



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	2935 N 53RD ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Uliseo Asuncion and Myrna Asuncion
Home address	5284 N. 82nd Ct.
Phone	Contact person: Ella Roque at 760-936-6258
Bid due date	Friday, April 29 th , 2016
Approximate starting date	June 2016
Approximate completion date	September 2016



SCOPE OF WORK		April 18th, 2016 (Monday)	
Uliseo Asuncion - 2935 N 53rd St (10-1616)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date:	4/4/2016	Ben Sanchez	286-5719
Prior version dates:	04/08/16		
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	Tear off/re-roof house. Repair all damaged sheathing & framing. Install flashing, vents, ice and water shield. Remove chimney below roof line.	R	
3	Remove old siding. Install vinyl siding with building wrap.	R	
4	Install aluminum trim on windows, doors, soffit & fascia.	R	
5	Install gutters & downspouts.	R	
6	Replace broken windows & missing screens.	R	
7	Trim trees front & back yard.	R	
8	Install rubber roof on 2nd floor front porch. Check for possible damaged framing. Replace as needed.	R	
9	Paint & reinstall metal porch guardrails.	R	
10	Replace front porch soffit.	R	
11	Remove shed in back yard.	R	
12	Replace dryer vent.	R	
13	Replace porch door & storm door.	R	
14	Install two car concrete parking slab. Repair concrete service walk.	R	
15			
16	INTERIOR		
17	Refinish wood floors.	R	
18	Install underlayment & vinyl floor in entry, kitchens, bathrooms, back hall & stairwell.	R	
19	Replace countertop on kitchen cabinets.	R	
20	Reinstall sink. Install new kitchen faucet (PERMIT).	R	
21	Replace kitchen sink trap (PERMIT).	R	
22	Replace all interior doors & closet doors & hardware.	R	
23	Install fire grade door between units.	R	
24	Replace both bathtub faucet & showerheads (PERMIT).	R	
25	Replace damaged ceiling fixtures (PERMIT).	R	

SCOPE OF WORK		April 18th, 2016 (Monday)	
	Uliseo Asuncion - 2935 N 53rd St (10-1616)		
26	INTERIOR (Continued)		
27	Drywall damaged ceiling areas. Finish to paint.		R
28	Paint by owner.		R
29	Install two sidewall power vented hot water heater (PERMIT).		R
30	Install two 95% high efficiency gas furnace with thermostat (PERMIT).		R
31	Install automatic washer connections (PERMIT).		R
32	Replace shut-off valves @ water meter setting (PERMIT).		R
33	Install smoke & CO alarm per code with 10 year sealed battery.		R
34	Check all plumbing. Repair to working order (PERMIT).		R
35	Check all electrical work. Repair as needed (PERMIT).		R
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37		31	TOTAL EST
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39		10	PERMITS
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69	Prepared by:	Date:	
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72	Owner Approval:	Date:	