



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	3314 N PALMER ST
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

**Bid packages are available from the owners:**

Owner	Robert Brostowicz
Home address	3314 N PALMER ST
Phone	Home: 414-587-1170
Bid due date	Friday, June 24 <sup>th</sup> , 2016
Approximate starting date	August 2016
Approximate completion date	September 2016



<b>SCOPE OF WORK</b>		Date: May 24, 2016
<b>3314 N Palmer St</b>		
<i>Rehab Specialist: Aaron Helt @ 286-8606</i>		
First inspection date: 5/12/16	Prior version dates: 5/23/16	<b>Brln TIN- Home Rehab</b>
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 <b>Chapter DHS 163</b> 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.		
<b>Line #</b>	<b>Scope of Work Item</b>	<b>Code</b> <b>Estimate</b>
1	<b>GARAGE</b>	
2	Extend garage downspout to divert water away from garage slab.	CV
3		
4		
5	<b>PORCH</b>	
6	Scrape, prep, prime and paint all previously painted surfaces (color TBD by owner).	CV/Pb-N
7		
8		
9	<b>EXTERIOR (HOUSE)</b>	
10	<b>HOUSE</b>	
11	Tear-off and replace roof. Repair existing decking as necessary. Furnish and install new osb decking over existing, ice and water shield, 15# felt, all necessary vents and flashings, and dimensional shingles with a minimum 30 year lifetime warranty. Include porches and other bump outs.	PR
12	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Divert water 4-6' away from foundation.	PR
13	Scrape, prep, prime and paint all exterior trim and foundation block (color TBD by owner).	CV/Pb-N
14	Repair damaged siding corner at southeast house corner. Touch up paint.	CV
15		
16		
17	<b>INTERIOR</b>	
18	<b>GENERAL</b>	
19	Furnish and install studor vent for kitchen sink drain.	CV (PERMIT)
20	Repair all electrical in basement to code compliant state. Reconnect all lights, junction box covers etc. and ensure system is functional, code compliant and safe.	CV (PERMIT)
21	Provide full house cleaning to ensure home gets MHD lead clearance.	PR
22	Furnish and install handrails at steps to 2nd floor and basement per code.	CV
23	Furnish and install studor vent for utility sink drain.	CV
24	Furnish and install water heater overflow pipe.	CV
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28	<i>Total Scope Estimate</i>	
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37	Prepared by:	Date:
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40	Owner Approval:	Date: