



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

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Deputy Commissioner  
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<b>GENERAL</b>
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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	5300 N 38TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

**Bid packages are available from the owners:**

Owner	Theresa Singh and Parminder Singh
Home address	5300 N 38TH ST
Phone	Home: 414-737-1212
Bid due date	Friday, November 6 <sup>th</sup> , 2015
Approximate starting date	November 2015
Approximate completion date	February 2016



<b>SCOPE OF WORK</b>		October 20, 2015 (Tues)	
<b>Theresa Singh - 5300 N 38th St (09-4737)</b>			
		<i>Rehab Specialist:</i>	
Aldermanic District 1 - Ashanti Hamilton	Brian Pellett	286-5624	
Home Rehab (ON TIN)	Loan Officer:		
First inspection date: 10/2/15	Greg Johnson	286-5692	
Revised: 10/6/15, 10/08/15			
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 a disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code <b>Chapter DHS 163</b> regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).			
And, if applicable: <input checked="" type="radio"/> YES <input 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	<b>GENERAL EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	<b>SITE</b>		
3	Tear off/re-roof house & garage. Install vents, flashing, valley Tin, drip edge, ice and water shield.	R	
4	Remove chimney below roof line. Roof over opening.	R	
5	Remount TV dish. Owner to call dish company.	R	
6	Remove tree @ front door.	R	
7	Clean out gutter.	R	
8	Install backfill around house with positive drainage away from house.	R	
9	Repair/secure defective fence poles.	R	
10	Paint: garage, doors, basement windows & all painted surfaces.	R/PbN	
11	Provide lead clearance from the Milwaukee Health Department (PERMIT).	R	
12	Replace front & rear entry door & hardware.	R	
13	Replace overhead garage door. Repair trim, siding & concrete block where damaged.	R	
14	Replace garage service door & hardware.	R	
15	Repair/replace all damaged windows & screens.	R	
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17	<b>INTERIOR - 1st Floor</b>		
18	Install smoke/CO alarm per floor to code.	R	
19	Replace mechanical fan in kitchen (PERMIT).	R	
20	Replace kitchen cabinet, wall & base. Match existing location with countertop & backsplash.	R	
21	Install double basin kitchen sink with faucet, water supply & trap (PERMIT).	R	
22	Snake out kitchen, sink, bathroom, sink & laundry tray, out to the street.	R	
23	Possible damage to drain/waste line from kitchen sink. Repair as needed (PERMIT).	R	
24	Install GFIC outlet in kitchen (PERMIT).	R	
25	Install underlayment & vinyl floor in kitchen dining area, hallway & bathroom. Repair damaged subfloor around toilet.	R	
26	Repair outlets in living room (PERMIT).	R	
27	Install pad & carpet in living room.	R	

SCOPE OF WORK		October 20, 2015 (Tues)	
	<b>Theresa Singh - 5300 N 38th St (09-4737)</b>		
28	<b>INTERIOR - 1st Floor (Continued)</b>		
29	Repair master bedroom door & hardware.		R
30	Vent mechanical bathroom fan outside.		R
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32	<b>INTERIOR - 2nd Floor</b>		
33	Install handrail in stairwell.		R
34	Replace damaged switch in stairwell.		R
35	Replace damaged bedroom door & hardware. Repair jambs.		R
36	Check on heat flow to bedroom.		R
37	Repair/replace damaged outlets (PERMIT).		R
38	Replace/repair broken window & screen in back bedroom.		R
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40	<b>BASEMENT</b>		
41	Install sidewall power vented hot water heater (PERMIT).		R
42	Install outlet for hot water heater (PERMIT).		R
43	Install 95% high efficiency gas furnace (PERMIT).		R
44	Upgrade electrical system to 100 amp service (PERMIT).		R
45	Install solid vent pipe on dryer.		R
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47		<b>36</b>	<b>EST TOT:</b>
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49		<b>PERMITS 11</b>	
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70	Owner Approval:	Date:	