



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

**Rocky Marcoux**  
 Commissioner  
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 Deputy Commissioner  
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**OPEN HOUSE 3/22/2016**  
**1 p.m. until 2 p.m.**

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	<b>2970 S CLEMENT AV</b>
Summary Of Work	<b>General Repairs</b>
Technical Specialist	<b>Aaron Helt</b> Phone: <b>414-286-8606</b>

Bid packages are available from the owners:

Owner	<b>Amir Erez</b>
Home address	<b>3751 S. Herman St.</b>
Phone	Home: <b>267) 475-0804</b> Work: <b>414-291-3990</b>
Bid due date	<b>April 1<sup>st</sup>, 2016</b>
Approximate starting date	
Approximate completion date	



SCOPE OF WORK		Date: March 14, 2016	
2970 S Clement Av			
Rehab Specialist: Aaron Helt @ 286-8606			
First inspection date: 2/5/2016	Prior version dates: 2/22/16	SNIP-HBA	
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.			
Line #	Scope of Work Item	Code	Estimate
1			
2	<b>GARAGE</b>		
3	Tear off and replace roof. Repair decking and rafters to sound condition. Furnish and install osb decking over existing, 15# felt, all necessary vents and flashings, and dimensional shingles with a minimum 30 year lifetime warranty.	PR	
4	Remove and replace all fire damaged members, including wall framing, sheathing and fascia.	Code (PERMIT)	
5	Furnish and install color match vinyl siding and trim on east side.	Code	
6	Remove broken window glass and board up with plywood. Prime and paint.	Code	
7	Install code compliant wiring at existing locations. Cover junction boxes and complete all electrical repairs to create code compliant wiring for garage.	Code (PERMIT)	
8	Remove and replace service door with new, steel prehung service door. Include new hardware.	PR	
9	Prep, prime and paint all wood trim.	PR/Pb	
10	Furnish and install address labels on alley side.	Code	
11			
12			
13	<b>EXTERIOR (HOUSE)</b>		
14	<b>PORCHES</b>		
15	Remove and replace front porch guardrails and grippable handrails for stairs with code compliant rails to owner's design.	PR (PERMIT)	
16	Prep, prime and paint all previously painted surfaces (color TBD by owner). Porch floor must be floor enamel.	PR/Pb	
17	Replace missing trim on front porch soffit.	Code	
18	Remove and replace rear porch to new footprint (designed by owner).	PR (PERMIT)	
19	Remove and replace basement entrance covering with new Bilco door.	PR	
20			
21			
22	<b>HOUSE</b>		
23	Tuck point and repair chimney. Install proper flashing and counter flashing.	PR	
24	Furnish and install gutter end cap on north west end. Seal downspouts to drain tile receivers.	PR	
25	Replace missing trim on southside dormer. Repair to rodent free and water tight condition.	PR/Pb	
26	Tuck point all problem areas of foundation.	PR	
27	Remove basement windows and replace with vented glass block windows.	PR/Pb	
28	Prep, prime and paint all exterior trim. Include foundation block.	PR/Pb	
29	Remove north east wood dining room window. Replace with MHD approved vinyl replacement window.	PR/Pb	
30			
31			
32	<b>INTERIOR</b>		
33	<b>GENERAL</b>		
34	Repair vinyl floor in hallway.	Code	
35	Furnish and install combo smoke/CO detectors on each floor per code.	Code	
36	Replace all missing door hardware. Ensure all doors properly function and latch.	Code	
37	Replace missing scuttle hole cover.	Code	
38	Furnish and install missing register and return covers throughout house.	PR	
39			

