



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

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Bid Package Cover Sheet

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	2340 S 20TH ST
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Maria del Rosario Gutierrez and J. Refugio Gutierrez
Home address	2340 S 20TH ST
Phone	(h) (414) 306-2896 (w)
Bid due date	10/21/2015
Approximate starting date	
Approximate completion date	



SCOPE OF WORK		Date: September 29, 2015	
2340 S 20th St			
Rehab Specialist: Aaron Helt @ 286-8606			
First inspection date: 9/21/15 Prior version dates: 9/24/15		Home Rehab Pulaski Park-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 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.			
Line #	Scope of Work Item	Code	Estimate
1			
2	EXTERIOR (HOUSE)		
3	PORCHES		
4	Furnish and install handrail on north side of stairs with similar style as south side.	PR	
5			
6			
7	HOUSE		
8	Demo and remove chimney to below roof line. Furnish and install "b" vent and connect to flue liner. Deck over chiney hole and install ice and water and color-match shingles.	PR	
9	Repair and re-fasten and missing or broken shingle tabs.	PR	
10	Demo and remove asbestos siding. Asbestos must be demoed and safely disposed of by appropriate licensed contractor.	PR/Pb-N	
11	Furnish and install vinyl siding with fanfold insulation (color TBD by owner).	PR	
12	Remove and replace gutter on front porch with new seamless aluminum gutters. Include remove and replace all downspouts with 4" aluminum downspouts and seal receivers.	PR	
13	Prep, prime and paint unfinished door trim on all new pre-hung doors with color match paint.	PR	SELF HELP
14	Furnish and install storm doors at front and rear doors.	NR	
15	Remove and replace all windows (other than bathroom) with double hung, vinyl replacement windows. Contractor must use MHD approved windows. Windows in stairways to be tempered glass. Remove and replace bathroom windows with vented glass block windows. Contractor to include wrapping and sealing exposed stops with color-match aluminum and touching up peeling paint on interior trim.	PR/Pb-A	
16	Touch-up paint on foundation with color-match paint.	PR/Pb-N	SELF HELP
17	Touch-up paint on rear jump porch with color-match paint.	PR/Pb-N	SELF HELP
18	Furnish and install address labels on alley side of house.	PR	SELF HELP
19			
20			
21	INTERIOR		
22	GENERAL		
23	Furnish and install combo smoke/CO detectors per code.	PR	
24			
25	LOWER UNIT		
26	KITCHEN		
27	Remove and replace outlet by sink with GFCI.	PR (PERMIT)	
28	Install owner-purchased sink base, counter top, sink, faucet, trap and all accessories.	PR (PERMIT)	
29			
30			
31	LIVING ROOM		
32	Properly install remote control for fan.	PR (PERMIT)	
33	Furnish and install new door hardware for door to foyer.	PR	
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35			
36	UPPER UNIT		
37	BATHROOM		
38	Seal tub faucet with silicone.	PR	SELF HELP
39	Install globe on light fixture above tub.	PR	SELF HELP
40			

41			
42	ATTIC		
43	Clean and tune furnace.	PR (PERMIT)	
44	Wrap all furnace ducts with R-8 insulation. Seal all seams with proper tape.	PR	SELF HELP
45			
46			
47	BASEMENT		
48	Correct all electrical code violation to ensure system is 100% safe and compliant.	PR (PERMIT)	
49	Tune and clean boiler. Include extending pressure release valve.	PR (PERMIT)	
50	Water heaters: repair vents to pitch correctly towards chimney. Remove and replace flex copper water lines.	PR (PERMIT)	
51	Remove and replace illegal tub p-trap and drain.	PR (PERMIT)	
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54		<i>Total Scope Estimate</i>	
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63	Prepared by:		Date:
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66	Owner Approval:		Date: