



Department of City Development
Neighborhood Improvement Development Corporation

GENERAL REPAIRS

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	902-906 W KEEFE AV
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

Bid packages are available from the owners:

Owner	Odell Robinson, Sr.
Home address	906 W KEEFE AV
Phone	414-559-1480 (contact- Ann)
Bid due date	Wednesday, August 17 th , 2016
Approximate starting date	September 2016
Approximate completion date	October 2016



SCOPE OF WORK		Date: August 2, 2016
902-906 W Keefe Av		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 6/29/2016	Prior version dates: 7/11/16	STRONG Homes
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		
2	EXTERIOR (HOUSE)	
3	PORCHES	
4	Secure rails and treads to front porch stair. Furnish and install graspable hand rails on both sides.	CV
5	Repair east column block. Tuck point and rebuild block to structurally sound condition.	CV
6	Replace or repair and secure missing, loose or damaged aluminum trim around porch.	CV
7	Prep, prime and paint all previously painted porch surfaces.	CV/Pb
8		
9		
10	HOUSE	
11	Tear off and replace roof. Repair decking as necessary. Furnish and install new osb decking over existing, ice and water shield, 15# felt, all necessary vents and flashings, and dimensional shingles with a minimum 30 year lifetime warranty.	PR
12	Prep, caulk, prime and paint (with color match paint) all areas where chipping or peeling around house.	CV/Pb
13		
14		
15	INTERIOR	
16	GENERAL 1st floor	
17	Remove and replace kitchen sink, sink base, faucet, drain and all other accessories. Ensure everything functions and is leak free. Include abandoning dishwasher hook up.	CV
18	Furnish and install combo smoke/CO detector per code.	CV
19		
20		
21	BASEMENT	
22	Remove all debris from basement. Clean all surfaces prior to contractor starting work.	PR
23	Remove and replace oil furnace with new, atmospherically vented gas furnace properly sealed to chimney flue liner. Include properly removing and disposing of oil tanks and all associated lines. Include running new gas line to new furnace.	CV (PERMIT)
24	Clean all ductwork from oil furnace to first floor unit. Repair and seal ducts at all junctions as necessary.	CV
25	Tune and repair furnace for second floor unit. Include replacing thermostat if necessary.	CV
26	Remove and replace electrical services with new 100 AMP duplex service per code. Include replacing basement light fixtures, capping junction boxes etc. to ensure system is code compliant.	CV (PERMIT)
27	Remove and replace non-functional water heater with new, atmospherically vented water heater.	CV (PERMIT)
28	Furnish and install combo smoke/CO detector per code.	CV
29		
30		
31	<i>Total Scope Estimate</i>	
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