



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

**Rocky Marcoux**  
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Deputy Commissioner  
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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	3956 N 28TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

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

Owner	Lula Ward
Home address	3956 N 28TH ST
Phone	(h) 414-449-0725 (w)
Bid due date	April 1 <sup>st</sup> , 2016
Approximate starting date	April 2016
Approximate completion date	June 2016



<b>SCOPE OF WORK</b>		March 9, 2016 (Wednesday)	
<b>Lula Ward - 3956 N 28th St (16-2637)</b>			
		<i>Rehab Specialist:</i>	
Aldermanic District 7		Brian Pellett	286-5624
Home Rehab (CC TIN)		Loan Officer:	
First inspection date: 2/25/16		Judy Carson	286-3543
Revised: 2/25/16, 3/3/16			
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 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>EXTERIOR</b>		<b>Code Cost Est</b>
2	Install aluminum trim on windows, doors, soffit, fascia & gable ends.		R
3	Install backflow preventer on hose bib.		R
4	Install backfill around garage slab.		R
5	Paint: basement windows, doors, garage doors & all painted surfaces.		R/PbA
6	Provide lead clearance from MHD (PERMIT).		R/PbN
7	Replace damaged concrete pads @ front service walk.		R
8			
9	<b>INTERIOR</b>		
10	Install GFIC outlet in 1st floor kitchen, 2nd floor bathroom & laundry area (PERMIT).		R
11	Install additional outlet @ dryer (PERMIT).		R
12	Upgrade electrical duplex service (PERMIT).		R
13	Replace hot water heater vent cap & pipe. Seal around vent pipe.		R
14	Install solid dryer vent pipe.		R
15	Install automatic connection. Replace water lines to laundry tray. Secure all water lines.		R
16			
17		12	<b>EST TOT:</b>
18			
19		<b>PERMITS</b>	<b>4</b>
20			
21			
22			
23			
24			
25			
26	Prepared by:	Date:	
27			
28			
29	Owner Approval:	Date:	