



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

**Rocky Marcoux**  
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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	1954 S 31ST ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Maria Vazquez
Home address	1954 S 31ST ST
Phone	Home: 414-758-6211 Contact Person: Carolina Seidl
Bid due date	Friday, September 18 <sup>th</sup> , 2015
Approximate starting date	September 2015
Approximate completion date	December 2015



<b>SCOPE OF WORK</b>		<b>August 17, 2015 (Monday)</b>	
<b>Maria Vazquez - 1954 S 31st St (15-2134)</b>			
Ald Dist: 8 - Bob Donovan		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work	Home Rehab - BL TIN	<i>Loan Officer:</i>	
First inspection date: 8/6/15		Ben Sanchez	286-5719
Prior version dates: 8/14/15			
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 <b>Chapter DHS 163</b> regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).			
And, if applicable: <input checked="" type="radio"/> YES <input 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	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Tear off/re-roof house & garage. Install OSB sheathing, flashing, vents, , ice and water shield.	R	
3	Replace gutters & downspouts.	R	
4	Rebuild/tuckpoint chimney.	R	
5	Tuckpoint foundation.	R	
6	Install double hung vinyl replacement window per MHD specifications (PERMIT).	R/PbN	
7	Install front entry re-hung steel panel door with hardware.	R	
8	Replace rear 2nd front porch guardrails & deck.	R	
9	Install front porch ceiling fixture.	R	
10	Replace front porch ceiling.	R	
11	Repair 2nd floor front porch rubber roof.	R	
12	Replace front porch steps to code. Steps, stringers, skirting & kick plate. Reinstall handrails.	R	
13	Install aluminum trim on house & garage, windows, doors, soffit, fascia & gable ends.	R/PbA	
14	Install vinyl siding on garage.	R	
15	Replace overhead garage door.	R	
16	Paint: porch, rails, deck, steps, door, foundation basement windows & all painted surfaces.	R/PbA	
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18	<b>INTERIOR - 1st Floor</b>		
19	Replace both kitchen & bathroom sink trap (PERMIT).	R	
20	Cap off fixture box in kitchen (PERMIT).	R	
21	Repair faucet tub leak (PERMIT).	R	
22	Repair toilet leak (PERMIT).	R	
23	Install mechanical fan & switch in bathroom (PERMIT).	R	
24	Repair bathroom & pantry walls & ceilings, prime, finish & paint.	R	
25	Install ceiling fan box & re-install ceiling fan (PERMIT).	R	
26	Install door knob where missing.	R	
27	Install smoke & CO alarm per code.	R	

	<b>SCOPE OF WORK</b>	<b>August 17, 2015 (Monday)</b>	
	<b>Maria Vazquez - 1954 S 31st St (15-2134)</b>		
28	<b>INTERIOR - 2nd Floor</b>		
29	Install handrail on stairwell.	R	
30	Replace ceiling fixture in stairwell (PERMIT).	R	
31	Install bathroom vanity, sink, faucet, trap & water supply (PERMIT).	R	
32	Replace tub faucet mixer & shower (PERMIT).	R	
33	Caulk around bathtub.	R	
34	Install ceramic tile trim around window.	R	
35	Replace missing door hardware.	R	
36	Replace missing coverplates.	R	
37	Replace missing fixture globes.	R	
38	Repair walls & ceilings in all bedrooms. Finish, prime & paint.	R	
39	Replace ceiling fixture in front & center bedroom (PERMIT).	R	
40	Install AC outlet in front bedroom (PERMIT).	R	
41	Repair trim around center bedroom window.	R	
42	Replace damaged center bedroom door & hardware. Repair jamb.	R	
43	Replace both front & rear porch doors with hardware. Repair jambs.	R	
44	Install smoke & CO alarms per code.	R	
45			
46	<b>BASEMENT</b>		
47	Install handrail to basement.	R	
48	Install coverplates (PERMIT).	R	
49	Reinstall Romex wiring to code (PERMIT).	R	
50	Check all electrical throughout house. Repair to code (PERMIT).	R	
51	Move electrical breaker box south of plumbing lines (PERMIT).	R	
52	Repair leak at 1st floor bathroom trap (PERMIT).	R	
53	Tone up boiler system. Check on heat flow throughout house.	R	
54	Install smoke & CO alarms per code.	R	
55	Replace broken basement window.	R	
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57		49	<b>TOTAL EST</b>
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72	Prepared by:	Date:	
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75	Owner Approval:	Date:	