



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

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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	2245 S 17TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

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

Owner	Rocio Serna
Home address	2210 S. 17th St.
Phone	Home: 414-299-0548
Bid due date	Friday, October 17 <sup>th</sup> , 2014
Approximate starting date	November 2014
Approximate completion date	January 2015



SCOPE OF WORK		September 19, 2014 (Friday)	
Rocio Serna - 2245 S 17th St (15-2623)			
		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date:	9/11/14	Ben Sanchez	286-5719
Prior version dates:	09/15/14		
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. 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.			
1	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Remove retaining wall in front yard. Remove soil to slope hill back to house. Install sod.	PR	
3	Tuckpoint house & chimney.	PR	
4	Repair damaged roof, house & garage.	PR	
5	Paint: house, garage & all painted surfaces. Repair damaged siding & trim.	PR/PbA	
6	Replace damaged window glass & screen.	PR	
7	Close off 2nd floor trap door on south side of house.	PR	
8	Install step @ back door.	PR	
9	Close off vent pipe @ rear of house.	PR	
10	Repair fence. Install gate.	PR	
11	Install overhead garage door.	PR	
12	Install service door with hardware to garage.	PR	
13	Remove yard lights on garage. Install GFIC outlet, switch & fixture (PERMIT).	PR	
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15	<b>INTERIOR</b>		
16	Install GFIC outlet in both bathrooms & kitchen (PERMIT).	PR	
17	Remount toilet.	PR	
18	Install underlayment & vinyl floor in kitchen, entry & bathrooms.	PR	
19	Install smoke & CO alarms per floor.	PR	
20	Install vent pipe & trap to code in kitchen (PERMIT).	PR	
21	Install coverplates where missing.	PR	
22	Repair sink base cabinet bottom.	PR	
23	Repair all interior doors & hardware to working order.	PR	
24	Clean off mold & mildew areas.	PR	
25	Drywall, patch, repair, finish & prime all walls & ceilings in basement, 1st & 2nd floor. Paint by owner.	PR	

<b>SCOPE OF WORK</b>		<b>September 19, 2014 (Friday)</b>	
	<b>Rocio Serna - 2245 S 17th St (15-2623)</b>		
26	<b>INTERIOR (Continued)</b>		
27	Install handrails on stairs.		PR
28	Repair basement steps.		PR
29	Install GFIC outlet @ laundry area (PERMIT).		PR
30	Replace missing & damaged water supply lines throughout house. Check for possible freeze damage. Repair as needed (PERMIT).		PR
31	Replace hot water heater chimney vented (PERMIT).		PR
32	Properly install water meter setting (PERMIT).		PR
33	Install laundry tray faucet & automatic washer connections.		PR
34	Properly install Romex wiring to code (PERMIT).		PR
35	Remove hanging light fixtures (PERMIT).		PR
36	Install ceiling fixtures & switch in basement (PERMIT).		PR
37	Install coverplates on open boxes.		PR
38	Remove wood floor in basement. Install concrete floor.		PR
39	Install vinyl flooring in 2nd floor bedroom. Remove carpet & pad.		PR
40	Remove tile floor in 2nd floor bathroom. Repair floor.		PR
41	Seal around tub.		PR
42	Replace missing baluster on rail @ stairs.		PR
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44		37	<b>TOTAL EST</b>
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46		10	<b>PERMITS</b>
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70	Prepared by:	Date:	
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73	Owner Approval:	Date:	