



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

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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	2173 S 6TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Jose Aguilera and SanJuanna Tejada
Home address	2173 S 6TH ST
Phone	Home: 414-544-0901
Bid due date	Friday, October 24 th , 2014
Approximate starting date	November 2014
Approximate completion date	February 2015



SCOPE OF WORK		September 10, 2014	
Jose Aguilera - 2173 S 6th St (15-2740)			
<i>Rehab Specialist:</i> Brian Pellett @ 286-5624 <i>Loan Officer:</i> Ben Sanchez @ 286-5719			
First inspection date: 08/19/14		Prior version dates: 08/22/14	
		HR - MI TIN	
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 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	Seal downspout to receivers.	PR	
3	Move downspout on north gutter to the east end. Pitch down gutter to the east. Patch over opening & seal gutter.	PR	
4	Tear off/re-roof house. Install OSB sheathing, flashing, venting, ice & water shield.	PR	
5	Install globe on front porch fixture.	PR	
6	Install prehung steel front entry door with hardware to 1st floor unit. Match existing door to 2nd floor unit.	PR	
7	Install prehung steel rear entry door with hardware.	PR	
8	Install five (5) storm doors.	PR	
9	Secure 2nd floor rear porch rails.	PR	
10	Install rubber roof on 2nd floor front & rear porch deck.	PR	
11	Jack-up/level off both concrete front porch steps.	PR	
12	Replace concrete service walk on south side of house from gate to back door. Pitch away from house. Owner having water problems/leaks in basement.	PR	
13	Repair back yard fencing. Install gates across parking slab. Set back from alley to code.	PR	
14	Paint: porch, columns, foundation, rails, deck, basement windows & all painted surfaces.	PR/PbA	
15	Required: Clean & lead clearance from MHD (PERMIT).	PR/PbN	
16	Install glass windows with vents in basement.	PR/PbA	
17	INTERIOR - 1st Floor		
18	Install globes on ceiling fixture where missing.	PR	
19	Secure ceiling fixture in center bedroom.	PR	
20	Paint ceiling in bathroom.	PR	
21	Replace wall fixture in bathroom (PERMIT).	PR	
22	Caulk around bathtub.	PR	
23	Paint back stairwell from basement to 2nd floor.	PR	
24	INTERIOR - 2nd Floor		
25	Install handrail in back stairwell.	PR	
26	Install coverplates on outlets & switches where missing.	PR	

	SCOPE OF WORK	September 10, 2014
	Jose Aguilera - 2173 S 6th St (15-2740)	
27	INTERIOR - 2nd Floor (Continued)	
28	install gas cap on shut-off valve.	PR
29	Caulk around bathtub.	PR
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31	ATTIC	
32	Install handrail & guardrail.	PR
33	Install Romex wiring to code (PERMIT).	PR
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35	BASEMENT	
36	Install GFIC outlets @ laundry areas (PERMIT).	PR
37	Install gas cap on shut-off valves.	PR
38	Screw old electrical box shut.	PR
39	Install laundry tray tub faucets & automatic washer connections (PERMIT).	PR
40	Install coverplates on open boxes.	PR
41	Install handrail on stairs going outside.	PR
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45		30 TOTAL EST
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47		5 PERMITS
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70	Owner Approval:	Date: