



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

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Bid Package Cover Sheet

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	3376 N BUFFUM ST
Summary Of Work	
Technical Specialist	Aaron Helt, Phone: 414- 286-8606

Bid packages are available from the owners:

Owner	Henry Cooley and Geraldine Cooley
Home address	3376 N BUFFUM ST
Phone	Home: 414- 265-1114
Bid due date	1/15/2016
Approximate starting date	
Approximate completion date	

Note: Please contact **Aaron Helt** at 414- **286-8606** for the most recent NIDC Rehab Specifications.

A Bid Package includes this cover sheet and:

A) General Bid Conditions and Instructions,	1) Bid Submission Form
B) Bid Document	2) Materials List,
C) Scope of Work dated: 12/14/2015	3) Contractor References
	4) Subcontractor List

Only one copy per contractor.



SCOPE OF WORK		Date: December 14, 2015
3376 N Buffum St		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 12/8/2015	Prior version dates:	Home Rehab-Beerline 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	Demo, remove and replace concrete side walk from front concrete stairs to front porch stair landing.	PR
3	Demo, remove and replace rear concrete stairs and side walk.	PR
4	Remove and dispose of cedar tree in rear yard. Trim tree branches away from house in rear yard. Remove and dispose of all cut offs.	PR
5		
6		
7	EXTERIOR (HOUSE)	
8	PORCHES	
9	Demo, remove and replace front porch. Tuck point and repair column blocks as necessary. Furnish and install new framing, decking, skirting, wood columns, railings, stairs and stair rails to code.	PR (PERMIT)
10	Prep, prime and paint all previously painted surfaces (colors TBD by owner).	PR/Pb-N
11	Repair rails and columns on rear porch as necessary. Prep, prime and paint all previously painted surfaces.	PR/Pb-N
12		
13		
14	HOUSE	
15	Tear off and replace roof. Repair decking as necessary. Furnish and install new osb decking, ice and water shield, 15# felt, all necessary vents and flashings and dimensional shingles with a minimum 30 year lifetime warranty. Include front porch rear entry way.	PR
16	Tuck point and repair chimney.	PR
17	Remove gutter and downspout on south side and replace with brown, "k" style, seamless aluminum gutter and downspout to match rest of house. Seal ensure proper pitch of gutters on entire house and extend downspouts 6' away from foundation. Seal drain tile receivers.	PR
18	Repair or replace all broken rotten or missing exterior trim.	PR/Pb-N
19	Prep, prime and paint all previously painted surfaces (colors TBD by owner).	PR/Pb-N
20	Properly wire rear porch light.	PR (PERMIT)
21	Remove double cylinder dead bolt at front security door and replace with thumb turn dead bolt per code.	Code
22		
23		
24	INTERIOR	
25	GENERAL	
26	Replace kitchen sink drain with proper p-trap to code.	PR (PERMIT)
27	Replace kitchen outlet by sink with GFCI.	PR (PERMIT)
28	Properly mount pantry light fixture flush to ceiling.	PR
29	Replace non-functioning outlet in upper bedroom	PR (PERMIT)
30		
31		
32	BASEMENT	
33	Properly disconnect and abandon illegal electrical for range fan.	PR
34	Furnish and install handrail for rear entry stairs to basement.	PR
35	Cover back side of wall by laundry to properly enclose electrical for light by stove.	PR
36	Reconnect vent pipe under utility sink and seal.	PR
37	Properly secure and cover all illegal romex. Correct all electrical code violations and ensure system is compliant and safe.	PR (PERMIT)
38	Remove and replace supply lines to water heater with code compliant supplies.	PR
39	Seal chimney breech near mechanicals.	PR

40	Replace outlet by bathroom sink with GFCI.	PR (PERMIT)	
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43		<i>Total Scope Estimate</i>	
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52	Prepared by:		Date:
53			
54			
55	Owner Approval:		Date: