



Department of City Development  
Neighborhood Improvement Development Corporation

**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	3802 N 28TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

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

Owner	Anna Pleas
Home address	3802 N 28TH ST
Phone	Home: 414-444-5900
Bid due date	Friday, July 1 <sup>st</sup> , 2016
Approximate starting date	July 2016
Approximate completion date	October 2016



<b>SCOPE OF WORK</b>		May 31st, 2016 (Tuesday)	
<b>NAME: Anna Pleas</b>			
<b>ADDRESS: 3802 N 28th St (16-2612)</b>		<i>REHAB SPECIALIST</i>	
Aldermanic District 7 - Khalif J. Rainey		Brian Pellett @ 286-5624	
HOME REHAB		<i>LOAN OFFICER</i>	
FIRST INSPECTION DATE: 5/10/2016		Ben Sanchez @ 286-5719	
PRIOR VERSIONS: 5/13/16			
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 a 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>Code</b>	<b>Cost Est</b>
<b>1 EXTERIOR</b>			
2 Replace front & rear entry with pre-hung steel panel doors with windows & hardware.		R	
3 Tuckpoint chimney, foundation & porch columns.		R	
4 Repair damaged soffit & fascia.		R	
5 Install double hung vinyl replacement windows per MHD specifications. Include living room windows to porch (PERMIT).		R/PbA	
6 Install jamb lines to porch windows. Repair & paint.		R/PbA	
7 Install aluminum trim on window stops.		R/PbN	
8 Tear off/re-roof house & garage. Install OSB sheathing, flashing, vents, metal valleys, ice and water shield.		R	
9 Repair damaged garage door.		R	
10 Repair damaged siding & wall on garage.		R	
11 Install glass block windows with vents in basement.		R/PbA	
12 Install glass block window in bathroom with vent (PERMT).		R/PbA	
13 Seal between foundation & back sidewalk at entry.		R	
14 Install gutters & downspouts on garage on west & south side.		R	
Replace three concrete pad next to garage. Pitch away from garage.		R	
15 Secure wall to garage foundation at service door.		R	
16 Install gutters & downspouts to house.		R	
17			
<b>INTERIOR - 1st Floor</b>			
18 Balance heat flow to living room.		R	
19 Install three additional countertop outlets in kitchen. Install GFIC outlet by kitchen sink (PERMIT).		R	
20 Install GFIC outlet in bathroom & laundry area (PERMIT).		R	
21 Snake out kitchen, sink, bathroom sink bathroom tub & laundry tray.		R	
22 Repair, finish & paint damaged ceiling area @ dining room.		R	
23 Replace ceiling fan & switch in kitchen (PERMIT).		R	

SCOPE OF WORK		May 31st, 2016 (Tuesday)	
	<b>NAME: Anna Pleas</b>		
24	<b>INTERIOR - 1st Floor (Continued)</b>		
25	Install mechanical fan & switch in bathroom (PERMIT).		R
26	Replace kitchen sink trap (PERMIT).		R
27	Install underlayment & vinyl flooring, kitchen, hall, back entry hall, steps to basement & landings.		R
28	Replace ceiling fan in front bedroom (PERMIT).		R
29	Install sealed battery smoke & CO alarms per floor to code.		R
30			
31	<b>BASEMENT</b>		
32	Upgrade electrical service to 100 amp breakers (PERMIT).		R
33	Install switch to control basement ceiling light at top of basement steps (PERMT).		R
34	Install additional outlet for dryer (PERMIT).		R
35	Re-install solid vent pipe to dryer.		R
36	Tune up boiler.		R
37	Replace drain pipe from kitchen sink to soil stack (PERMIT).		R
38	Clean out chimney. Install new chimney door.		R
39	Insulate around bare wire between floor joist under front bedroom area (PERMIT).		R
40	Install or secure handrails from basement to attic.		R
41	Seal exhaust vent pipes to chimney.		R
42			
43		<b>37</b>	<b>EST TOT:</b>
44		<b>PERMITS 11</b>	
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52	Prepared by:	Date:	
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55	Owner Approval:	Date:	