



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	2209 N 47TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Jillian Schumacher
Home address	35503 Lakeshore Dr.
Phone	Home: (262) 758-0508
Bid due date	Friday, August 22 nd , 2014
Approximate starting date	September 2014
Approximate completion date	December 2014



SCOPE OF WORK		July 29th, 2014 (Tuesday)	
Jillian Schumacher - 2209 N 47th St (08-1231)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date:	7/24/14	Ben Sanchez	286-5719
Prior version dates:			
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	Tear off/re-roof house & garage. Install OSB sheathing, flashing, vents, valley tin, metal edging, ice and water shield.	PR	
3	Remove chimney below roof line.	PR	
4	Repair/replace damaged siding. Re-install on house & garage.	PR	
5	Replace gutters & downspout on house.	PR	
6	Replace front & rear entry door with pre-hung steel door with deadbolt & hardware.	PR	
7	Board over windows on garage.	PR	
8	Install service door & hardware to garage. Repair jamb.	PR	
9	Replace both overhead garage doors.	PR	
10	Install address numbers on house & garage.	PR	
11	Replace front & rear entry fixtures (PERMIT).	PR	
12	Secure front porch steps & handrail.	PR	
13	Repair front security door. Install window & screen, paint, lock & door sash.	PR	
14	Paint steps, rails, basement windows, doors, trim house, porch & garage, and all painted surfaces.	PR/Pb	
15	Repair basement windows.	PR/Pb	
16	Install double hung vinyl replacement windows per NIDC specifications.	PR/Pb	
17	Install GFCI outlet, ceiling fixture with switch in garage (PERMIT).	PR	
18	Install aluminum trim on window stops.	PR/Pb	
19	Install electrical power to house. Meter box & power pole needed (PERMIT).	PR	
20	Replace front concrete service step to code.	PR	
21	Tuckpoint foundation walls.	PR	
22	Remove trees & brush around house: by owner.	PR	
23			
24	INTERIOR		
25	Remove old carpet, pad & tac strips. Clean & mop all floors.	PR	
26	Replace all ceiling fixtures & switches (PERMIT).	PR	
27	Install GFIC outlets in kitchen & bathroom (PERMIT).	PR	
28	Check all electrical throughout house, outlets, fixtures, switches & boxes per code (PERMIT).	PR	

SCOPE OF WORK		July 29th, 2014 (Tuesday)	
	Jillian Schumacher - 2209 N 47th St (08-1231)		
29	INTERIOR (Continued)		
30	Drywall living room ceiling, finish, prime & paint.		PR/Pb
31	Patch, repair, finish & prime all walls & ceilings throughout house.		PR/Pb
32	Paint by owner.		PR
33	Install smoke/CO alarms per code.		PR
34	Re-drywall all walls & ceiling in bathroom. Finish & prime.		PR
35	Replace vanity, sink, faucet, trap & water supply (PERMIT).		PR
36	Replace toilet & water supply (PERMT).		PR
37	Replace bathtub, faucet, trap, water supply & showerhead (PERMIT).		PR
38	Install underlayment & sheet vinyl in bathroom.		PR
39	Install baseboard in bathroom & kitchen.		PR
40	Install towel bars, paper roller, & shower bar.		PR
41	Replace medicine cabinet.		PR
42	Install ceiling fixture & mechanical fan with switch in bathroom (PERMIT).		PR
43	Install ceramic tile tub surround.		PR
44	Repair all interior door to working order - door knobs, hinges, latch, & all hardware.		PR
45	Install grills on all supply & return ducts.		PR
46	Clean kitchen cabinet. By owner.		PR
47	Install double stainless steel sink with faucet, trap, & water supply (PERMIT).		PR
48	Install new countertop.		PR
49	Install handrails to all stairwells.		PR
50	Repairs to 2nd floor stairwell, landing area & two bedrooms. Attic space in front of house: do electrical repairs.		PR
51	BASEMENT		
52	Install water meter setting (PERMIT).		PR
53	Demo basement partition walls, wall paneling, flooring, ceiling, tile, ceiling grid, & doors.		PR
54	Cap off toilet (PERMIT).		PR
55	Install sidewall power vented hot water heater (PERMIT).		PR
56	Install faucet, automatic washer connections, trap & water supply to laundry tray (PERMIT).		PR
57	Check all water supply lines throughout house Repair as needed (PERMIT).		PR
58	Snake out all waste drains to street.		PR
59	Install GFIC outlet @ laundry area (PERMIT).		PR
60	Replace all ceiling fixtures & outlet (PERMIT).		PR
61	Install cover panels where missing.		PR
62	Upgrade electrical system to 100 amp servicer (PERMIT).		PR
63	Screw shut old electrical boxes.		PR
64	Install 96% two stage gas furnace with programmable thermostat (PERMIT).		PR
65			
66		53	TOTAL EST
67			
68		19	PERMITS
69		3	OWNER
70			
71			
72	Prepared by:	Date:	
73			
74			
75	Owner Approval:	Date:	