



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	5348 N 38TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Bernice Wrencher
Home address	5348 N 38TH ST
Phone	Home: 414-218-4036 Contact Person: Jackie Berry
Bid due date	Friday, September 18 th , 2015
Approximate starting date	September 2015
Approximate completion date	December 2015



SCOPE OF WORK		August 27, 2015 (Thursday)	
Bernice Wrencher - 5348 N 38th St (09-4737)			
		<i>Rehab Specialist:</i>	
Aldermanic District 1 - Ashanti Hamilton		Brian Pellett	286-5624
Home Rehab (ON TIN)		Loan Officer:	
First inspection date: 8/6/15		Judy Carson	286-3543
Revised: 8/14/15, 8/21/15, 8/21/15, 8/24/15			
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 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 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	GENERAL EXTERIOR	Code	Cost Est
2	SITE		
3	Tear off/re-roof house. Install OSB sheathing, flashing, vents, ice and water shield. Check for possible roof rafter damage. Repair as needed.	R	
4	Replace gutters & downspouts.	R	
5	Rebuild chimney. Install flue liner.	R	
6	Repair damaged front porch ceiling.	R	
7	Check for possible framing damage on front porch deck. Repair as needed.	R	
8	Replace front porch steps, skirting, framing & handrails.	R	
9	Install double hung vinyl replacement windows per MHD specifications. Tempered glass in stairwells & bathrooms. (PERMIT).	R/PbN	
10	Install aluminum trim on windows & doors.	R	
11	Repair/replace damaged wood shakes. Stain wood shakes.	R	
12	Paint: soffit, fascia, decks, basement windows, doors & all painted surfaces.	R/PbA	
13	Replace 2nd floor rear porch framing. Re-install deck & guardrails.	R	
14	Install address numbers to back of house.	R	
15			
16	INTERIOR - 1st Floor		
17	Patch, prime, finish & paint ceiling I living & dining room.	R	
18	Replace kitchen floor. Install underlayment & vinyl flooring.	R	
19	Replace pantry fixture. Wiring problems (PERMIT).	R	
20	Repair GFIC outlet in bathroom (PERMIT).	R	
21	Replace damaged ceramic floor tile in bathroom.	R	
22	Seal/caulk around bathtub. Replace missing faucet handle.	R	
23	Replace/repair floor tile in front entry & hallway.	R	
24			
25	INTERIOR - 2nd Floor		
26	Try to repair water pressure to kitchen sink faucet.	R	
27	Repair walls & ceilings, finish, prime & paint pantry & stairwell.	R	
28	Repair damaged vinyl floor tile in kitchen.	R	

	SCOPE OF WORK	August 27, 2015 (Thursday)	
	Bernice Wrencher - 5348 N 38th St (09-4737)		
29	INTERIOR - 2nd Floor (Continued)		
30	Install GFIC outlet in kitchen. Repair GFIC outlet in bathroom (PERMIT).		R
31	Install mechanical fan & switch in bathroom (PERMIT).		R
32	Replace pull chain fixture in front bedroom closet (PERMIT).		R
33	Replace mixing valve & shower head in bathtub (PERMIT).		R
34			
35	BASEMENT		
36	Install laundry tray with automatic washer connections, faucet & water supply & trap (PERMIT).		R
37	Install solid dryer vent pipe.		R
38	Seal around chimney flues.		R
39	Install smoke & CO alarm to code per floor.		R
40	Check electrical system throughout house. Repair as needed (PERMIT).		R
41	Tune up/maintenance on furnace.		R
42	Replace two chimney vented hot water heaters (PERMIT).		R
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44		33	EST TOT:
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68	Prepared by:	Date:	
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71	Owner Approval:	Date:	