



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	3755 N 27TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Andrew Fowler Sr. and Judith Fowler
Home address	3755 N 27TH ST
Phone	Home: 414-447-6737
Bid due date	Friday, September 4 th , 2015
Approximate starting date	September 2015
Approximate completion date	November 2015



SCOPE OF WORK		March 26, 2015 (Thurs)	
Andrew & Judith Fowler - 3755 N 27th St (16-2606)			
		<i>Rehab Specialist:</i>	
Aldermanic District 7 - Willie Wade	Brian Pellett	286-5624	
Home Rehab (CC TIN)	Loan Officer:		
First inspection date:	Judy Carson	286-3543	
Revised:			
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.			
1	GENERAL EXTERIOR		Code Cost Est
2	SITE		
3	Tear off dormer roof. Install rubber roof.	R	
4	Remove chimney for hot water heater. Seal & roof over to match existing.	R	
5	Tuckpoint fireplace chimney.	R	
6	Install handrail on front porch steps. Match existing rail.	R	
7	Replace wood windows with double hung vinyl replacement windows per MHD specifications. Include living room, stairwells & porch windows (PERMIT).	R/PbA	
8	Install aluminum trim on windows & doors. Match existing trim cover.	R/PbN	
9	Remove all storm windows.	R	
10			
11	INTERIOR		
12	Install front & rear prehung steel panel entry doors with hardware.	R	
13	Install smoke/CO alarms to code.	R	
14	Install GFIC outlet in bathroom & kitchen. Location of outlet by vanity & by stove (PERMIT).	R	
15	Install blown-in attic insulation.	R	
16	Install solid pipe dryer vent.	R	
17	Install 95% high efficiency gas furnace (PERMIT).	R	
18	Install power vented hot water heater (PERMIT).	R	
19			
20		14	EST TOT:
21			
22		PERMITS	4
23			
24			
25	Prepared by:	Date:	
26			
27			
28	Owner Approval:	Date:	