



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	5278 N 48TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Matricia Patterson
Home address	5278 N 48TH ST
Phone	Home: 414-234-3713
Bid due date	Friday, August 12 th , 2016
Approximate starting date	August 2016
Approximate completion date	October 2016



SCOPE OF WORK		July 12th, 2016 (Tuesday)	
Matricia Patterson - 5278 N 48th St (18-3429)			
Rehab Specialist: Brian Pellett @ 286-5624 Loan Officer: Judy Carson @ 286-3543			
First inspection date: 6/17/16 Prior version dates: 6/28/16; 6/29/16		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		
2	Tear off/re-roof. Install flashing, vents, ice and water shield.	R	
3	Replace gutters & downspouts.	R	
4	Remove old siding. Install building wrap & vinyl siding.	R	
5	Install aluminum trim to doors, windows, soffit, fascia & gable ends.	R	
6	Paint. Remove storm windows. Paint prime window. Reinstall storm windows & security doors. Paint all painted surfaces.	R/Pb	
7	Install prehung steel panel doors with window & hardware to front & rear entry.	R	
8	Reinstall security door to front & rear entry.	R	
9	Replace chimney. Install metal chimney per code (PERMIT).	R	
10	Remove back entry shed.	R	
11	Repair doorbell system to working order (PERMIT).	R	
12			
13	INTERIOR		
14	Repair electrical panel. Replace missing circuits (PERMIT).	R	
15	Install bathroom vanity sink, faucet, water supply & trap (PERMIT).	R	
16	Replace tub & faucet, showerhead, trap & water supply (PERMIT).	R	
17	Install ceramic tile tub surround.	R	
18	Install glass block window if vent in bathroom.	R/Pb	
19	Install mechanical fan & switch in bathroom (PERMIT).	R	
20	Replace toilet (PERMIT).	R	
21	Install underlayment & vinyl floor in bathroom.	R	
22		16	EST TOTAL
23			
24	ALTERNATE:		
25	Replace base & wall cabinet in kitchen & laundry area with countertop.	R	
26	Install double stainless sink with faucets, trap & water supply to kitchen (PERMIT).	R	
27			ALT TOTAL
28			
29			
30	Prepared by:	Date:	
31			
32			
33	Owner Approval:	Date:	