



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	629 E OKLAHOMA AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

**Bid packages are available from the owners**

Owner	Judith Schenk
Home address	629 E OKLAHOMA AV
Phone	Home: 414-744-6772 Cell: 414-617-6361
Bid due date	Friday, July 8 <sup>th</sup> , 2016
Approximate starting date	July 2016
Approximate completion date	October 2016



<b>SCOPE OF WORK</b>		May 25th, 2016 (Weds)	
<b>NAME: Judith Schenk</b>			
<b>ADDRESS: 629 E Oklahoma Ave (07-2403)</b>		<i>REHAB SPECIALIST</i>	
Aldermanic District 14 - Tony Zielinski		Brian Pellett @ 286-5624	
STRONG Homes Loan Program		<i>LOAN OFFICER</i>	
FIRST INSPECTION DATE: 4/28/2016		Greg Johnson @ 286-5692	
REVISED DATE: 5/13/2016			
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 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.			
		<b>Code</b>	<b>Cost Est</b>
<b>1 EXTERIOR</b>			
2 Paint trim on house & garage.		R/Pb	
3 Install storm doors to both front entry, 2nd floor front & rear porch. Four door total.		R	
4 Replace damaged vent cover.		R	
5 Replace front porch light fixture (PERMIT).		R	
6 Inspect chimney.		R	
7 Replace all broken glass windows & missing or damaged storm window screens.		R	
8 Replace 2nd floor front porch post & reinstall rails.		R	
9 Repair 2nd floor rear porch wing walls. Top rail, post & trim.		R	
10 Re-open all windows to working order.		R/Pb	
11 Rebuild damaged foundation wall. Use concrete blocks from the parapet wall on the garage. Install replacement block to garage & re-install wall cap.		R	
12 Remove siding on 2nd floor. Install new shakes.		R	
13			
<b>14 INTERIOR - 1st Floor</b>			
15 Replace sprayer on kitchen sink faucet (PERMIT).		R	
16 Replace 1/2 bath toilet (PERMIT).		R	
17 Repair leak in bath faucet.		R	
18 Install back entry door & hardware. Match existing style.		R	
19 Replace kitchen entry door & hardware. Match existing style.		R	
20			
<b>21 INTERIOR - 2nd Floor</b>			
22 Install faucet to bathroom sink & bath tub. Faucet supplied by owner (PERMIT).		R	
23 Repair kitchen ceiling & bathroom ceiling. Finish paint.		R	
24 Install threshold between kitchen & dining room.		R	
25 Repair light fixture above kitchen sink to working order.		R	
26 Snake out drains to kitchen & bathroom sink.		R	
27 Replace kitchen entry door & hardware. Match existing style.		R	

	<b>SCOPE OF WORK</b>	May 25th, 2016 (Weds)	
	<b>NAME: Judith Schenk</b>		
28	<b>BASEMENT</b>		
29	Replace laundry faucet handles to a paddle handles.		R
30	Replace shut-off valve to hose bib.		R
31	Tuckpoint foundation/damaged area.		R
32			
33		<b>25</b>	<b>EST TOT:</b>
34		<b>PERMITS 4</b>	
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51	Prepared by:	Date:	
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54	Owner Approval:	Date:	