



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 | 4050 N 64TH ST |
| Summary Of Work | GENERAL |
| Technical Specialist | Brian Pellett Phone: 414-286-5624 |

Bid packages are available from the owners:

| | |
|-----------------------------|---|
| Owner | Destiny Ali |
| Home address | 4724 N. 100th St., Apt. 112 |
| Phone | Home: 414-430-2271 |
| Bid due date | Friday, September 25 th , 2015 |
| Approximate starting date | October 2015 |
| Approximate completion date | January 2016 |



| SCOPE OF WORK | | August 18th, 2015 (Tues) | |
|--|--|---------------------------------|-----------------|
| Destiny Ali - 4050 N 64th St (16-1148) | | | |
| | | <i>Rehab Specialist:</i> | |
| () Home | | Brian Pellett | 286-5624 |
| () Work | SNP-HBA | <i>Loan Officer:</i> | |
| First inspection date: 8/4/15 | | Judy Carson | 286-3543 |
| Prior version dates: 8/6/15, 8/12/15 | | | |
| 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 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 type="radio"/> YES <input checked="" 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 | EXTERIOR | Code | Cost Est |
| 2 | Tear off/re-roof house & garage. Install flashing, vents, ice and water shield. Check for possible damage to overhang area, soffit & fascia. Repair as needed. | R | |
| 3 | Save gutters & downspout. Rehang & clean out. | R | |
| 4 | Remove chimney below roof line. Sheath & roof over. | R | |
| 5 | Replace retaining wall in back yard by parking slab. | R | |
| 6 | Replace front entry concrete slab @ front stoop. Install new concrete slab pitch back from house. | R | |
| 7 | Trim front yard tree back from house. | R | |
| 8 | Replace front & rear entry door with steel panel doors, hardware & keyed alike. | R | |
| 9 | Install aluminum to house doors & windows to match existing. | R/Pb | |
| 10 | Re-key security doors. | R | |
| 11 | Install vinyl siding to garage. | R | |
| 12 | Install aluminum trim to garage soffit, door & fascia. | R | |
| 13 | Install address numbers to garage. | R | |
| 14 | Replace service door to garage & hardware. | R | |
| 15 | Install additional backfill around house with a positive pitch away from home. | R | |
| 16 | Repair all broken windows & screens. Repair windows to working order. | R/Pb | |
| 17 | Paint: windows, basement windows & all painted surfaces. | R/Pb | |
| 18 | | | |
| 19 | INTERIOR | | |
| 20 | Repair to code all outlets & switches (PERMIT). | R | |
| 21 | Install GFIC outlets in both bathrooms, kitchen & laundry area (PERMIT). | R | |
| 22 | Replace ceiling fixture in dining room (PERMIT). | R | |
| 23 | Replace wall fixture in 1/2 bath (PERMIT). | R | |
| 24 | Install mechanical fan & switch in both bathrooms (PERMIT). | R | |
| 25 | Repair kitchen cabinets. Replace missing drawers & doors. Match existing. Install new cabinet pull hands. | R | |
| 26 | Install kitchen sink trap (PERMIT). | R | |
| 27 | Replace pad & carpet in living, dining room & hallway. | R | |

| SCOPE OF WORK | | August 18th, 2015 (Tues) | |
|---|---|--------------------------|------------------|
| Destiny Ali - 4050 N 64th St (16-1148) | | | |
| 28 | INTERIOR - Continued | | |
| 29 | Replace missing heat register covers. | R | |
| 30 | Repair bathroom vanity. Replace missing drawer. Match existing. | R | |
| 31 | Replace doors & hardware. Repair jambs. Remove pocket door in front bedroom. Close off pocket door & replace trim in kitchen entry. | R | |
| 32 | Replace damaged wall tile in 1/2 bath. | R | |
| 33 | Patch & repair all walls & ceilings. Finish, prime & paint. One paint color for all walls & ceilings. By owner. | R | |
| 34 | Install handrail to basement. | R | |
| 35 | Install smoke & CO alarms per code. | R | |
| 36 | Install vinyl tile floor to basement steps. | R | |
| 37 | Install 95% high efficiency gas furnace (PERMIT). | R | |
| 38 | Install sidewall power vented hot water heater (PERMIT). | R | |
| 39 | Check out sump pump. Repair as needed. Install removable cap on clean out. | R | |
| 40 | Check all electrical throughout house. Repair as needed (PERMIT). | R | |
| 41 | Check all plumbing throughout house. Repair as needed (PERMIT). | R | |
| 42 | | | |
| 43 | | | |
| 44 | | 37 | TOTAL EST |
| 45 | | | |
| 46 | | 10 | PERMITS |
| 47 | | | |
| 48 | ALTERNATE: | | |
| 49 | Install double hung vinyl replacement windows per NIDC specifications. | R/Pb | 4,850 |
| 50 | | | |
| 51 | | | |
| 52 | | | |
| 53 | | | |
| 54 | | | |
| 55 | | | |
| 56 | | | |
| 57 | | | |
| 58 | | | |
| 59 | | | |
| 60 | | | |
| 61 | | | |
| 62 | | | |
| 63 | | | |
| 64 | | | |
| 65 | | | |
| 66 | | | |
| 67 | | | |
| 68 | | | |
| 69 | Prepared by: | Date: | |
| 70 | | | |
| 71 | | | |
| 72 | Owner Approval: | Date: | |