



Department of City Development
Neighborhood Improvement Development Corporation

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	417 W HARRISON AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Clara Sandoval and Alejandro Escobedo
Home address	417 W HARRISON AV
Phone	Home: 414-334-5646
Bid due date	Friday, October 28 th , 2016
Approximate starting date	November 2016
Approximate completion date	January 2017



SCOPE OF WORK		October 11, 2016 (Tuesday)	
Clara Sandoval - 417 W Harrison Ave (07-1440)			
<i>Rehab Specialist:</i> Brian Pellett @ 286-5624 <i>Loan Officer:</i> Ben Sanchez @ 286-5719			
First inspection date: 8/9/16		Prior version dates: 8/23/16, 9/26/16	
Strong Homes Loan			
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	Replace guardrails & handrail for both front & rear 1st & 2nd floor porch.	R	
3	Replace decking & rubber roof on both 2nd floor front & rear porch.	R	
4	Repair damaged overhead garage door to working order.	R	
5	Replace rear entry door with prehung paneled steel door with hardware.	R	
6	Replace wood double hung windows.		
7	Install double hung vinyl replacement windows per NIDC specifications. Paint out window stops to windows.	R/Pb	
8			
9	INTERIOR		
10	Install GFIC outlet in both 1st & 2nd floor bathrooms, kitchens & laundry area (PERMIT).	R	
11	Install underlayment & vinyl flooring to 1st floor kitchen, back hallway, steps & landing from back door to 2nd floor.	R	
12	Replace damaged or missing heat vent covers.	R	
13	Repair all interior doors to working order.	R	
14	Replace 1st floor bathroom mechanical fan.	R	
15	Install handrails in stairwells where missing.	R	
16	Replace flooring in 2nd floor living room.	R	
17	Install mechanical fan & switch to 2nd floor bathroom (PERMIT).	R	
18	Replace light switch to living room fixture (PERMIT).	R	
19	Repair outlets not working on 2nd floor (PERMIT).	R	
20	Properly install electrical outlet to dryer to code (PERMIT).	R	
21	Install cover plates to open boxes.	R	
22	Check all electrical throughout house. Repair to code (PERMIT).	R	
23	Install new water meter setting & shut-off valve (PERMIT).	R	
24	Abandon old water supply line on basement floor to bottom of 1st floor, floor joist (PERMIT).	R	
25	Tune up boiler system.	R	
26			
27		20	EST TOTAL
28		PERMITS	8
29			
30			
31			
32	Prepared by:	Date:	
33			
34			
35	Owner Approval:	Date:	