



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

**Rocky Marcoux**  
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Deputy Commissioner  
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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	5958 N 38TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

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

Owner	James Pierson Jr.
Home address	3914 N. 16th St.
Phone	Home: 262-880-4084
Bid due date	Friday, January 16 <sup>th</sup> , 2015
Approximate starting date	February 2015
Approximate completion date	April 2015



SCOPE OF WORK		December 22, 2014 (Mon)	
James Pierson, Jr - 5958 N 38th St (09-4026)			
		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date: 11/03/14		Judy Carson	286-3543
Prior version dates: 11/5/14, 11/7/14			
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 <b>Chapter DHS 163</b> 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	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Tear off/re-roof house & garage.	R	
3	Remove chimney below roof line. Roof over.	R	
4	Replace gutters & downspouts.	R	
5	Install double hung vinyl replacement windows per NIDC specifications.	R/PbA	
6	Install aluminum trim on windows, doors, soffit, fascia & gable ends.	R	
7	Install three storm doors.	R	
8	Replace front & rear entry doors with pre-hung steel doors with hardware.	R	
9	Replace rear 2nd floor entry door with hardware. Repair jamb.	R	
10	Install missing siding corner pieces.	R	
11	paint: porch, deck, rails, doors, garage, trim & all painted surfaces.	R/PbA	
12	Replace front porch entry steps to code (PERMIT).	R	
13	Rebuild rear stairs going to 2nd floor to code (PERMIT).	R	
14	Install new asphalt drive.	R	
15	Repair siding & replace missing corner trim on house & garage.	R	
16	Replace overhead garage door repair jambs.	R	
17	Replace garage service door with hardware. Repair jamb.	R	
18	Install electrical power to garage (PERMIT).	R	
19	Replace service walk from front entry walk to parking slab. 30" wide.	R	
20	Remove trees & brush around garage.	R	
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22	<b>INTERIOR - 1st Floor</b>		
23	Refinish wood on 1st & 2nd floors.	R	
24	Paint all ceilings & walls by owner.	R	
25	Check all electrical throughout house (PERMIT).	R	
26	Replace vanity, sink, faucet, water supply & trap in 1st floor bathroom (PERMIT).	R	
27	Install CO/smoke alarms per code.	R	
28	Install GFIC in both bathrooms & 2nd floor kitchen (PERMIT).	R	
29	Install new door lock to 2nd floor entry door.	R	

SCOPE OF WORK		December 22, 2014 (Mon)	
<b>James Pierson, Jr - 5958 N 38th St (09-4026)</b>			
30	<b>INTERIOR - 1st Floor (Continued)</b>		
31	Remove old gas heater. Cap off gas line in wall (PERMIT).		R
32	Install new countertop to 2nd floor kitchen cabinets. Re-install kitchen sink & faucet.		R
33	Replace damaged toilet (PERMIT).		R
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35	<b>BASEMENT</b>		
36	Install two stage 96% high efficiency gas furnace (PERMIT).		R
37	Install supply & return ductwork to 2nd floor unit. Use chimney space & front closet area.		R
38	Install sidewall power vented hot water heater (PERMIT).		R
39	Install handrail to basement.		R
40	Secure bottom step.		R
41	Install glass block windows with vents.		R/PbA
42	Install laundry faucet & automatic washer connections (PERMIT).		R
43	Replace all water lines from meter to faucets (PERMIT).		R
44	Check all plumbing lines throughout house (PERMIT).		R
45	Snake out all drains to streets (PERMIT).		R
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47		39	<b>TOTAL EST</b>
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49		14	<b>PERMITS</b>
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69	Prepared by:	Date:	
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72	Owner Approval:	Date:	