



Department of City Development
Neighborhood Improvement Development Corporation

DUE DATE: 9/4/2026

**BIDDING
DOCUMENTS**

Scope of Work and Specifications
for
Remodeling and Repairs

CONTRACTOR NOTE: Please respect the privacy of NIDC clients, and visit properties only if you have first contacted the owner by phone, and have confirmed an appointment with the owner of the property. Showing up un-announced is not acceptable.

at
246 W KEEFE AV
Milwaukee, WI 53212-1584

Gary Payton's Property
(414) 303-7630

Bids for this Project
are being solicited for
the following contractor types:

Home Rehab Loan Program

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**NOTE: Please contact Elona Peace at (414) 708-5362 for new Rehab Specifications.
ONLY ONE COPY PER CONTRACTOR.**

GENERAL BID CONDITIONS AND INSTRUCTIONS

LOAN PROGRAM

Financing for work under this contract is provided through the City of Milwaukee, Neighborhood Improvement Development Corporation (NIDC) who, through its loan agreement with the Owner, reserves certain rights and privileges as Lender, which include but are not limited to: development of the scope of work, assistance with the bid process, preparation of the Contract, approval of change orders and payments, and other aspects associated with contract execution and implementation.

SITE INSPECTION

The Contractor must meet with the Owner at the property to inspect and review conditions prior to submission of a bid.

ADDENDA

If NIDC or the Owner determines the necessity for additional information and/or clarification(s), an Addendum will be posted on the internet at

<http://city.milwaukee.gov/NeighborhoodImprovement/NIDCBIDPackages.htm>

Any addendum will be posted at least one week before bids are due.

To be eligible, all bidders must acknowledge receipt of the Addendum/Addenda, if issued.

BIDDER ELIGIBILITY

1. Contractor must have experience with similar projects and hold a current City of Milwaukee Home Improvement contractor's license, or hold other licensing as required.
2. Contractor certifies that neither he/she nor any of his/her subcontractors is ineligible to be awarded a federally funded contract. Prior to executing a contract for this work, the winning bidder must sign and submit the attached Certification of Debarment.
3. Contractor may not be debarred by NIDC. A copy of the NIDC debarment policy is available on request. Generally, NIDC considers debarment if a contractor does not perform satisfactory work, fails to pay sub-contractors or material suppliers, fails to complete jobs on time, or in other respects does not meet reasonable standards of performance.
4. Contractors are hereby notified that NIDC will check public records to verify that it, and entities controlled in whole or in part by it and its principal owners is not delinquent with property tax payments due the City of Milwaukee, does not have outstanding code orders for properties located in the City of Milwaukee, does not have a record of fines for unabated City of Milwaukee building code violations.
5. Contractor shall, as part of her/his bid, submit:
 - a) A list of the principal owners of the firm submitting the bid,
 - b) A list of all property located in the City of Milwaukee owned by Contractor and its principal owners.
 - c) Birth date and other information as requested by NIDC to verify court and other records.
 - d) Failure to provide this information will result in delays and may be cause for rejection of your bid.

BID REJECTION/ACCEPTANCE

1. The Owner reserves the right to reject any and all bids and to waive informalities. It is NIDC policy that, if: (a) the Contractor's proposal/bid complies with the specifications and other requirements, and (b) the Contractor meets NIDC's minimum requirements as outlined herein, and (c) the selected bid is reasonably within range of the market price for the work, then Owner may select any Contractor who, in Owner's opinion, is the most responsible and responsive bidder.
2. When a contractor's bid is accepted, he/she shall receive the following documents for execution.
 - A. Contract to Perform Rehabilitation Work
 - B. Subcontractor Schedule
 - C. Standard Contractor Invoice Documents

CONTRACT CONDITIONS

On written request, NIDC will provide contractors a blank template of the Contract language, which includes provisions for liquidated damages, contract cancellation, and other terms and conditions.

PERMITS

The contractor shall obtain and pay for all permits required to complete the contract. No work shall commence until permits have been obtained. These permits and licenses must be kept current and in force during the term of the contract and warranty period. A lead abatement permit must be obtained from the Milwaukee Health Department, and MHD will monitor the work. Contractors and employees must be eligible to obtain lead abatement permits and perform lead abatement work.

PAYMENT SCHEDULE

The selected contractor shall submit a requested schedule of payments and schedule of values that will apply to work completed for this project. Generally payments are made available in amounts no less than \$5,000.

RETAINAGE: At Owner's and/or NIDC's discretion, 10% of the requested amount may be withheld pending punch list work including lead clearance from the Milwaukee Health Department. Contractors are also placed on notice that, for Rental Rehabilitation projects, the last \$1,000 of NIDC loan dollars are held pending the property owner's submission to NIDC of acceptable tenant certifications.

SPECIFICATIONS

The City of Milwaukee "Rehabilitation Technical Specifications and Performance Standard" are incorporated herein by reference. Copies of this document are available at: <https://city.milwaukee.gov/ImageLibrary/Groups/cityDCD/RFP/HIPTECHNICALSPECS.pdf>. If there is a conflict between the Specifications and the Scope of Work, the Scope of Work shall take precedence.

WITHDRAWAL OF BIDS

Bids may be withdrawn only in total, and only by a written request prior to the award of the contract. Owner has sole discretion to grant a request for a bid withdrawal, and only in the case of an error that will result in a significant financial hardship.

NONDISCRIMINATION

The successful bidder will not discriminate against any qualified employee or qualified applicant for employment because of sex, race, religion, color, national origin or ancestry, age, disability, lawful source of income, marital status, sexual orientation, gender identity or expression, past or present membership in the military service, familial status, or based upon affiliation with, or perceived affiliation with any of these categories as provided by Section 109-1 (3) of the Milwaukee Code of Ordinances. This provision must be included in all subcontracts. Contractor agrees that they will comply with all applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. 12101, et seq

INTEREST IN CONTRACT

No public official, employee, board member, or commission member of the City of Milwaukee shall have any interest, direct or indirect, in this contract or receive any premium, commission, fee, or other thing of value, in connection with this contract.

SMALL BUSINESS ENTERPRISES (SBE) AND SECTION 3 WORK FORCE PARTICIPATION

Contractors are notified that it is NIDC policy to strongly encourage SBE and Section 3 participation on all NIDC-sponsored contracts. Information about the City of Milwaukee's SBE programs is available at <https://city.milwaukee.gov/Equity-and-Inclusion/Business>.

Bid Submission Form

This bid document consists of at least three pages; the Bid Submission Form, the Contractor's References, and the Scope of Work.. **All** pages must be completed and submitted as your bid. Bid forms must be received no later than 9/4/2026. CONTRACTOR agrees this bid shall remain in effect for a period of sixty (60) days. If the OWNER takes no action during the 60 days, the bid shall become void without recourse by either party.

START AND COMPLETION OF WORK

The work presented in this project is to be started within 15 days after Contractor's receipt of a Notice to Proceed and is to be satisfactorily completed within 60 days thereafter. Interior/Exterior Completion and/or Weather-Affected repairs, if any, must be completed as further outlined and incorporated in Bid Attachments A and/or B respectively. (Strike if not applicable.)

BIDDING

Contractors should submit bids to do EXACTLY the work AS DESCRIBED. Any desired changes must be proposed on a separate, "Alternate Bid" page. Any proposed changes are subject to the owner's approval, after consultation with the lender.

MAIL OR DELIVER BIDS TO THE OWNER AT CURRENT ADDRESS

Owner: **Gary Payton**
Project Address: **246 W KEEFE AV**
Current Address: **246 W KEEFE AV**
Phone: **(414) 303-7630**

The contractor accepts and agrees to all of the terms and conditions stated in the General Bid Conditions and instructions which are incorporated herein by reference. The contractor hereby further agrees to execute a contract for performance of work as outlined in the "Scope of Work" dated 8/4/2026 and to furnish labor and materials in accordance with the "Technical Specifications and addenda

for the lump sum BASE BID price of: \$_____.

Company name _____

Address: _____

City/State/Zip _____

Phone _____

City License # _____

Lead License No _____

Contractor Insurance _____

Expiration. Date _____

By: _____

Signature

Date: _____

Title _____

Witness _____

Federal contractor tax id #or social sec # _____

Note: one of these numbers is required to validate this bid.

If other than sole proprietor, complete the following:

I certify that I am the _____ (Officer or Title) of the corporation named as contractor herein; that _____ (Name of bidder) who signed this bid form on behalf of the contractor was the authorized representative, of said corporation; that said bid form was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

(Corporate Seal) BY: _____

Acceptance By Contractor

I have reviewed all bids and hereby accept this bid. I understand that this acceptance is final and may not be revoked subsequent to approval by the NIDC Administrative Review Committee.

Owner's Signature: _____

Date: _____

Owner's Signature: _____

Date: _____

Contractor Reference Form

(for project at: **246 W KEEFE AV**)

CONTRACTOR: List below three references.

Refer only jobs you have successfully completed and jobs of comparable size and scope to this job. The customer for whom you are submitting this bid may be contacting your references. Be sure to obtain permission from the owners whose names you provide.

REFERENCES

1. Name: _____
Address: _____
Telephone: _____

SIZE OF JOB:

_____ under \$10,000 _____ over \$10,000

BRIEFLY DESCRIBE THE WORK YOU COMPLETED:

2. Name: _____
Address: _____
Telephone: _____

SIZE OF JOB:

 under \$10,000 over \$10,000

BRIEFLY DESCRIBE THE WORK YOU COMPLETED:

3. Name: _____
Address: _____
Telephone: _____

SIZE OF JOB:

_____ under \$10,000 _____ over \$10,000

BRIEFLY DESCRIBE THE WORK YOU COMPLETED:

SCOPE OF WORK		Scope date: Tuesday, August 4, 2026	
Gray D. Payton, 246-246A W. Keefe Av, (414) 303-7630 Duplex			
Rehab Specialist: Elona Peace (414) 708-5362			
Loan Officer: Sam Overton (414) 286-5692			
First inspection date: 8/19/25, 7/10/26		Prior version dates: 8/21/25, 9/5/25, 8/3/26	
		(Home Rehab)	
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: ☒ YES ☐ 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
	SITE		
1	Install new 100 amp meter and mast, to code	PR (PERMIT)	
2	Remove and replace defective (sunken) front (south) concrete section, adjacent to porch steps (to make porch steps, code compliant) and defective west sections (4) near rear porch. Form, pour, and broom finish, include all necessary metal reinforcements, wire mesh and expansion felt. Backfill topsoil (screen), seed, straw or sod, as needed	PR	
3			
4	GARAGE		
5	Raze garage structure, and dispose of.	PR (PERMIT)	
6			
7	PORCH (ES)		
8	Install downspout extension to existing DS 4' to 6' foundation wall to runoff grass areas. Cap off downspout receivers (do not use concrete)	PR-Pb-N	
9	Prepare and paint all previously painted porch trim, complete,, Color selection (TBD) by owner	PR-Pb-N	
10	Replace front and rear porch guard/step railings to both open sides, with heavy duty aluminum powder coated or Iron guard/steps railings., include orated columns. Ensure proper spacing less 4" spindles, to code.	PR-Pb-N (PERMIT)	
11	Patch cracks to concrete porches (front and rear) with an approved cement repair product, per manufactures application. Prepare, prime and paint concrete porches and brick columns, complete, color selection (TBD) by owner.	PR-Pb-N	
12			
13	EXTERIOR (HOUSE)		
14	Install address number house wall, alley side	PR	Self-help
15	Adjust existing gutters east to ensure proper run-off. Install Gagas adapter to receiver (N/W/E) and downspout extension 4' to 6' form foundation wall to runoff grass areas, where doesn't create hazard. Cap off downspout receivers (do not use concrete)	PR-Pb-N	
16	Remove and replace defective front and rear security doors. Install new front and rear security doors and entry prehung panel steel doors, include new locksets deadbolt (single cylinder) and entry locks, peep holes keyed alike.	PR-Pb-N	
17	Replace all rotten, defective and missing house trim; windows, sills, doors, etc. Make any adjustment needed to framing to accommodate new vinyl replacement windows. Install new aluminum coil wrap (clad) to all window, door trim. Color selection (TBD) by owner.	PR-Pb-N	
18	Re-set and Tuck -point brick foundation wall, using N-type mortar, as needed in assorted areas. Prepare and paint all previously painted masonry foundation walls. Color selection (TBD) by owner	PR-Pb-N	
19	Install new vinyl replacements double hung windows throughout entire dwelling (include aluminum blind stops and caulk). Repair existing vinyl windows to ensure operable or replace with new if needed. Reframe (west),header etc., to code1st floor kitchen window to original size opening and install new vinyl replacement window. Install temper glass to halls and bathrooms (glass block windows, with vent) replacement windows. Contractor must notify Health Dept. prior to making repairs and must obtain a final approved lead clearance.	PR-Pb-A (PERMIT)	
20	Repair or replace rear (north) outlet (receptacle) house wall , to code.	PR (PERMIT)	
21			
22			
23	GENERAL		
24	INTERIOR		

25	Owner is responsible for moving furniture etc., from areas throughout to accommodate repairs	PR	Self-help
26	Install new pre-hung entry door (steel/wood) to unit entry doors, 1st and 2nd floor. Install all necessary hardware, including lockset (deadbolt and entry lock) and key alike. Ensure door is operable.	PR-Pb-N	
27	Replace all missing door trim throughout entire dwelling, to match, paint/stain	PR-Pb-N	
28	Remove drywall from interior 1st floor kitchen (west) wall, to ensure structurally sound, including fire blocking, and all required repairs. Note: may require removal and reinstallation of exterior siding to make required repairs	PR-Pb (PERMIT)	
29	Prepare, drywall, (green drywall, moisture walls), patch, finish, prime (kilz) as needed and paint all peeling, chipping and water damage plaster. Install new batt insulation to exterior (west) walls to 1st Fl dining room kitchen, 1st and 2nd Fl, bathroom walls, tub shower areas, (drywall green board / cement board), as needed with appropriate R-value. Install plumbing access panel to rear hall wall, 2nd floor bathroom. Repair or replace damage paneling, plastered, ceilings, walls, all trim and steps basement, 1st to 2nd floor throughout entire dwelling, per MHD, color selection (TBD) by owner .	PR-Pb-N	
30	Repair all defective outlets (receptacles), switches and ceiling and wall light fixtures, including GFCI's receptacles (outlets) in bathrooms and kitchen (1st floor), laundry within 6' water source, to code. Disengage hanging unused wiring in basement. Install missing junction covers , screw shut electrical junction box. Install light fixtures in basement to provide adequate lighting in basement. Install missing wall/ceiling (cover plates/outlets/switches/ light fixtures/globes). Ensure all electrical throughout entire dwelling is code compliant	PR (PERMIT)	
31	Install new 1st & 2nd floor, kitchen wall and base cabinets and countertop complete; stainless steel sink, faucets, sprayer, water lines, p-trap and shut offs., in existing location to owners specification.	PR-Pb (PERMIT)	
32	Install new bathtubs and tub surrounds to bathrooms (1st and 2nd floor) tub/shower areas, Repair subflooring in bathtub/shower area, as needed. Install shower mixer, head and spouts. Install new vanities/tops complete with faucet and new water closet (toilets). Install all new water lines, shut offs and drain pipes, and caulk, with 100% silicone caulk,. to code	PR-Pb (PERMIT)	
33	Repair sub-floors kitchen (1st & 2nd floor), bathrooms, as needed. Install sheet vinyl/ vinyl plank (waterproof) to front and rear entry halls, kitchens (include pantry's), bathrooms to Manufactures specifications, include new 1/4 rd. or shoe molding (paint to match) and transiting floor strips or vinyl base as needed.	PR (PERMIT)	
34	Remove all carpet throughout dwelling and defective flooring to and install carpet and pad to living/dining rooms and bedrooms, 1st and 2nd floors.	PR-Pb (PERMIT)	
35	Repair defective interior doors. Install new pre-hung entry door and missing trim throughout dwelling . Install all necessary hardware, including door knobs (privacy and passage). Ensure door is operable.	PR-PB-N	
36	Install combination 10 year battery warranty smoke and carbon monoxide detectors, basement, 1st floor and 2nd floor units, to code .	PR	
37			
38	BASEMENT		
39	Repair broken basement steps (3), using PT lumber only.	PR-Pb	
40	Remove and replace standard gas 40 gal water heater	PR (PERMIT)	
41	Tune-up boiler, and replace thermostat and repair all defective radiant baseboard heater and covers, through dwelling, as needed to code	PR (PERMIT)	
42	Prepare, and paint peeling, chipping foundation walls as needed, hepa vac areas including east storage room, and install pad lock		
43	Remove and disengage bathroom water closet (toilet), cap-off	PR (PERMIT)	
44	<i>Total Scope Estimate</i>		
45			
46			
47			
48			
49	Prepared by:		
50			
51			
52	Owner Approval:		
53			
54			