



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	2009 S 29TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Florencio Garcia and Gabriela Garcia
Home address	2009 S 29TH ST
Phone	(home) (262) 352-5899
Bid due date	Friday, June 27 th , 2014
Approximate starting date	July 2014
Approximate completion date	September 2014



SCOPE OF WORK		June 9, 2014 (Monday)	
Florencio Garcia - 2009 S 29th St (15-2231)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - BL TIN	<i>Loan Officer:</i>	
First inspection date: 05/13/14		Ben Sanchez	286-5719
Prior version dates: 05/19/14, 05/22/14			
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.			
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 Chapter DHS 163 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	EXTERIOR		Code Cost Est
2	Tuckpoint foundation & porch columns.	PR	
3	Repair & secure front porch & front service walk, handrails & guardrails.	PR	
4	Install vinyl siding with backerboard. Match existing style, scalloped shape on front gable end.	PR	
5	Install double hung vinyl replacement windows in kitchen, living, dining & bedroom per MHD specifications (PERMIT).	PR/PbN	
6	Install aluminum trim on windows, doors, soffit, fascia & gable ends.	PR/PbA	
7	Install GFCI outlet @ front porch (PERMIT).	PR	
8	Paint foundation, porch, rails, door, basement windows, fence & all painted surfaces.	PR	
9	Install BFP to hose bib (PERMIT).	PR	
10			
11	INTERIOR		
12	Install fire stop around heat ducts in front bedroom closet.	PR	
13	Replace kitchen sink trap (PERMIT).	PR	
14	Install GFIC outlet in kitchen & bathroom (PERMIT).	PR	
15	Install smoke/Co detectors per floor to code.	PR	
16	Install balusters to guardrail to 2nd floor.	PR	
17	Cap off open electrical boxes in basement (PERMIT).	PR	
18	Replace damaged ceiling fixtures in basement (PERMIT).	PR	
19	Install solid dryer vent pipe.	PR	
20	Install GFIC outlet @ laundry area (PERMIT).	PR	
21	Cap off water line @ laundry tub (PERMIT).	PR	
22			
23		16	TOTAL EST
24		9	PERMIT
25			
26			
27			
28			
29			
30			
31	Prepared by:	Date:	
32			
33			
34	Owner Approval:	Date:	