



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	3438 N PALMER ST
Summary Of Work	General
Technical Specialist	Aaron Helt Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	George Robinson, Jr. and Arphelia Robinson
Home address	3438 N PALMER ST
Phone	(h) (414) 264-7311
Bid due date	5/22/2015
Approximate starting date	
Approximate completion date	



SCOPE OF WORK		Date: April 21, 2015	
3438 N Palmer St			
Rehab Specialist: Aaron Helt @ 286-8606			
First inspection date: 4/16/2015		Prior version dates: 4/17/2015	
		STRONG Homes	
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.			
Line #	Scope of Work Item	Code	Estimate
1			
2	EXTERIOR (HOUSE)		
3	PORCHES		
4	Remove and replace front porch stairs. Replace with treated lumber. Include hand rail.	PR/Pb (PERMIT)	
5			
6			
7	HOUSE		
8	Tear-off and re-roof house. Patch existing deck as necessary and deck over with osb. Furnish and install decking, ice and water, 15# felt, all necessary flashings and dimensional shingles with minimum 30 year lifetime warranty.	PR	
9	Remove, clean, re-mount and flash new roof into existing gutter system and seal downspouts to receivers.	PR	
10	Repair damaged fascia and soffit.	PR/Pb	
11	Prep, prime and paint all exterior wood trim (color TBD by owner). Include fascia and window trim. Do NOT include soffit.	PR/Pb	
12	Tuck point foundation at all problem areas.	PR	
13	Prep, prime and paint all basement windows.	PR/Pb	
14			
15			
16	GARAGE		
17	Repair or replace all rotten fascia trim and siding. Remove/re-mount gutters to new fascia.	PR	
18	Prep, prime and paint garage siding and trim.	PR/Pb	
19	Reset garage overhead door. Ensure door properly closes and latches.	PR	
20			
21			
22			
23	INTERIOR		
24	HOUSE		
25	Remove and replace defective light fixture and switch in north bedroom.	PR (PERMIT)	
26	Replace defective switch at rear hallway.	PR (PERMIT)	
27	Remove and replace tub faucet and shower head.	PR (PERMIT)	
28	Install cover plates to outlets and switches where missing.	PR	SELF HELP
29			
30			
31			
36			
37			
38			
39	Prepared by:		Date:
40			
41			
42	Owner Approval:		Date:

Total Scope Estimate