



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

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### Bid Package Cover Sheet

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	4524 W LEON TR
Summary Of Work	General
Technical Specialist	Aaron Helt, Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Erick Smith
Home address	1581 W. Plainfield Ave.
Phone	(c) (414) 722-0122
Bid due date	1/15/2015
Approximate starting date	
Approximate completion date	

Note: Please contact Aaron Helt at (414) 286-8606 for the most recent NIDC Rehab Specifications.

#### A Bid Package includes this cover sheet and:

A) General Bid Conditions and Instructions, B) Bid Document C) Scope of Work dated: 12/18/2015	1) Bid Submission Form 2) Materials List, 3) Contractor References 4) Subcontractor List
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Only one copy per contractor.



SCOPE OF WORK		Friday, December 18, 2015	
Erick Smith			
4524 W. Leon Terrace			
Rehab Specialist: Aaron Helt 286-8606			
First inspection date: 5/15/2015	Prior version dates: 9/22/15	SNP-HBA	
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.			
Line #	Scope of Work Item	Code	Estimate
1			
2	<b>GARAGE</b>		
3	Tear off and install new roof complete including OSB decking, ice/water shield, 15# felt, all necessary flashings and vents and dimensional shingles with a minimum 30 year lifetime warranty.	PR	
4	Replace missing and broken siding on two sides of garage near ground	PR	
5	Replace front gutter	PR	
6	Cross-brace to prevent further racking	PR	
7			
8			
9	<b>EXTERIOR (HOUSE)</b>		
10	Tear off and install new roof complete including OSB decking, ice/water shield, 15# felt, all necessary flashings and vents, dripedge, and dimensional shingles with a minimum 30 year lifetime warranty.	PR	
11	Repair soffits where sagging or damaged.	PR	
12	Scrape, prep, prime and paint all exterior previously painted surfaces	PR/Pb-N	
13	Install new flat roof at upper deck using 60 mil. black EPDM fully adhered to 3/4" decking, constructed to avoid ponding.	PR	
14	Repair all gutters and downspouts to proper working order, if sewer connections are clogged spouts may be directed away from house and connectors capped.	PR	
15	Reinstall bolt in handrail north of entry door	PR	
16	Repair/ tuckpoint front porch foundation	PR	
17			
18			
19	<b>INTERIOR</b>		
20	<b>ALL</b>		
21	Replace all outlets with properly grounded three-prong outlets or GFCI as required by code	PR	
22			
23	<b>LIVING ROOM</b>		
24	Replace missing/broken glass in front door	PR	SELF HELP
25	Replace missing/broken glass in lower front window	PR	SELF HELP
26	Rescreen all damaged window screens	PR	SELF HELP
27			
28	<b>HALLWAY</b>		
29	Replace exterior style door between lower unit and rear exit/ upper unit	PR	SELF HELP
30			
31	<b>BEDROOM CLOSET</b>		

32	Repair water damaged ceiling	PR	SELF HELP
33			
34	BATHROOM		
35			
	Replace toilets complete at each bathroom with modern lower-flow toilets (note upper subfloor condition)	PR	
36	Clean and reglaze tub at upper unit	PR	
37			
38	KITCHEN		
39	Replace faucet at upper kitchen	PR	
40			
41	BASEMENT		
42	Install two new direct vent gas water heaters	PR (PERMIT)	
43	Install two new 100 amp services to house, including two new panels	PR (PERMIT)	
44	Install two new direct-vent, high-efficiency gas furnaces	PR (PERMIT)	
45	Repair leaking water supply line at meter	PR	
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57	Prepared by:		Date:
58			
59			
60	Owner Approval:		Date: