



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

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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 S 26TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Michael Ring
Home address	323 E. Hampton Ave
Phone	Home: 414-640-3781
Bid due date	Friday, February 27 th , 2015
Approximate starting date	March 2015
Approximate completion date	June 2015



SCOPE OF WORK		February 12, 2015 (Thurs)	
Michael Ring - 3240 S 26th St (15-4423)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date:		Judy Carson	286-3543
Prior version dates: 01/23/15, 01/26/15, 02/10/15			
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	Replace front storm door.	R	
3	Replace/patch front concrete steps.	R	
4	Remount/secure front entry handrails.	R	
5	Paint: rails, basement windows & sills, & all painted surfaces.	R/PbN	
6	Remove chimney below roof line. Install plywood over opening & install roofing to match.	R	
7	Remove awnings. Save for owner.	R	
8	Tuckpoint, repair damaged brick & stone from removal of awning.	R	
9	Secure electric line to back of house. Repair trim to house.	R	
10	Install double hung vinyl replacement windows. Include front living room windows. All per NIDC specifications.	R/PbA	
11	Replace damaged vinyl siding & corners on garage.	R	
12	Replace service door & hardware to garage.	R	
13	Replace overhead garage door.	R	
14	Check all electrical in garage repair to code (PERMIT).	R	
15	Install address numbers to garage.	R	
16	Cut down pine tree in back yard. Remove stump.	R	
17	Install concrete parking slab next to garage.	R	
18	INTERIOR		
19	Check all electrical throughout house. Repair to code (PERMIT).	R	
20	Check all plumbing throughout house. Including bathroom in basement. Repair to code (PERMIT).	R	
21	Replace missing outlet in living room (PERMIT).	R	
22	Install GFIC outlet in kitchen (PERMIT).	R	
23	Install three additional outlet @ kitchen countertop (PERMIT).	R	
24	Install switch & mechanical fan in bathroom (PERMIT).	R	

SCOPE OF WORK		February 12, 2015 (Thurs)	
	Michael Ring - 3240 S 26th St (15-4423)		
25	INTERIOR (Continued)		
26	Remove ceiling fans in 1st floor bedrooms. Install ceiling fixtures (PERMIT).		R
27	Install smoke & CO alarm per floor per code.		R
28	Install shower head in bathroom.		R
29	Replace base & wall cabinets. Match existing location. Install new countertop.		R
30	Re-install sink, faucet, water supply & trap in kitchen (PERMIT).		R
31	Replace missing hardware on door.		R
32	Install sidewall power vented hot water heater (PERMIT).		R
33	Install two stage 96% high efficiency gas furnace (PERMIT).		R
34	Clean out furnace duct work & vents.		R
35	Remove wall, door & window in front of electrical service panel.		R
36	Install laundry tray with water supply trap faucet & automatic washer connection (PERMIT).		R
37	Install 220 outlet for electric dryer (PERMIT).		R
38	Install glass block windows, four with vents in basement.		R
39	Install owner-supplied dishwasher (PERMIT).		R
40	Install owner-supplied shower faucet (PERMIT).		R
41	Install carpet & pad in 1st floor bathrooms & living room.		R
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43		38	TOTAL EST
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70	Prepared by:	Date:	
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73	Owner Approval:	Date:	