	
5	Install new vinyl replacement windows for each opening including attic. Does not include basement.	Pb-A	
6	Install dedicated outlet for garage door opener. Install new garage door opener	CV	
7	Provide lead cleaning and lead clearance report.	Pb-A	
8	Patch small hole in garage siding at north-east corner.	CV	
9	Install backflow preventer on each outside hose bib.	CV	
10	<i>Replace threshold for garage service door.</i>	CV	
11	<i>Replace rusted roof flashing.</i>	CV	
12			
<b>13</b>	<b>INTERIOR</b>		
14	Prep and spot paint peeling paint at kitchen walls & ceiling. Include archway.	Pb-N	
15	Install CO/smoke detector combination units as follows: 2nd floor near bedroom door, 1st floor interior hall and basement.	CV	
16	Caulk bathtub edges.	PR	
17	Replace flooring for rear hallway.	PR	
18	Provide 20 amp circuit/outlet for the 2nd floor west bedroom wall. A/C outlet.	PR	
19	Paint 1st to 2nd stair treads and risers.	PR	
20	Install the 1st to 2nd stair handrail to proper height.	PR	
21			
<b>22</b>	<b>BASEMENT</b>		
23	Install direct vent/power vent water heater. Seal opening in chimney.	CV	
24	Install outlet for dehumidifier.	CV	
25	Install new 100 amp breaker panel with room for expanded circuits.	PR	
26	Enclose open basement stair rail with balusters.	CV	

27	<b>BASEMENT (continued)</b>		
28	Install back flow preventer on wash tub faucet.	CV	
29	Eliminate outlet above laundry tray. Also install GFCI outlet on wall near washer close enough to reach washer plug in and not allow cord to pass over tub.	CV	
30	Install continuous 4" hard piped dryer vent. Eliminate reduction through window		
31	Properly run remix wiring from furnace to breaker box.	CV	
32			
33		17	Total
34			
35			
36			
37	Owner approval: _____ Date: _____		