



**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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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	3934 N 26TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

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

Owner	Elizabeth Hughes
Home address	3934 N 26TH ST
Phone	Home: 414-449-9272
Bid due date	Friday, January 15 <sup>th</sup> , 2016
Approximate starting date	February 2016
Approximate completion date	April 2016



<b>SCOPE OF WORK</b>		December 10, 2015 (Thurs)	
<b>Elizabeth Hughes - 3934 N 26th St (06-1405)</b>			
		<i>Rehab Specialist:</i>	
Aldermanic District 7 - Willie Wade	Brian Pellett	286-5624	
Home Rehab (CC TIN)	Loan Officer:		
First inspection date: 12/9/15	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 <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.			
1	<b>GENERAL EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Replace front service walk steps.	R	
3	Rebuild/replace front porch steps, handrail, guardrail & decking (PERMIT).	R	
4	Tear off/re-roof house. Install OSB sheathing, flashing, vents, metal valleys, ice and water shield.	R	
5	Tuckpoint foundation & chimney.	R	
6	Clean out gutters, Check for damage. Repair as needed.	R	
7	Replace back entry door with steel prehung door with lock & hardware. Reinstall security door.	R	
8	Install double hung vinyl replacement windows per MHD specifications (PERMIT).	R/PbN	
9	Install aluminum trim on window stops & doors.	R/PbA	
10	Paint porch, rails & all painted surfaces.	R/PbA	
11	Install address numbers on back of house.	R	
12	Replace 2nd floor rear porch door & hardware.	R	
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14	<b>INTERIOR - 1st Floor</b>		
15	Install smoke & CO alarms per code.	R	
16	Install GFIC outlet in 1st & 2nd floor kitchen & bathroom (PERMIT).	R	
17	Replace 1st floor bathtub faucet (PERMIT).	R	
18	Repair/replace missing & damaged ceramic tile in bathtub.	R	
19	Snake out tub drain.	R	
20	Repair & reinstall glass double door to front sun room to working order.	R	
21	Replace vinyl floor at back door entry.	R	
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23	<b>INTERIOR - 2nd Floor</b>		
24	Replace both bedroom doors & hardware.	R	
25	Replace ceiling fixture in east bedroom (PERMIT).	R	
26			
27	<b>BASEMENT</b>		
28	Repair framing & stringers on basement steps.	R	

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Elizabeth Hughes - 3934 N 26th St (06-1405)			
29	<b>BASEMENT (Continued)</b>		
30	Abandon wiring & pipe from ceiling fixture at bottom of steps (PERMIT).		R
31	Install coverplates where missing (PERMIT).		R
32	Replace hanging ceiling fixtures (PERMIT).		R
33	Tuckpoint hole in foundation under stairwell.		R
34	Install outlet on south wall for dryer (PERMIT).		R
35	Install gas line with shut off on south wall for dryer (PERMIT).		R
36	Move dryer to south wall & install solid vent pipe to exterior vent.		R
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67	Prepared by:	Date:	
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70	Owner Approval:	Date:	