



**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  
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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	2104-2106 S 13TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

**Bid packages are available from the owners:**

Owner	Victor Rodriguez
Home address	2036 S. 14th St.
Phone	Home: 414-687-4926 (Hispanic Speaking) Work: 414-384-3100
Bid due date	Friday, May 22 <sup>nd</sup> , 2015
Approximate starting date	June 2015
Approximate completion date	October 2015



<b>SCOPE OF WORK</b>		<b>March 27, 2015 (Fri)</b>	
<b>Victor Rodriguez: 2104-06 S 13th St (15-2714)</b>			
		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date:	03/10/15	Ben Sanchez	286-5719
Prior version dates:	03/24/15		
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 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.			
<b>1</b>	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Replace entry doors with 4 steel panel pre-hung units with hardware.	R	
3	Replace front & rear entry door & hardware to lower unit. Check on size of door. Repair jambs.	R	
4	Replace gutters & downspouts.	R	
5	Tuckpoint foundation.	R	
6	Install two storm doors for upper unit.	R	
7	Replace/repair all missing & damaged windows & screens.	R/Pb	
8	Install aluminum trim on windows & doors.	R/Pb	
9	Replace missing balusters on back porch.	R	
10	Repair garage siding.	R	
11	Replace overhead garage door.	R	
12	Replace service door with hardware to garage.	R	
13	Replace yard light fixture on garage. Install ceiling fixtures, switch & GFIC outlet in garage (PERMIT).	R	
14	Remove fence on south side. Leave post.	R	
15	Paint: porch, steps, rail, garage, foundation, touch-up house.	R/Pb	
16	Install entry light fixture & switch on lower unit front & side entry (PERMIT).	R	
17	Replace entry light fixture on upper unit front & rear entry (PERMIT).	R	
18			
<b>19</b>	<b>INTERIOR</b>		
20	Check plumbing system for possible freeze up damage. Repair to code (PERMIT).	R	
21	Check electrical system throughout house & garage. Repair to code (PERMIT).	R	
22	Drywall, patch, repair, prime & finish paint all ceilings, wall & trim throughout house.	R	
23	Replace all interior doors with hardware. Repair jambs.	R	
24	Install smoke & CO alarm per code.	R	
25	Install handrails on all stairwell where missing.	R	
26	Build guardrails around stairwell opening in attic space.	R	

SCOPE OF WORK		March 27, 2015 (Fri)	
	<b>Victor Rodriguez: 2104-06 S 13th St (15-2714)</b>		
27	<b>INTERIOR (Continued)</b>		
28	Install attic furnace with air supply & return ducts to all rooms in 1st floor & attic space of upper unit (PERMIT).		R
29	Build furnace room to store attic furnace. Finish drywall, trim, door & paint.		R
30	Install pad & carpet in living, dining room, bedroom & attic space of upper unit.		R
31	Install underlayment & vinyl flooring in kitchens, bathrooms, entries, lower unit bedrooms, living & dining room.		R
32	Replace kitchen wall & base cabinets with countertop. Match existing location.		R
33	Install stainless steel double base kitchen sink with faucets, water supply & trap to both kitchens (PERMIT).		R
34	Upper Unit Bathroom: Replace vanity, sink, water supply, faucet, trap, toilet, bathtub, tub faucet & shower, medicine cabinet, toilet paper holder, base trim, ceiling fixture, GFIC outlet, mechanical fan & switch (PERMIT).		R
35	Install GFIC outlet & ceiling fixture with switch in kitchens (PERMIT).		R
36	Replace ceiling fixture & switches in bedrooms (PERMIT).		R
37	Rebuild the bathroom for lower unit, showier unit, shower faucet, vanity, sink, faucet, traps, water supply, toilet, mechanical fan & switch, ceiling fixture, medicine cabinet, paper holder & GFIC outlet (PERMIT).		R
38	Install laundry tray with automatic washer connections, faucet, trap & water supply (PERMIT).		R
39	Install GFIC outlet @ laundry area.		R
40	Install two power vented hot water heaters (PERMIT).		R
41	Install 95% high efficiency gas furnace with supply & return duct work for lower unit.		R
42	Remove old shower unit. Patch wall & trim to bedroom.		R
43	Remove gas space heaters. Cap off gas line. Repair damaged walls.		R
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45		39	<b>TOTAL EST</b>
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47		13	<b>PERMITS</b>
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64	Prepared by:	Date:	
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67	Owner Approval:	Date:	