



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

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	1232 S 32ND ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Eliezer Nieves and Maria Nieves
Home address	1232 S 32ND ST
Phone	(h) (w) (262) 782-1550
Bid due date	Friday, March 15 th , 2013
Approximate starting date	April 2013
Approximate completion date	July 2013

SCOPE OF WORK		February 5th, 2013 (Tues)	
Eliezer & Maria Nieves: 1232 S 32nd St (15-1504)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - GS TIN	<i>Loan Officer:</i>	
First inspection date: 01/30/12 Weds		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.			
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	This project requires MHD lead clearance.	PR/PbN	
3	Tear off/re-roof house. Install OSB sheeting, flashing, vents, valley Tin, ice and water shield. Remount TV dish.	PR	
4	Replace gutters & downspouts. Seal to receivers.	PR	
5	Install aluminum trim on windows & doors.	PR/PbA	
6	Replace front & rear entry doors & storm doors with hardware. Replace threshold. (PERMIT)	PR	
7	Repair damaged siding at back door.	PR	
8	Repair damaged or broken windows & screens.	PR	
9	Secure front porch handrail & 2nd floor rear porch guardrails to code. Replace missing or damaged balusters.	PR	
10	Install rubber roof on 2nd floor back porch.	PR	
11	Paint: foundation, doors & all painted surfaces.	PR	
12	Install step down from 2nd floor rear porch door to porch deck.	PR	
13			
14	INTERIOR - 1st Floor		
15	Repair damaged walls & paint to match in living room, bedrooms, pantry & bathroom.	PR	
16	Replace kitchen sink trap to code (PERMIT).	PR	
17	Install support column in pantry under stairwell to 2nd floor. To line up with support column in basement.	PR	
18	Drywall, finish & paint back room. Install baseboard & window trim.	PR	
19	Install baseboard & window trim in pantry & bathroom.	PR	
20	Install underlayment & vinyl floor in back room.	PR	
21	Reinstall electrical wiring back room to code (PERMIT).	PR	
22	Install mechanical fan & switch in bathroom (PERMIT).	PR	
23	Install GFIC outlet in bathroom & kitchen (PERMIT).	PR	
24	Install wall fixture & switch in bathroom (PERMIT).	PR	
25			
26	BASEMENT		
27	Install handrail to basement.	PR	
28	Install footing 16" x 16" x 8" deep for support column, under column in the pantry.	PR	
29	Install 100 amp electrical service. Upgrade electric (PERMIT).	PR	
30	Reinstall Romex wiring, boxes, coverplates & all electrical to code (PERMIT).	PR	
31	Install overflow pipe to hot water heater (PERMIT).	PR	

SCOPE OF WORK		February 5th, 2013 (Tues)	
	Eliezer & Maria Nieves: 1232 S 32nd St (15-1504)		
32	BASEMENT (Continued)		
33	Repair all plumbing work to code. Traps, leaking water lines, water flow. Secure/strapping of plumbing line (PERMIT).		PR
34			
35	2ND FLOOR		
36	Install handrails to 2nd floor.		PR
37	Install coverplate on wall switch.		PR
38	Install thumb turn lock to porch door.		PR
39	Replace damaged bedroom doors & hardware.		PR
40	Repair damaged drywall. Finish & paint.		PR
41	Install attic & kneewall insulation.		PR
42			
43		31	TOTAL EST
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55	Prepared by:	Date:	
56			
57			
58	Owner Approval:	Date:	