



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

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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	116 W KEEFE AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Shemika Pope
Home address	PO Box 170373
Phone	Home: 414-419-9361
Bid due date	Friday, September 6 th , 2013
Approximate starting date	September 2013
Approximate completion date	November 2013



SCOPE OF WORK		August 14th, 2013 (Wednesday)	
Shemika Pope: 116 W Keefe Av (12-1518)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - HG TIN	<i>Loan Officer:</i>	
First inspection date:	08/06/13	Judy Carson	286-3543
Prior version dates:	08/08/13		
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.			
Standard Window Treatment: Any task that disturbs a previously painted surface shall be performed by properly certified personnel and requires Milwaukee Health Department notification. Standard window treatment and window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department permit.			
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	Tear off/re-roof house. Install OSB sheathing, flashing, vents, D-metal, gutter apron, ice & water shield.	PR	
3	Install gutters & downspouts, house & porch.	PR	
4	Replace all 1st & 2nd floor windows with double hung & casement vinyl replacement windows per MHD specifications (PERMIT).	PR/Pb	
5	Install aluminum trim on windows, doors, soffit, fascia & gable ends.	PR	
6	Secure front porch steps.	PR	
7	Install porch skirting on front porch steps.	PR	
8	Repair/replace top handrail to grabbable rail, front porch steps.	PR	
9	Tuckpoint: porch columns, foundation & chimney.	PR	
10	Trim tree back from roof.	PR	
11	Secure vinyl siding. Replace missing vinyl siding.	PR	
12	Replace back 2nd floor porch guardrails, deck, damaged framing & support members (PERMIT).	PR	
13	Repair front & back yard fence, poles, top rail & fencing.	PR	
14	Paint: basement windows, foundation, doors, porch columns, porch deck, guardrails, poles, piano windows, steps, door jamb, thresholds, skirting & all painted surfaces.	PR	
15			
16	INTERIOR - Basement		
17	Install CO/smoke detector.	PR	
18	Install handrail from basement to 2nd floor.	PR	
19	Install coverplates on open electrical boxes (PERMIT).	PR	
20	Upgrade electrical service 100 amp duplex breakers (PERMIT).	PR	
21	Check electrical service throughout house. Replace as needed (PERMIT).	PR	
22	Install solid dryer vent.	PR	
23	Replace hot water heater (PERMIT).	PR	
24	Replace damaged hot water heater vent pipe (PERMIT).	PR	
25	Cut drywall on walls, 1'-0" from floor, remove.	PR	
26			
27	INTERIOR - 1st Floor		
28	Install GFIC outlet in bathroom & kitchen (PERMIT).	PR	
29	Replace missing tile in tub. Make water sealed.	PR	
30	Repair tub leak.	PR	
31	Redrywall ceiling, finish & paint in bathroom.	PR	

SCOPE OF WORK		August 14th, 2013 (Wednesda	
	Shemika Pope: 116 W Keefe Av (12-1518)		
32	INTERIOR - 1st Floor (Continued)		
33	Repair/replace kitchen sink base cabinet bottom inside.		PR
34	Install mechanical fan & switch in bathroom (PERMIT).		PR
35	Install heat duct, grills where damaged or missing.		PR
36	Install CO/smoke detector.		PR
37			
38	INTERIOR - 2nd Floor		
39	Finish flooring & metal strip on back stairwell.		PR
40	Install GFIC outlet in kitchen & bathroom (PERMIT).		PR
41	Install mechanical fan & switch in bathroom (PERMIT).		PR
42	Replace showerhead to working order (PERMIT).		PR
43	Replace damaged outlet in back bedroom (PERMIT).		PR
44	Replace bathroom door & hardware.		PR
45	Install weatherstripping to both porch doors & deadbolt locks.		PR
46	Install CO/smoke detector.		PR
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48		37	TOTAL EST
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60	Prepared by:	Date:	
61			
62			
63	Owner Approval:	Date:	