



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

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	1640 S 23RD ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Juventino Zavala and Porfiria Zavala
Home address	1640 S 23RD ST
Phone	Home: 414-384-4233 Hispanic speaking
Bid due date	Friday, June 12 th , 2015
Approximate starting date	June 2015
Approximate completion date	August 2015



SCOPE OF WORK		May 7, 2015 (Thurs)	
Juventino & Porfiria Zavala - 1640 S 23rd St (04-2549)			
<i>Rehab Specialist:</i> Brian Pellett @ 286-5624 <i>Loan Officer:</i> Ben Sanchez @ 286-5719			
First inspection date: 5/5/15 Prior version dates:		Strong Homes Loan	
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 a 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.			
1	EXTERIOR	Code	Cost Est
2	Tear off/re-roof house & front porch. Install OSB sheathing, vents, flashing, ice & water shield.	R	
3	Install rubber roof over rear porch entry & basement entry.	R	
4	Remove chimney below roof line. Install sheathing & roof over.	R	
5	Paint: front & rear porch, foundation, basement windows, door & all painted surfaces.	R	
6	Install aluminum trim on windows, doors, soffit, fascia & gable ends.	R	
7	Repalce gutters & downspouts.	R	
8	Install pre-hung steel entry door with window & hardware at kitchen rear entry.	R	
9			
10	INTERIOR		
11	Install power-vented hot water heater (PERMIT).	R	
12	Replace galvanized water supply lines throughout the house to all fixtures (PERMIT).	R	
13	Patch, repair, prime & paint to match. Damaged ceiling in dining/living room.	R	
14			
15		10	EST TOTAL
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28	Prepared by:	Date:	
29			
30			
31	Owner Approval:	Date:	