



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	4745 N 41ST ST
Summary Of Work	General
Technical Specialist	Aaron Helt Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Crystal Lackey
Home address	4745 N 41ST ST
Phone	(h) (414) 379-2951 (w) (414) 286-8858
Bid due date	4/24/2015
Approximate starting date	
Approximate completion date	



SCOPE OF WORK

Date: March 23, 2015 (MON)

4745 N 41st St

Rehab Specialist: Aaron Helt @ 286-8606

First inspection date: 3/13/2015

Prior version dates:

STRONG Homes

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: YES 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	GARAGE		
3	Raze garage and remove all debris. Leave concrete pad as parking pad.	PR	
4			
5			
6	EXTERIOR (HOUSE)		
7	PORCHES		
8	Demo and remove upper jump porch.	NR	
9	Remove door to jump porch, frame in rough opening, insulate, sheet and side over with cement fiber siding to match existing siding. Flash above brick façade.	NR	
10	Demo and remove lower concrete porch. Replace with PT wood to code. Keep same foot print of existing porch.	PR	
11			
12			
13	HOUSE		
14	Tear-off and re-roof. Include decking, all necessary flashings, ice and water, 15# felt and dimensional shingles with a minimum 30 year lifetime warranty.	PR	
15	Repair and tuck-point chimney. Install rain cap to flue liner.	PR	
16	Tuck-point exterior façade of house at all problem areas.	PR	
17	Replace gutter and downspout on NE of house.	PR	
18	Scrape, prime and paint siding and trim on upper south facing dormer (color TBD by owner).	PR/Pb	
19	ALTERNATE: Remove all siding on south facing dormer. Furnish and install vinyl siding and wrap trim in aluminum (color TBD by owner).	NR/Pb	
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30			
31	Prepared by:		Date:
32			
33			
34	Owner Approval:		Date:

Total Scope Estimate