



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

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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	4558 N 24TH PL
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Lisa Smith Harris and Jerry Harris
Home address	4550 N 24TH PL
Phone	Home: 414-449-4927 Cell: 414-339-4927
Bid due date	Friday, August 22 nd , 2014
Approximate starting date	September 2014
Approximate completion date	December 2014



SCOPE OF WORK		July 16, 2014 (Weds)	
Lisa Smith Harris & Jerry Harris - 4558 N 24th Pl (09-6205)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date:	07/08/14	Ben Sanchez	286-5719
Prior version dates:	07/23/14		
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.			
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. Install O.S.B. sheathing (if needed), vents, flashing, metal edging, ice and water shield. Repair damaged roof boards.	PR	
3	Remove chimney below roof line. Roof over.	PR	
4	Replace gutters & downspouts.	PR/Pb	
5	Remove shed roof over back porch.	PR	
6	Tuckpoint. Match existing pattern.	PR	
7	Remove trees, bushes & ivy around house.	PR/Pb	
8	Repair damaged soffit & fascia.	PR/Pb	
9	Install double hung vinyl replacement windows per NIDC specifications.	PR/Pb	
10	Install aluminum trim on windows, doors, soffit, fascia & gable ends.	PR	
11	Replace front & both rear entry doors with pre-hung steel units.	PR	
12	Install security doors on all entry.	PR	
13	Install handrail on back steps.	PR	
14	Repair guardrail on back porch.	PR	
15	Replace concrete sidewalk from front driveway to back entry.	PR	
16	Replace front & rear doors entry fixture (PERMIT).	PR	
17	Scrape, prime & paint: vents, rails & all painted surfaces.	PR/Pb	
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19	INTERIOR		
20	Remove carpet & pads. Refinish wood floors.	PR	
21	Replace all interior door & hardware. Repair jambs as needed.	PR/Pb	
22	Replace all outlets & switches (PERMIT).	PR	
23	Replace all ceiling & wall fixtures (PERMIT).	PR	
24	Cap off gas line to stove.	PR	
25	Replace base & wall cabinet with countertop & countertop. Match existing location.	PR	
26	Install stainless steel double base sink with faucet, trap & water supply (PERMIT).	PR	
27	Install underlayment & vinyl flooring in bathroom, kitchen, back bedroom & back entry.	PR	
28	Install GFIC outlet in kitchen & bathroom (PERMIT).	PR	
29	Install mechanical fan & switch in bathroom (PERMIT).	PR	

SCOPE OF WORK		July 16, 2014 (Weds)	
Lisa Smith Harris & Jerry Harris - 4558 N 24th PI (09-6205)			
30	INTERIOR (Continued)		
31	Replace bathtub, bathtub faucet & shower (PERMIT).		PR
32	Replace vanity, sink, faucet, trap & water supply (PERMIT).		PR
33	Replace toilet & water supply (PERMIT).		PR
34	Replace medicine cabinet.		PR
35	Remove old wall tile. Repair walls.		PR/Pb
36	Install ceramic tile & tub surround.		PR
37	Install towel bars & paper roller.		PR
38	Repair all damaged walls & ceilings. Patch, prime & paint throughout 1st floor & basement stairwell.		PR/Pb
39	Install smoke/CO detectors per code.		PR
40	Install dishwasher in kitchen with plumbing to code. Purchased by owner.		
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42	BASEMENT		
43	Install smoke & CO detectors per code.		PR
44	Install handrail.		PR
45	Demo/remove basement partition walls, ceiling & floor tile, wall paneling & door.		PR
46	Install 100 amp electrical service up-grade (PERMIT).		PR
47	Replace all water supply line throughout house from the water meter to fixtures (PERMIT).		PR
48	Install sidewall power vented hot water heater (PERMIT).		PR
49	Replace all ceiling fixtures & outlets (PERMIT).		PR
50	Install GFIC outlet @ laundry area (PERMIT).		PR
51	Install double basin laundry tub, faucet, automatic washer connections, BFP, trap & water supply (PERMIT).		PR
52	Install 96% two stage gas furnaces with programmable thermostat. Replace all duct work & grills (PERMIT).		PR
53	Replace bathtub drum trap (PERMIT).		PR
54	Snake-out all waste drains to street.		PR
55	Check all electrical throughout house. Repair to code (PERMIT).		PR
56	Install central air conditioning unit to furnaces. Purchased by owner.		PR
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58		41	TOTAL EST
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60		18	PERMITS
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70	Prepared by:	Date:	
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73	Owner Approval:	Date:	