



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

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Deputy Commissioner  
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<b>GENERAL</b>
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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	3324 W PABST AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

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

Owner	Richmond A Asiedu
Home address	7815 N 64th Ct
Phone	Home: 414-217-9651
Bid due date	Friday, April 1 <sup>st</sup> , 2016
Approximate starting date	April 2016
Approximate completion date	August 2016



<b>SCOPE OF WORK</b>		<b>February 17, 2016 (Weds)</b>	
<b>Richmond Asiedu - 3324 W Pabst Ave (15-2828)</b>			
		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date:	2/1/2016	Ben Sanchez	286-5719
Prior version dates:	2/11/16		
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>1</b>	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Tear off/re-roof house. Install OSB sheathing, vents, flashing, ice and water shield.	R	
3	Repair siding. Secure to building.	R	
4	Install pre-hung panel steel front door with hardware.	R	
5	Install aluminum storm door on front & rear entry.	R	
6	Paint: all painted surfaces.	R/PbA	
7	Install vinyl replacement windows per NIDC specifications.	R/PbA	
8	Repair aluminum trim around windows & doors.	R	
9	Install additional windows to 1st floor to code for floor to window space (PERMIT).	R/PbA	
10	Replace gutters & downspouts. Seal to re-secure.	R	
11	Remove chimney below roof line. Sheath over. Install roofing.	R	
12	Install two stall parking slab with 4'-0" apron to alley.	R	
13	Patch/repair foundation wall @ southwest corner.	R	
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<b>15</b>	<b>INTERIOR - 1st Floor</b>		
16	Demo. Remove bar & all of its plumbing lines. Back bar, ceiling tile, smokers, wall paneling, bath, bathrooms, floor. Strip walls & floor down to the substrate.	R	
17	Re-drywall all ceilings & walls. Finish, prime & paint.	R	
18	Install ceiling fixture & wall outlets to code (PERMIT).	R	
19	Install full bath with tub with shower, vanity, toilet, mechanical cabinet, towel bar & roll holder (PERMIT).	R	
20	Install pad & carpet.	R	
21	Install underlayment & vinyl floor in bathroom.	R	
22	Install baseboard & door trim.	R	
23	Install GFIC outlet in bathroom (PERMIT).	R	
24	Install mechanical fan & switch in bathroom (PERMIT).	R	
25	Install new trap & waste pipe to bathroom (PERMIT).	R	
26	Install smoke & CO alarm detectors.	R	

SCOPE OF WORK		February 17, 2016 (Weds)	
Richmond Asiedu - 3324 W Pabst Ave (15-2828)			
27	<b>BASEMENT</b>		
28	Rebuild bottoms section of staircase (PERMIT).	R	
29	Install handrail.	R	
30	Upgrade electrical service to 100 amp service (PERMIT).	R	
31	Cap off electric lines to coolers (PERMIT).	R	
32	Install coverplates.	R	
33	Install sidewall power vented hot water heater (PERMIT).	R	
34	Replace all water supply lines from water meter to fixtures (PERMIT).	R	
35	Install 95% high efficiency gas furnace (PERMIT).	R	
36	Install heat supply & returns with grill from the furnace to 1st & 2nd floor to code (PERMIT).	R	
37	Check structure support for steel columns.	R	
38	Replace damaged ceiling fixtures (PERMIT).	R	
39	Install GFIC outlet @ laundry tray (PERMIT).	R	
40	Install smoke & CO alarm detectors.	R	
41	<b>INTERIOR - 2nd Floor</b>		
42	Install wall to the west of stairwell. Install drywall finish, prime & paint. Install bedroom entry door with hardware. Install baseboard & door trim.	R	
43	Install ceiling joist in open area. Install batt insulation & drywall. Finish, prime & paint.	R	
44	Install pad & carpet where existing.	R	
45	Repair all doors to working order.	R	
46	Check all plumbing & fixtures in bathroom & kitchen. Replace if damaged (PERMIT).	R	
47	Install bedroom door with hardware to front bedroom.	R	
48	Paint by owner.	R	
49	Install GFIC outlet in bathroom (PERMIT).	R	
50	Install mechanical fan & switch in bathroom (PERMIT).	R	
51	Replace attic stair unit.	R	
52	Install smoke & CO alarms.	R	
53	Replace guardrail with kneewall. Drywall & finish.	R	
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55		48	<b>TOTAL EST</b>
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57		18	<b>PERMITS</b>
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69	Prepared by:	Date:	
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72	Owner Approval:	Date:	