



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	4632 N HOUSTON AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Estelita Gonzalez
Home address	4632 N HOUSTON AV
Phone	Home: 414-466-3880 Cell: 414-841-3880
Bid due date	Friday, May 13 th , 2016
Approximate starting date	May 2016
Approximate completion date	June 2016



SCOPE OF WORK		April 11th, 2016 (Monday)	
Estelita Gonzalez - 4632 N Houston Ave (18-4559)			
<i>Rehab Specialist:</i> Brian Pellett @ 286-5624 <i>Loan Officer:</i> Greg Johnson @ 286-5692			
First inspection date: 4/4/16		Prior version dates: 4/8/16	
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	Tear off/re-roof house.	R	
3	Install downspouts & gutters to house.	R	
4	Install removable cover over receiver.	R	
5	Install extension to front downspout out to front yard.	R	
6	Install aluminum trim on soffit, fascia, windows, doors & gable ends.	R	
7	Paint: basement windows, door & all painted surfaces on house.	R	
8	Tuckpoint chimney.	R	
9			
10	INTERIOR		
11	Install GFIC outlet in kitchen, bath & laundry area (PERMIT).	R	
12	Remove ceiling fixture in basement family room.	R	
13	Install three ceiling fixtures & switch in basement family room (PERMIT).	R	
14	Replace ceiling tile.	R	
15	Replace 1st floor & basement bathtub faucet & showerhead (PERMIT).	R	
16	Repair low water pressure to tub.	R	
17	Check/test all outlets. Repair as needed (PERMIT).	R	
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19		14	EST TOTAL
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27			
28	Prepared by:	Date:	
29			
30			
31	Owner Approval:	Date:	