



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	3240 N 83RD ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners.

Owner	Sharon Spitzer
Home address	3240 N 83RD ST
Phone	Home: 414-871-3505
Bid due date	Friday, December 2 nd , 2016
Approximate starting date	December 2016
Approximate completion date	February 2017



SCOPE OF WORK		November 10, 2016 (Thurs)	
Sharon Spitzer - 3240 N 83rd St (22-3844)			
<i>Rehab Specialist:</i> Brian Pellett @ 286-5624 <i>Loan Officer:</i> Greg Johnson @ 286-5692			
First inspection date: 10/2016 Prior version dates: 10/24/16, 10/31/16		Strong Homes Loan	
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 a 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. Install flashing, vents, 30-yr shingles, ice and water shield	R	
3	Save & clean out gutters.	R	
4	Remove sidewalk in back yard. Install new 40" wide sidewalk from back door to garage. Slope sidewalk. <u>No steps.</u>	R	
5	Adjust overhead garage door rollers & rails.	R	
6	Install address number on garage.	R	
7	Install storm door to rear entry.	R	
8	Install vinyl siding on gable ends, front & rear entry area.	R	
9			
10	INTERIOR		
11	Install ceiling fan in kitchen. Owner supplied (PERMIT).	R	
12	Adjust all outlets & switch boxes flush with wall. Install coverplates (PERMIT).	R	
13	Install ceiling fan & box in rear bedroom (PERMIT).	R	
14	Install Romex wiring in closet to code (PERMIT).	R	
15	Repair switch in bathroom (PERMIT).	R	
16	Install coverplates in attic (PERMIT).	R	
17	Repair electrical work to tub (PERMIT).	R	
18	Check all electrical throughout house. Repair as needed.	R	
19	Repair leak in bathroom sink trap (PERMIT).	R	
20	Replace bathtub faucet (PERMIT).	R	
21	Replace shower mixer (PERMIT).	R	
22	Install wheelchair accessible back door with side window & hardware. Sill to be flush with floor. Pre-hung door with full view light; frame in window; finish off interior wall & exterior to match existing door on the right & window on the left.	R	
23	Install wood trim on tress in living room.	R	
24	Paint ceiling in kitchen & living area.	R	
25	Replace bathroom vanity, sink, faucet & trap. Make vanity smaller for accessible wheelchair to shower (PERMIT).	R	
26	Install ADA approved toilet/high boy toilet (PERMIT).	R	
27			
28		20	EST TOTAL
29		PERMITS 12	
30			
31			
32	Prepared by:	Date:	
33			
34			
35	Owner Approval:	Date:	