



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

Rocky Marcoux
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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	2003 S 11TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Lucy Cordero
Home address	2003 S 11TH ST
Phone	(home) 414-672-2624
Bid due date	Friday, August 2 nd , 2013
Approximate starting date	August 2013
Approximate completion date	October 2013



SCOPE OF WORK		July 16th, 2013 (Tuesday)	
Lucy Cordero: 2003 S 11th St (04-3827)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - MI TIN	<i>Loan Officer:</i>	
First inspection date: 07/10/13		Greg Johnson	286-5692
Prior version dates: 07/10/13			
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	Replace front porch handrail & guardrail.	PR	
3	Install 2nd floor front porch storm door.	PR	
4	Install flash on 2nd floor front porch rubber roof to house. Rehung gutter for positive drainage. Roof leaks in first floor.	PR	
5	Replace rail guards on 2nd floor back & front porch.	PR	
6	Install double hung vinyl replacement windows per MHD specifications (PERMIT).	PR/PbA	
7	Install aluminum trim on windows, doors, soffit, fascia & gable end. Include basement windows.	PR	
8	Paint doors, rails, decks, skirting, porch, steps, basement windows, fixed windows & all painted surfaces.	PR	
9			
10	INTERIOR - 1st Floor		
11	Repair, patch, finish, prime & paint front porch ceiling.	PR	
12	Install GFIC outlet in kitchen & bathroom (PERMIT).	PR	
13	Install mechanical fan & switch in bathroom (PERMIT).	PR	
14	Replace missing & damage floor tile in kitchen.	PR	
15	Install underlayment & sheet vinyl in bathroom.	PR	
16	Install smoke & CO detectors per code for each floor, 1st, 2nd & basement.	PR	
17	INTERIOR - 2nd Floor		
18	Install underlayment & sheet vinyl in kitchen.	PR	
19	Install 2 additional outlets in kitchen (PERMIT).	PR	
20	Install GFCI outlet in kitchen & bathroom (PERMIT).	PR	
21	Rehung bedroom door.	PR	
22	Install door knobs where missing.	PR	
23	Patch & prime holes in walls.	PR	
24	Install solid core. Replace door to front porch with hardware. Repair damaged jamb.	PR	
25	BASEMENT		
26	Install coverplates (PERMIT).	PR	
27	Screw old electric boxes shut.	PR	
28	Install GFCI outlet in laundry area (PERMIT).	PR	
29			
30		22	TOTAL EST
31			
32	Prepared by:	Date:	
33			
34			
35	Owner Approval:	Date:	