



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	749 N 31ST ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Chantell Singleton
Home address	5030 N. 24th St.
Phone	Home: 414-248-9241
Bid due date	Friday, October 21 st , 2016
Approximate starting date	November 2016
Approximate completion date	February 2017

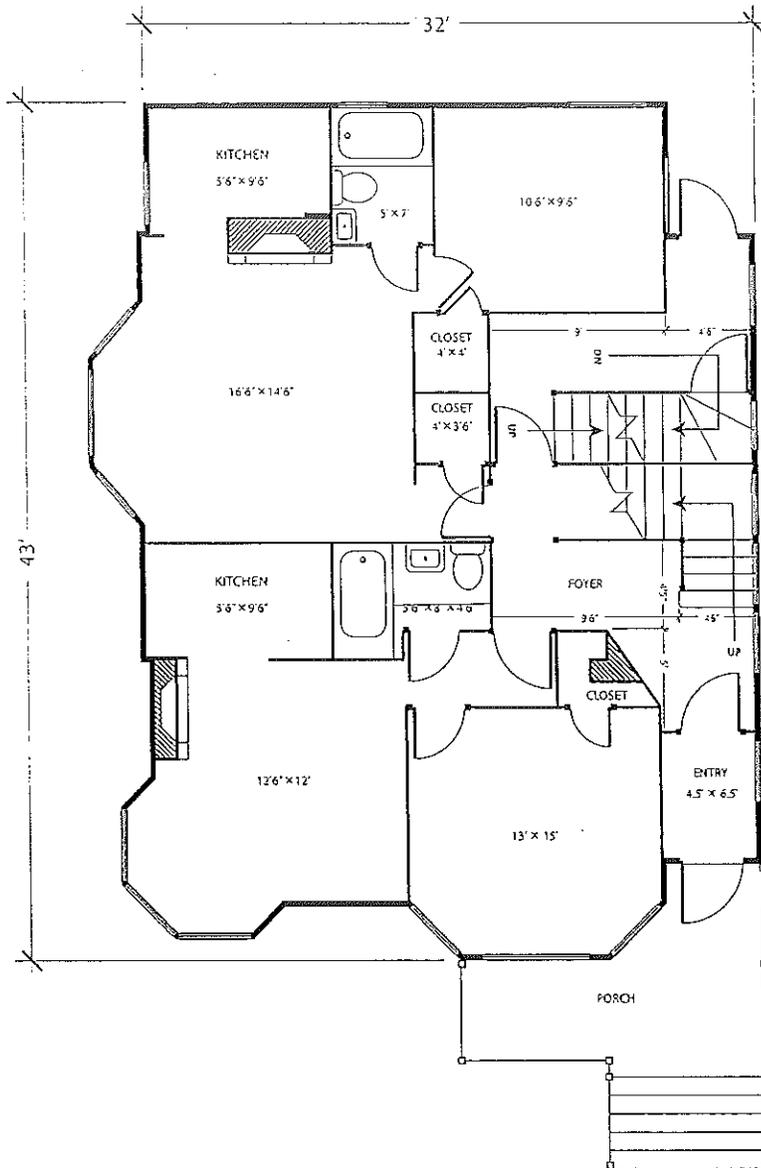


SCOPE OF WORK		July 7th, 2016 (Thursday)	
Chantell Singleton - 749 N 31st St (08-3939)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date: 6/21/2016		Judy Carson	286-3543
Prior version dates:			
Both the "Rehabilitation and Technical 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:			
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	EXTERIOR	Code	Cost Est
2	Replace front service walk steps.	R	
3	Replace service walk from City sidewalk to rear entry to back door & basement entry.	R	
4	Tuckpoint foundation & chimney.	R	
5	Replace guardrails, handrails, skirting, steps & stringers. Back fill under porch with positive slope from house.	R	
6	Replace damaged window glass & screens.	R/Pb	
7	Install rubber roof on rear basement entry.	R	
8	Remove board over windows & doors. Repair damaged trim & finish paint.	R/Pb	
9	Paint, touch-up.	R/Pb	
10	Re-install front door. Refinish & install hardware.	R	
11			
12	INTERIOR		
13	Refer to floor plans.		
14	All work to be done under permits. Demo plumbing, walls & ceiling per floor plan. If bearing walls are removed, loan must be supported by columns & beams. Save all base board door casing trim to be used (PERMIT).	R/Pb	
15	Install new water supply from water meter to plumbing fixtures (PERMIT).	R	
16	Install tubs, toilets, vanities, sinks, faucets, showerheads, shut-off valves, traps, laundry tray, automatic washer connections & double basin kitchen sinks, per floor plan (PERMIT).	R	
17	Install two side wall vented hot water heater (PERMIT).	R	
18	Check & repair all plumbing throughout house (PERMIT).	R	
19	Install 95% high efficiency gas furnace for lower unit (PERMIT).	R	
20	Install chimney vented gas furnace in upper (PERMIT).	R	
21	Relocate heat vents if walls are demo. Move wall to vent room.	R	
22	Check & repair all damaged outlets, coverplates, switches, ceiling fixture & wall fixtures, throughout house (PERMIT).	R	
23	Replace ceiling fixtures (PERMIT).	R	
24	Install GFIC outlets in kitchens, bathrooms & laundry area (PERMIT).	R	

SCOPE OF WORK		July 7th, 2016 (Thursday)	
Chantell Singleton - 749 N 31st St (08-3939)			
25	INTERIOR (Continued)		
26	Install outlet for hot water heater (PERMIT).		R
27	Install smoke & CO alarms.		R
28	Repair/replace missing or damaged wood floor & finish.		R
29	Install underlayment in kitchens, bathrooms & entry areas.		R
30	Repair doors & hardware to working order. If doors are replaced, match existing stays.		R
31	Install kitchen base & wall cabinets with counter per floor plan.		R
32	Drywall, patch, repair & finish paint all ceilings, walls & trim.		R/Pb
33	Replace missing heat vent covers.		R
34	Install ceramic tile surrounds to shower & bathtubs.		R
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70	Prepared by:	Date:	
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73	Owner Approval:	Date:	

Floor Plan

749 N. 31 St. Milwaukee WI, 53208

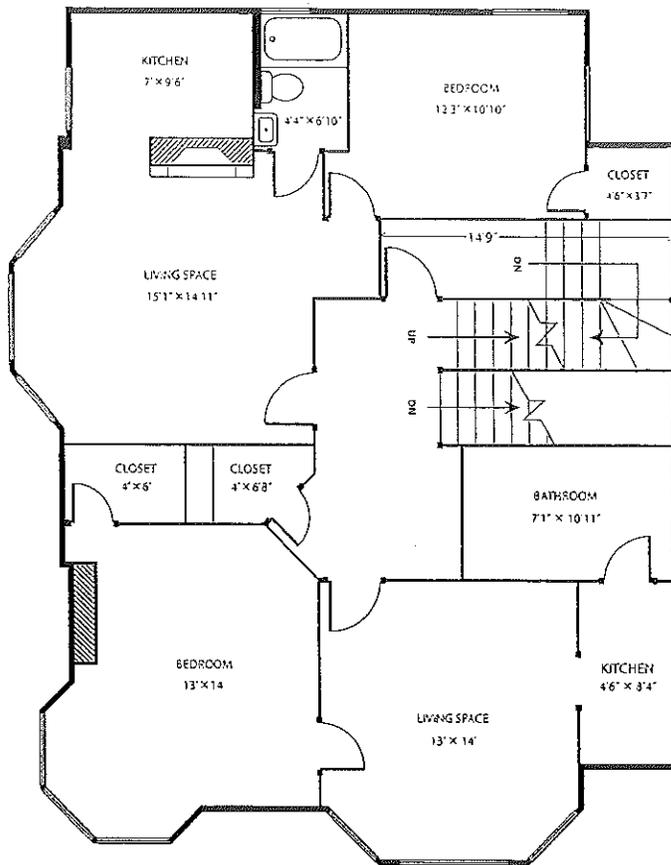


First Floor
ORIGINAL FLOOR PLAN



Floor Plan

749 N. 31 St. Milwaukee WI, 53208



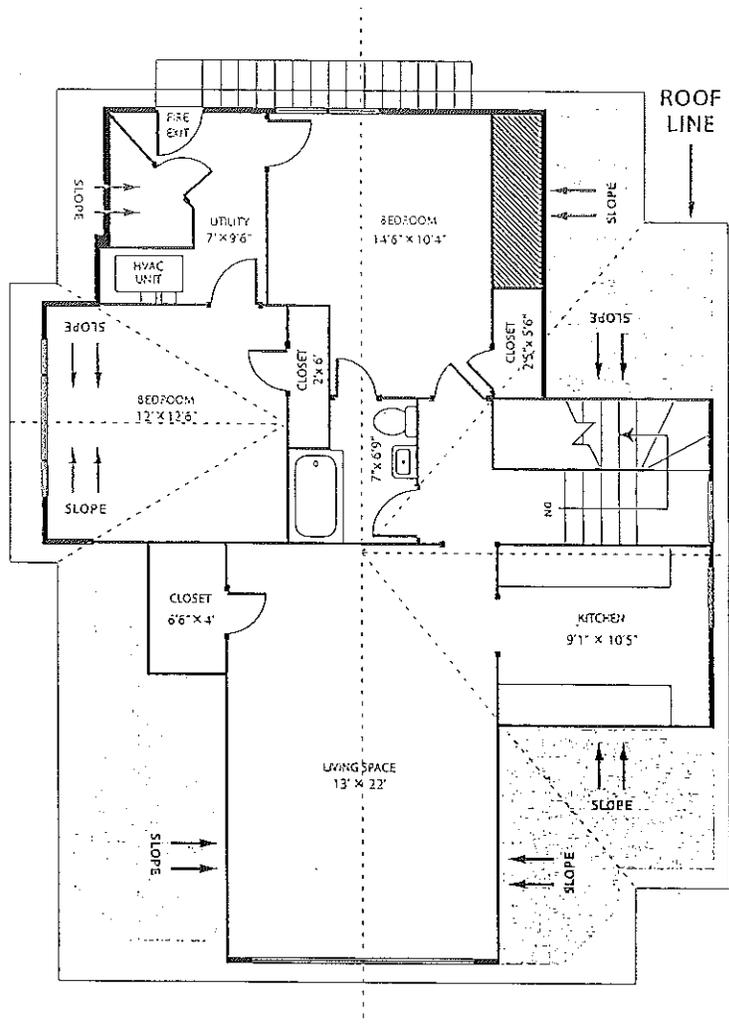
Second Floor

ORIGINAL FLOOR PLAN



Floor Plan

749 N. 31 St. Milwaukee WI, 53208



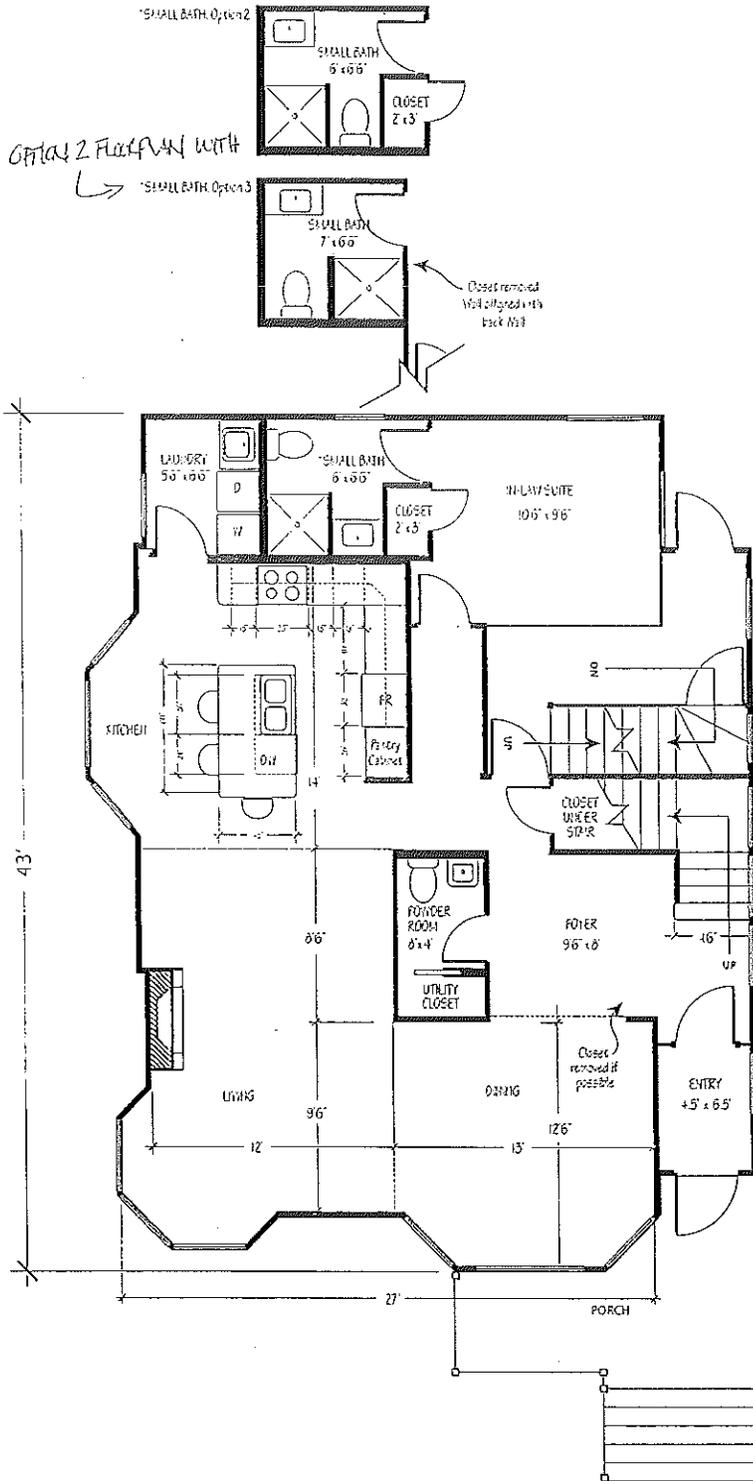
Third Floor

ORIGINAL FLOOR PLAN



Floor Plan

749 N. 31 St. Milwaukee WI, 53208

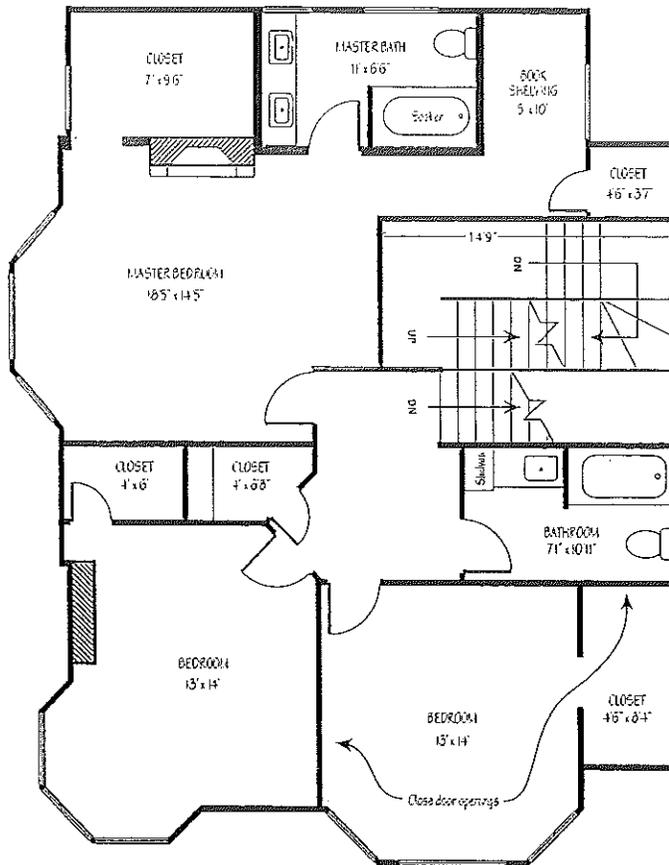


First Floor
New Floor Plan



Floor Plan

749 N. 31 St. Milwaukee WI, 53208

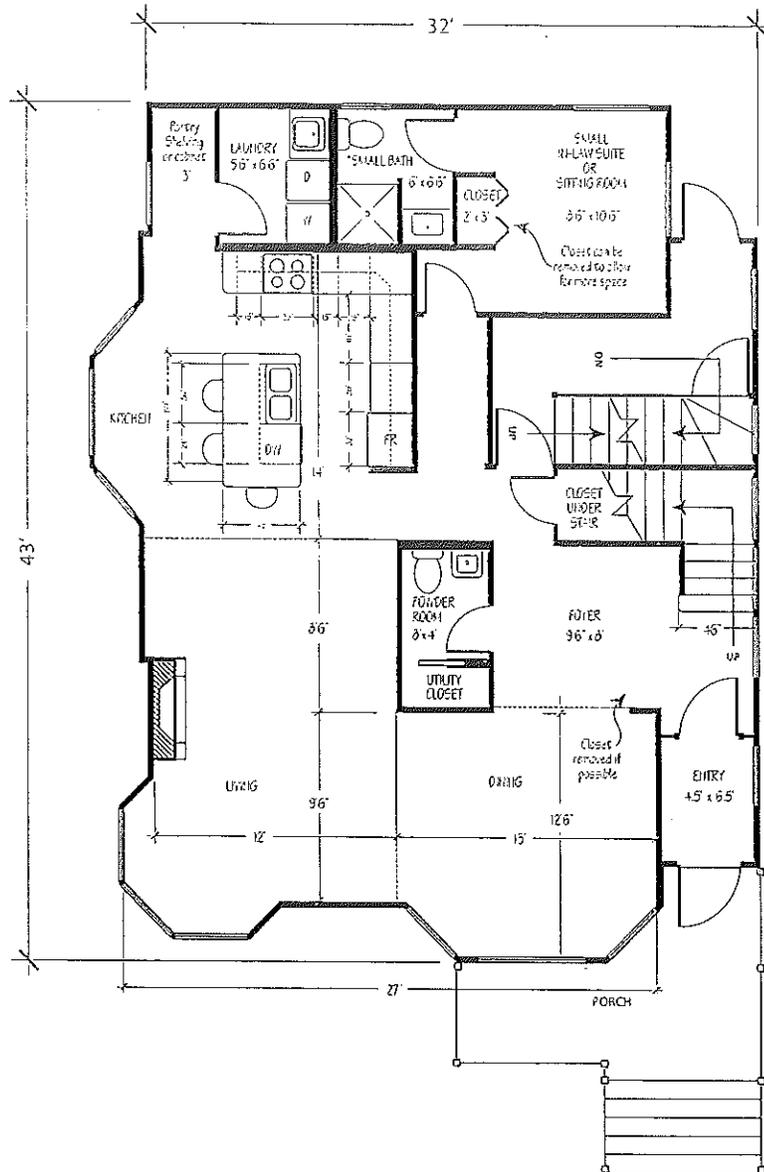


Second Floor
NEW FLOOR PLAN



Floor Plan: Option 2

749 N. 31 St. Milwaukee WI, 53208



First Floor
NOI FLOOR PLAN

