



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

**Rocky Marcoux**  
Commissioner  
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**Martha L. Brown**  
Deputy Commissioner  
mbrown@milwaukee.gov

**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	3874 N 26TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

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

Owner	Annette Randle
Home address	3874 N 26TH ST
Phone	Home: 414-873-8106 Cell: 414-403-8876
Bid due date	Wednesday, December 30 <sup>th</sup> , 2015
Approximate starting date	January 2016
Approximate completion date	March 2016



<b>SCOPE OF WORK</b>		November 30, 2015 (Monday)	
<b>Annette Randle - 3874 N 26th St (06-1403)</b>			
		<i>Rehab Specialist:</i>	
Aldermanic District 7 - Willie Wade	Brian Pellett	286-5624	
Home Rehab (CC TIN)	Loan Officer:		
First inspection date: 11/19/15	Judy Carson	286-3543	
Revised: 11/23/15			
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:			
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	<b>GENERAL EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	<b>SITE</b>		
3	Tear off/re-roof. Install OSB sheathing, vents, flashing, metal valleys, D metal, ice and water shield.	R	
4	Repair/replace damaged wood & siding on dormer & gable ends. Stain to match.	R	
5	Replace damaged vinyl siding.	R	
6	Replace gutters & downspouts.	R	
7	Install handrail on front porch steps.	R	
8	Install double hung vinyl replacement windows per MHD specifications south, north & east side of house (PERMIT).	R/PbN	
9	Install aluminum trim on window stops. Match existing cover.	R/PbA	
10	Paint: stucco, doors, windows, wood trim & all painted surfaces.	R/PbA	
11	Replace back door threshold.	R	
12	Tuckpoint foundation.	R	
13	Install glass block windows with vents in basement.	R/PbN	
14	Repair/re-install damaged soffit & fascia.	R	
15	Install jamb liners to front windows on house & porch. Repair windows sash frame, locks, glass to working order (PERMIT).	R/PbN	
16			
17	<b>INTERIOR - 1st Floor</b>		
18	Repair damaged ceiling. Finish & paint in living, dining room, kitchen, bathroom & back stairwell.	R	
19	Replace light switch in front bedroom (PERMIT).	R	
20	Replace damaged cold air return grill in hallway.	R	
21	Install smoke & CO alarm per floor to code.	R	
22	Install handrails in back stairwell where missing from basement to attic.	R	
23	Check all electrical switches & outlets. Repair to working order (PERMIT).	R	
24	Tape up wire nuts in old electrical box. Screw box shut (PERMIT).	R	
25	Install dielectric fixing on hot water heater water supply line. Between the copper & galvanized water pipes.	R	

	<b>SCOPE OF WORK</b>	November 30, 2015 (Monday)	
	<b>Annette Randle - 3874 N 26th St (06-1403)</b>		
26	<b>INTERIOR - 1st Floor (Continued)</b>		
27	Install handle to laundry tray faucet.		R
28	Strap gas line to floor joist to dryer.		R
29	Install solid dryer vent pipe.		R
30	Install cover plate to open electrical boxes.		R
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32		<b>25</b>	<b>EST TOT:</b>
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34		<b>PERMITS</b>	<b>5</b>
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54	Prepared by:	Date:	
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57	Owner Approval:	Date:	