



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

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	3922 N 28TH ST
Summary Of Work	General
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Betty Banks
Home address	3922 N 28TH ST
Phone	Home: 414-445-0104
Bid due date	Friday, January 22 nd , 2016
Approximate starting date	February 2016
Approximate completion date	May 2016



SCOPE OF WORK		December 15, 2015 (Tuesday)	
Betty Banks - 3922 N 28th St (16-2637)			
		<i>Rehab Specialist:</i>	
Aldermanic District 7 - Willie Wade		Brian Pellett	286-5624
Home Rehab (CC TIN)		Loan Officer:	
First inspection date: 12/14/2015		Greg Johnson	286-5692
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	EXTERIOR		
3	Replace sidewalk back of house to parking slab. Make sidewalk 30" wide.	R	
4	Repair damaged fence at parking slab.	R	
5	Install address numbers on garage.	R	
6	Replace gate at parking slab.	R	
7	Replace wood gate to back yard. Match existing.	R	
8	Use a flexible gray caulk/sealant to fill cracks in front porch slab.	R	
9	Paint all house & garage trim, soffit, fascia, doors, garage door & all painted surfaces.	R/PbN	
10	Install double hung or sliders; match existing style vinyl replacement windows per MHD specifications. Replace fixed windows in dining & living rooms (PERMIT).	R/PbA	
11	Install aluminum trim on windows & doors.	R/PbA	
12	Install security door at back entry.	R	
13	Seal downspout to receivers.	R	
14	Tuckpoint house & porch.	R	
15	Clean out gutters.	R	
16			
17	INTERIOR		
18	Install thumb turn lock to back door.	R	
19	Upgrade electrical service to 100 amp (PERMIT).	R	
20	Install GFIC outlet in kitchen & bathroom (PERMIT).	R	
21	Install mechanical fan & switch in bathroom (PERMIT).	R	
22	Seal around furnace vent pipe to chimney.	R	
23	Install copper cap on copper water line, presently capped with galvanized.	R	
24	Seal off holes in kitchen vent & waste pipes.	R	
25	Install all Romex wiring in house to code (PERMIT).	R	
26			
27		21	EST TOT:
28		PERMITS	5
29			
30			
31	Prepared by:	Date:	
32			
33			
34	Owner Approval:	Date:	