



Department of City Development
Neighborhood Improvement Development Corporation

GENERAL REPAIRS

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	3144 N 34TH ST
Summary Of Work	General repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

Bid packages are available from the owners

Owner	Johneta Powell
Home address	3144 N 34TH ST
Phone	414-469-6773
Bid due date	Tuesday, July 5 th , 2016
Approximate starting date	August 2016
Approximate completion date	October 2016



SCOPE OF WORK		Date: June 21, 2016
3144 N 34th St		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 5/24/16	Prior version dates: 5/26/2016	Home Rehab CC TIN
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 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.		
Line #	Scope of Work Item	Code Estimate
1	SITE	
2	Remove and replace side walk at south side of house. Ensure new side walk is pitched away from and sealed to foundation.	CV
3	Furnish and install topsoil and grass along north side of foundation to properly create a grade that directs water away from the foundation.	CV
4		
5		
6	EXTERIOR (HOUSE)	
7	PORCHES	
8	Remove and replace front porch rails, deck and framing with new pressure treated porch members to code. Include tuck pointing and repairing brick columns to structurally sound condition. Prep, prime and paint brick columns (color TBD by owner).	CV/Pb-N (PERMIT)
9	Attach and secure downspouts to gutters and strap to porch columns. Furnish and install downspout extensions to divert water away from porch.	CV
10		
11		
12	HOUSE	
13	Resecure loose siding at front gable.	CV
14	Repair and tuck point foundation at all trouble areas. Prep, prime and paint foundation (color TBD by owner).	CV/Pb-N
15	Remove and replace basement windows with new, vented glass block windows.	NR/Pb-A
16	Remove and replace rear south east entrance door with new, pre-hung steel entrance door. Include new hardware.	CV/Pb-N
17		
18		
19	INTERIOR	
20	GENERAL	
21	Remove and replace carpet throughout second floor. Include stairs. Include repairing subfloor at trouble areas.	NR
22	Repair drywall at all damaged areas throughout house. Match finish and paint color as close as possible per room.	CV
23	Prep, prime and paint first floor (2) bedroom door trim.	PR/Pb-N
24	Hang door on bedroom door opening where missing. Include new hinges and hardware to ensure proper function of door.	CV/Pb-N
25	Furnish and securely install door stoppers on corresponding base trim for all interior doors.	PR
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27		
28	KITCHEN	
29	Remove and replace p-trap at kitchen sink with new CPVC code compliant drain.	CV
30	Remove and replace lower kitchen cabinets and countertops (style TBD by owner).	NR
31	Remove and replace sink and faucet. Include new hoses and all accessories to ensure proper function.	PR
32	Furnish and install new sheet vinyl over existing floor covering (style TBD by owner). Include removing and replacing shoe moulding around perimeter of room and carpet bars at all thresholds.	NR
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34			
35	BATHROOMS		
36	Prep, prime and paint first floor bathroom trim and door (color TBD by owner).	CV/Pb-N	
37	Furnish and install new sheet vinyl over existing floor covering in first floor bathroom (style TBD by owner). Include removing and replacing shoe moulding around perimeter and carpet bar at door threshold.	NR	
38	Remove and replace tub and surround for second floor bathroom. Include new faucet, handles, diverter and all other accessories to ensure leak free system with fully functional bath and shower.	CV	
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41	BASEMENT		
42	Repair and resecure door to basement. Include new hardware and make sure door properly functions.	CV/Pb-N	
43	Repair and resecure loose treads to basement.	CV	
44	Tuck point basement walls at all trouble areas. Clean, wash and dry walls.	CV	
45	Repair electrical system. Split and add breakers as necessary. Ensure system is functional, code compliant and safe.	CV (PERMIT)	
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48	<i>Total Scope Estimate</i>		
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57	Prepared by:		Date:
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60	Owner Approval:		Date: