



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	5443 N 39TH ST
Summary Of Work	General
Technical Specialist	Aaron Helt, Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Dorine Henning
Home address	260 E. Keefe Ave.
Phone	(h) (414) 961-0632 (c) (414) 702-6069
Bid due date	11/20/2015
Approximate starting date	
Approximate completion date	

Note: Please contact Aaron Helt at (414) 286-8606 for the most recent NIDC Rehab Specifications.

**A Bid Package includes this cover sheet and:**

A) General Bid Conditions and Instructions, B) Bid Document C) Scope of Work dated: 10/12/2015	1) Bid Submission Form 2) Materials List, 3) Contractor References 4) Subcontractor List
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**Only one copy per contractor.**



<b>SCOPE OF WORK</b>		Date: October 12, 2015	
5443 N 39th St			
Rehab Specialist: Aaron Helt @ 286-8606			
First inspection date: 9/28/2015	Prior version dates: 10/6/15	SNIP-HBA	
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.			
Line #	Scope of Work Item	Code	Estimate
1	<b>SITE</b>		
2	Repair fence around yard. Include repairing gates and hardware as necessary. Prep, prime and paint fence (color TBD by owner).	PR/Pb	
3	Reconnect outlet box to exposed conduit in rear yard.	PR	
4	Demo, remove and dispose of shed in rear yard.	PR	
5	Trim tree branches away from roof line.	PR	
6	Tuck point and repair chimney.	PR	
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9	<b>EXTERIOR (HOUSE)</b>		
10	<b>PORCHES</b>		
11	Completely rebuild front porch. Save brick and tapered columns, tuck point and paint as necessary. Replace framing, deck, stairs, skirt and rails.	PR/Pb (PERMIT)	
12	Remove outlet in porch ceiling and replace with light fixture.	PR (PERMIT)	
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14			
15	<b>HOUSE</b>		
16	Repair and refasten metal soffit and fascia as necessary.	PR	
17	Replace broken, rotten and missing cedar shakes.	PR/Pb	
18	Prep, prime and paint all previously painted surfaces. Include windows, foundation, gable and dormer shakes etc.	PR/Pb	
19	Remove and replace broken glass and ripped screens in all windows.	PR	
20	Remove and replace soffit under bump out on southside of house. Ensure bottom is insulated and sealed.	PR	
21	Remove and replace rear entrance door with new, steel, pre-hung door. Include new hardware, jamb extensions and interior trim as necessary.	PR/Pb	
22	Remove all debris and vegetation from gutters. Repair leaks and seal gutters. Replace missing downspouts and extend downspouts away from foundation.	PR	
23	Furnish and install address labels on rear of house.	PR	SELF HELP
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25			
26	<b>INTERIOR</b>		
27	<b>GENERAL</b>		
28	Repair plaster through out house and match finish of room.	PR/Pb	
29	Spot prime all new plaster repairs and where paint is chipping and peeling throughout house.	PR/Pb	
30	Paint all walls, ceiling and trim.	NR	SELF HELP
31	Remove carpet, pad and tack strip throughout first floor and clean floor.	PR	
32	Sand and seal hard wood floors.	NR/Pb	
33	Remove and replace all broken or missing light fixtures and fans throughout house.	PR (PERMIT)	
34	Remove and replace broken and non-grounded outlets and switches. Include cover plates where missing or broken.	PR (PERMIT)	
35	Remove and replace all broken or missing heat register covers.	PR	
36	Replace all broken or missing door hardware. Ensure proper function of all interior doors.	PR	
37	Remove carpet, pad and tack strip throughout second floor. Repair sub floor as necessary. Furnish and install laminate or vinyl plank floor (style TBD by owner).	PR	
38	Replace broken and missing ceiling tile.	PR	
39	Furnish and install smoke and CO detectors	PR	

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42	<b>REAR STAIRWAY</b>	
43	Furnish and install handrails per code.	PR
44	Remove and replace vinyl and metal stair edge on stairs to basement. Ensure stairs are structurally sound and free of tripping hazards.	PR
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47	<b>BATHROOM</b>	
48	Remove and replace toilet.	PR (PERMIT)
49	Furnish and install mirror.	NR
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52	<b>BATHROOM 2nd floor</b>	
53	Ensure proper permits are pulled, inspected and closed for existing toilet, sink and tub.	PR (PERMIT)
54	Remove and replace vinyl floor.	PR
55	Remove and replace mirror/light fixture.	PR (PERMIT)
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58	<b>KITCHEN</b>	
59	Remove and replace floor. Patch or replace subfloor as necessary. Furnish and install vinyl floor (style TBD by owner). Include pantry, thresholds and shoe moulding around perimeter.	PR
60	Prep, prime and paint walls, ceiling and trim.	PR/Pb
61	Remove and replace kitchen cabinets and countertops.	PR
62	Remove and replace faucet, sink, drains, supplies and all associated parts.	PR (PERMIT)
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65	<b>BASEMENT</b>	
66	Clean and tune furnace. Replace soft ducts with hard pipes. Ensure system is safe and funtional.	PR (PERMIT)
67	Remove and replace water heater with high-efficiency, power-vented unit.	PR (PERMIT)
68	Repair all electrical code violations. Replace light fixtures as required.	PR (PERMIT)
69	Demo, remove and dispose of drop ceilings.	PR
70	Repair or replace drywall where damaged or wet.	PR
71	Demo, remove and dispose of shower stall. Properly abandon and cap drains and supplies.	PR (PERMIT)
72	Remove all debris and clean.	PR
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84	Prepared by:	Date:
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86		
87	Owner Approval:	Date:

*Total Scope Estimate*