



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

Rocky Marcoux
Commissioner
marco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

DUE DATE: July 11th, 2013

**BIDDING
DOCUMENTS**

Scope of Work and Specifications
for
Remodeling and Repairs

OPEN HOUSE: June 25th, 9am-12pm

at
2455 N 47TH ST
Milwaukee, WI 53210-2902

NIDC's Property

Bids for this Project
are being solicited for
the following contractor types:

Bid security, payment, and performance bond required

NSP Acq/Rehab Loan Program

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**NOTE: Please contact Hamid Sarlati at (414) 286-5657 for new Rehab Specifications.
ONLY ONE COPY PER CONTRACTOR.**

**SEALED BID PACKAGES WILL BE RECEIVED AND STAMPED AT THE DEPARTMENT OF
CITY DEVELOPMENT "BID DESK" LOCATED ON THE SECOND FLOOR AT 809 N.
BROADWAY, MILWAUKEE, WI NO LATER THAN JULY 11TH, 2013 AT 11:00 AM**



GENERAL BID CONDITIONS AND INSTRUCTIONS

LOAN PROGRAM

Financing for work under this contract is provided through the City of Milwaukee, Neighborhood Improvement Development Corporation (NIDC) who, through its loan agreement with the Owner, reserves certain rights and privileges as Lender, which include but are not limited to: development of the scope of work, assistance with the bid process, preparation of the Contract, approval of change orders and payments, and other aspects associated with contract execution and implementation.

SITE INSPECTION

The Contractor must meet with the Owner at the property to inspect and review conditions prior to submission of a bid.

ADDENDA

If NIDC or the Owner determines the necessity for additional information and/or clarification(s), an Addendum will be posted on the internet at <http://city.milwaukee.gov/NeighborhoodImprovement/NIDCBIDPackages.htm>
Any addendum will be posted at least one week before bids are due.

To be eligible, all bidders must acknowledge receipt of the Addendum/Addenda, if issued.

BIDDER ELIGIBILITY

1. Contractor must have experience with similar projects and hold a current City of Milwaukee Home Improvement contractor's license, or hold other licensing as required.
2. Contractor certifies that neither he/she nor any of his/her subcontractors is ineligible to be awarded a federally funded contract.
3. Contractor may not be debarred by NIDC. A copy of the NIDC debarment policy is available on request. Generally, NIDC considers debarment if a contractor does not perform satisfactory work, fails to pay sub-contractors or material suppliers, fails to complete jobs on time, or in other respects does not meet reasonable standards of performance.
4. Contractors are hereby notified that NIDC will check public records to verify that it, and entities controlled in whole or in part by it and its principal owners is not delinquent with property tax payments due the City of Milwaukee, does not have outstanding code orders for properties located in the City of Milwaukee, does not have a record of fines for unabated City of Milwaukee building code violations, and does not have felony convictions related to neighborhood safety and stability.
5. Contractor shall, as part of her/his bid, submit:
 - a) A list of the principal owners of the firm submitting the bid,
 - b) A list of all property located in the City of Milwaukee owned by Contractor and its principal owners.
 - c) Birth date and other information as requested by NIDC to verify court and other records.
 - d) Failure to provide this information will result in delays and may be cause for rejection of your bid.
 - e) **BID SECURITY: BOND, CERTIFIED CHECK, OR CASHIER'S CHECK, TO ACCOMPANY BID: 10% OF CONTRACTOR'S BASE BID.** Bid security hereinafter specified must be submitted with your bid. If a bid bond is used, it must be sealed by the bonding company and be accompanied by an affidavit of no interest and a copy of a power of attorney. Bonding agents must be licensed to do business in the State of Wisconsin. Copy of bid bond form attached to this scope of work. **NOTE: THE SUCCESSFUL CONTRACTOR SHALL FURNISH A PERFORMANCE BOND IN THE AMOUNT OF 100% OF THE BID WITH EACH EXECUTED CONTRACT, INCLUDING CHANGE ORDERS, FOR THE DURATION OF THE CONTRACT.** Copy of performance bond attached to this scope of work.

BID REJECTION/ACCEPTANCE

1. The Owner reserves the right to reject any and all bids and to waive informalities. It is NIDC policy that, if: (a) the Contractor's proposal/bid complies with the specifications and other requirements, and (b) the Contractor meets NIDC's minimum requirements as outlined herein, and (c) the selected bid is reasonably within range of the market price for the work, then Owner may select any Contractor who, in Owner's opinion, is the LOWEST and responsive bidder.
2. When a contractor's bid is accepted, he/she shall receive the following documents for execution.
 - A. Contract to Perform Rehabilitation Work
 - B. Subcontractor Schedule
 - C. Standard Contractor Invoice Documents

CONTRACT CONDITIONS

On written request, NIDC will provide contractors a blank template of the Contract language, which includes provisions for liquidated damages, contract cancellation, and other terms and conditions.

PERMITS

The contractor shall obtain and pay for all permits required to complete the contract. No work shall commence until permits have been obtained. These permits and licenses must be kept current and in force during the term of the contract and warranty period. A lead abatement permit must be obtained from the Milwaukee Health Department, and MHD will monitor the work. Contractors and employees must be eligible to obtain lead abatement permits and perform lead abatement work.

PAYMENT SCHEDULE

The selected contractor shall submit a requested schedule of payments and schedule of values that will apply to work completed for this project. Generally payments are made available in amounts no less than \$5,000.

RETAINAGE: At Owner's and/or NIDC's discretion, 10% of the requested amount may be withheld pending punch list work including lead clearance from the Milwaukee Health Department. Contractors are also placed on notice that, for Rental Rehabilitation projects, the last \$1,000 of NIDC loan dollars are held pending the property owner's submission to NIDC of acceptable tenant certifications.

SPECIFICATIONS

The City of Milwaukee "Rehabilitation Technical Specifications and Performance Standard" are incorporated herein by reference. Copies of this document are available at: <http://www.city.milwaukee.gov/RehabilitationTechni16398.htm>. If there is a conflict between the Specifications and the Scope of Work, the Scope of Work shall take precedence.

WITHDRAWAL OF BIDS

Bids may be withdrawn only in total, and only by a written request prior to the award of the contract. Owner has sole discretion to grant a request for a bid withdrawal, and only in the case of an error that will result in a significant financial hardship.

NONDISCRIMINATION

The successful bidder will not discriminate against any qualified employee or qualified applicant for employment because of sex, race, religion, color, national origin or ancestry, age, disability, lawful source of income, marital status, sexual orientation, gender identity or expression, past or present membership in the military service, familial status, or based upon affiliation with, or perceived affiliation with any of these categories as provided by Section 109-1 (3) of the Milwaukee Code of Ordinances. This provision must be included in all subcontracts. Contractor agrees that they will comply with all applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. 12101, et seq

No officer, employee or agent of the City of Milwaukee who exercises any functions or responsibilities in connection with the review, approval or administration of this contract shall have any personal interest, direct or indirect, in this contract.

EMERGING BUSINESS ENTERPRISES (EBE) AND SECTION 3 WORK FORCE PARTICIPATION

Contractors are notified that it is NIDC policy to strongly encourage EBE and Section 3 participation on all NIDC-sponsored contracts. Information about the City of Milwaukee's EBE programs is available at <http://www.city.milwaukee.gov/EmergingBusinessEnte1389.htm>.

CITY OF MILWAUKEE – NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORPORATION (NIDC) CONTRACTOR RESPONSIBILITIES UNDER SECTION 3

What is Section 3?

Section 3 is enforced by the U.S. Department of Housing and Urban Development (HUD.) Section 3 seeks to ensure that low income residents of the local community have access to the employment and contracting opportunities created by HUD funded programs. NIDC supports and encourages HUD's Section 3 goals.

What projects are subject to Section 3?

If you are a contractor who receives an NIDC contract for more than \$100,000, your project is subject to Section 3 requirements and you have certain responsibilities to comply with Section 3. Whether or not your bid on this project is over \$100,000, NIDC requests that you and your subcontractors fill out a "Section 3 Business Certification Form."

What are Contractors' responsibilities under Section 3?

If you are a contractor who, in a single contract, receives more than \$100,000 of Federal funding through NIDC, the following requirements apply to your project and will be included in the contract (See attached "Section 3 Clause" for language which will be included in contracts):

- Include the "Section 3 Clause" (see attached) in all contracts with your subcontractors on this project.
- Submit a "Section 3 Business Certification Form" and require all subcontractors working on a NIDC funded project to submit a "Section 3 Business Certification Form."
- Strive to meet the Section 3 Business participation goal of at least 10% of the total dollar amounts of construction contracts or subcontracts associated with this contract are awarded to Section 3 Businesses (the definition of a Section 3 Business is below).
- If this contract results in you or your contractors/subcontractors hiring **new employees**, you and your contractors/ subcontractors must attempt to identify and hire qualified Section 3 residents (the definition of a Section 3 resident is below) to fill these positions. "Attempt" means efforts such as recruiting low-income residents through local advertising media, displaying signs at the project site, contacting area community and workforce development organizations, or similar methods. If new employment opportunities are created as a result of this project, NIDC will require documentation of the steps you and your contractors/subcontractors took to identify and hire qualified Section 3 residents.
- Submit a Section 3 Participation Report at the conclusion of each project.

What is a Section 3 Business?

Section 3 Businesses are one of the following:

1. Businesses that are 51% or more owned by Section 3 Residents.
2. Businesses where at least 30% of employees are currently Section 3 Residents, or were within three years of the date of hire.

3. Businesses that commit to and document that at least 25% of the dollar amount of all subcontracts associated with its work on a project will be carried out by businesses which meet one of the two above criteria.

Who is a Section 3 Resident?

Section 3 Residents are:

1. Residents of Public Housing or
2. Individuals that reside in the City of Milwaukee and whose household incomes do not exceed the thresholds below.

(Income levels are effective January 10th, 2013)

Family Size:	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Household Income	\$39,350	\$44,950	\$50,550	\$56,150	\$60,650	\$65,150	\$69,650	\$74,150

Is there a current list of Section 3 Businesses?

There is no current list of Section 3 Businesses in the Milwaukee Area. Currently, NIDC relies on businesses self-certification to determine whether or not a business is a Section 3 Business. While the criteria are not identical, many City of Milwaukee certified Emerging Businesses Enterprises (EBEs) may also qualify as Section 3 Businesses. A list of EBEs is available at:
<http://www.city.milwaukee.gov/EmergingBusinessEnte1389.htm>

If you or your sub-contractors are seeking a referral source for qualified Section 3 Residents to be considered for new employment opportunities arising out of NIDC funded projects, please contact the Wisconsin Regional Training Partnership at 414-342-9787 or the Milwaukee Area Workforce Investment Board at 414-270-1700.

If you have additional questions about Section 3 requirements, please contact NIDC.

City of Milwaukee – Neighborhood Improvement Development Corporation Section 3 Business Certification

Section 3 Business Criteria: Your business is eligible for Section 3 Certification if it meets any one of the following criteria. If your business meets one or more of these criteria, please circle the applicable criteria.

1. Fifty-one percent or more of your business is owned and managed by a Section 3 qualified person or persons. (See qualification guidelines below)
2. Thirty percent or more of your permanent, full-time employees are Section 3 qualified persons.
3. You can provide evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications of (1) and (2) above.

Section 3 Person Criteria: A Section 3 qualified person must:

- 1.) Be a resident of Public or Indian Housing; or,
- 2.) Live in the City of Milwaukee and, earn no more than the following amounts:

(Income levels are effective January 10th, 2013)

Family Size:	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Household Income	\$39,350	\$44,950	\$50,550	\$56,150	\$60,650	\$65,150	\$69,650	\$74,150

Section 3 Statement: Please check the appropriate box below.

- My business is a Section 3 business in accordance with the criteria circled above under Section 3 Business Criteria.
- My business is not a Section 3 business.

Signature:		Date Signed:
Name:		Title:
Company Name:		
Address:		
Telephone Number:		

Note: The City of Milwaukee or NIDC may request documentation and additional information as may be reasonably required to certify whether your business qualifies as a Section 3 business. If you are found to have intentionally falsified any information on this report, you may be prohibited from bidding on future City of Milwaukee or NIDC projects.

If you have any questions about this form, please call NIDC.

SECTION 3 CLAUSE

(for inclusion in all section 3-covered contracts)

- A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low-and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.
- F. Non compliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

Bid Submission Form

This bid document consists of five (5) pages. They are the Bid Submission Form, the Materials List, the Contractor's References, Contractor Ownership Information, and the Subcontractor List.

All pages must be completed and submitted as your bid. Bid forms must be received and time stamped no later than 11am July 11th 2013 in a sealed envelope. CONTRACTOR agrees this bid shall remain in effect for a period of sixty (60) days. If the OWNER takes no action during the 60 days, the bid shall become void without recourse by either party.

START AND COMPLETION OF WORK

The work presented in this project is to be started within 15 days after Contractor's receipt of a Notice to Proceed and is to be satisfactorily completed within 90 days thereafter. Interior/Exterior Completion and/or Weather-Affected repairs, if any, must be completed as further outlined and incorporated in Bid Attachments A and/or B respectively. (Strike if not applicable.)

BIDDING

Contractors should submit bids to do EXACTLY the work AS DESCRIBED. Any desired changes must be proposed on a separate, "Alternate Bid" page. Any proposed changes are subject to the owner's approval, after consultation with the lender.

BID SECURITY: BOND, CERTIFIED CHECK, OR CASHIER'S CHECK, TO ACCOMPANY BID: 10% OF CONTRACTOR'S BASE BID. Bid security hereinafter specified must be submitted with your bid. If a bid bond is used, it must be sealed by the bonding company and be accompanied by an affidavit of no interest and a copy of a power of attorney. Bonding agents must be licensed to do business in the State of Wisconsin. Copy of bid bond form attached to this scope of work. **NOTE: THE SUCCESSFUL CONTRACTOR SHALL FURNISH A PERFORMANCE BOND IN THE AMOUNT OF 100% OF THE BID WITH EACH EXECUTED CONTRACT, INCLUDING CHANGE ORDERS, FOR THE DURATION OF THE CONTRACT.** Copy of performance bond attached to this scope of work.

MAIL OR DELIVER BIDS TO THE OWNER AT CURRENT ADDRESS

Owner: NIDC
Project Address: 2455 N 47TH ST
Current Address: 809 N. Broadway 3rd Floor, Milwaukee, WI. 53202
Phone: (414) 286-5657

The contractor accepts and agrees to all of the terms and conditions stated in the General Bid Conditions and instructions which are incorporated herein by reference. The contractor hereby further agrees to execute a contract for performance of work as outlined in the "Scope of Work" dated June 14th, 2013 and to furnish labor and materials in accordance with the "Technical Specifications and addenda

for the lump sum BASE BID price of: \$ _____.

Company name _____

Address: _____

City/State/Zip _____

Phone _____

City License # _____

Lead License No _____

Contractor Insurance _____

Expiration. Date _____

By: _____
Signature

Date: _____

Title _____

Witness _____

Federal contractor tax id #or social sec # _____

Note: one of these numbers is required to validate this bid.

If other than sole proprietor, complete the following:

I certify that I am the _____ (Officer or Title) of the corporation named as contractor herein; that _____ (Name of bidder) who signed this bid form on behalf of the contractor was the authorized representative, of said corporation; that said bid form was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

(Corporate Seal) BY: _____

Acceptance By Contractor

I have reviewed all bids and hereby accept this bid. I understand that this acceptance is final and may not be revoked subsequent to approval by the NIDC Administrative Review Committee.

Owner's Signature: _____

Date: _____

Materials List

For the project located at: **2455 N 47TH ST**

I, the contractor, submit the following descriptions and allowances as part of the bid price. Deviations from the materials, quantities or costs as herein specified will result in a change order with cost differences to the contract. The owner will be provided samples for selection in the price ranges or quality levels as shown below.

SIDING: Manufacturer _____ Gauge _____ Style _____
Type of Material _____ Exposure _____ Color _____
Type of Backerboard _____ Warranty Period _____

ALUMINUM TRIM: Color _____ Gauge _____

STORM WINDOWS: Manufacturer _____ Model _____
Finish _____ Quantity _____

STORM DOORS: Manufacturer _____ Model _____
Finish _____ Quantity _____

KITCHEN CABINETS: Linear Feet of Base Cabinets & Countertops: _____
Linear Feet of Wall Cabinets: _____
Manufacturer _____ Model _____
Finish _____ Quantity _____

MEDICINE CABINET: Manufacturer _____ Model _____
(Circle One) Lighting: with / without Mounting: Surface Flush

FLOOR COVERING: Allowance per square yard for flooring, material only: _____
Allowance per square yard for carpet & pad, material only: _____

VANITY: Cabinet Manufacturer _____ Model _____ Size _____
Sink Manufacturer _____ Model _____ Color _____
Material _____
Faucet Manufacturer _____ Model _____

BATHTUB: Tub Manufacturer _____ Model _____
Color _____ Size _____
Material _____
Faucet Manufacturer _____ Model _____
Showerhead Manufacturer _____ Model _____

TOILET: Manufacturer _____ Model _____ Color _____

KITCHEN SINK: Manufacturer _____ Basin (Circle One) 1 2
Material _____ Size _____ Spray (Circle One) yes no
Faucet Manufacturer _____ Model _____

LAUNDRY TUB: Material _____ Basin (Circle One) 1 2

WATER HEATER: Manufacturer _____ Model _____ Size _____ gallon
Fuel: (Circle One) Gas Electrical

HEATING: Furnace Manufacturer _____ Model _____
BTUH Input Capacity _____ Fuel _____

HUMIDIFIER: Manufacturer _____ Model _____

ELECTRICAL: Total material allowance for all light fixtures included in bid: \$ _____
Total number of fixtures: _____

Contractor Reference Form

(for project at: 2455 N 47TH ST

CONTRACTOR: List below three references.

Refer only jobs you have successfully completed and jobs of comparable size and scope to this job. The customer for whom you are submitting this bid may be contacting your references. Be sure to obtain permission from the owners whose names you provide.

REFERENCES

1. Name: _____
Address: _____
Telephone: _____

SIZE OF JOB:
_____ under \$10,000 . _____ over \$10,000

BRIEFLY DESCRIBE THE WORK YOU COMPLETED:

2. Name: _____
Address: _____
Telephone: _____

SIZE OF JOB:
_____ under \$10,000 _____ over \$10,000

BRIEFLY DESCRIBE THE WORK YOU COMPLETED:

3. Name: _____
Address: _____
Telephone: _____

SIZE OF JOB:
_____ under \$10,000 _____ over \$10,000

BRIEFLY DESCRIBE THE WORK YOU COMPLETED:

Contractor Ownership Information

Thank you for submitting a bid for a NIDC-sponsored rehabilitation. If you have not been awarded a contract through NIDC in the past 12 months, you must complete this form.

I (we) certify that this information is true, accurate, and complete. I (we) understand that incomplete or inaccurate information may mean my (our) bid will not be accepted by NIDC.

Failure to complete the form may disqualify your bid. Please print clearly.

Full, legal name of your contracting business (no abbreviations):

Address of business: _____

List all owners & partners of this business:

First _____ Middle _____ Last _____ Date of Birth _____
Address _____

First _____ Middle _____ Last _____ Date of Birth _____
Address _____

List addresses of all properties located in the City of Milwaukee that are owned in whole, or in part, by any owner or partner of the contracting business. Include properties under all forms of ownership including LLC's, incorporated businesses, partnerships, etc.

- | | | |
|------------------|-------------------------|--|
| 1. Address _____ | Property taxes current? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| | Open code orders? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 2. Address _____ | Property taxes current? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| | Open code orders? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 3. Address _____ | Property taxes current? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| | Open code orders? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 4. Address _____ | Property taxes current? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| | Open code orders? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 5. Address _____ | Property taxes current? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| | Open code orders? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 6. Address _____ | Property taxes current? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| | Open code orders? | Yes <input type="checkbox"/> No <input type="checkbox"/> |

Attach additional sheets if necessary.

Sub-Contractor List

I (we) certify that this information is true, accurate, and complete. I (we) understand that incomplete or inaccurate information may mean my (our) bid will not be accepted by NIDC. Attach additional sheets for other sub-contractors or material suppliers.

The total of EBE sub-contracts, including material suppliers is: \$ _____

The total of Section 3 sub-contracts including material suppliers is: \$ _____

ELECTRICAL		Amount of Subcontract	\$
Company Name		EBE Status	Yes
Address			No
Contact Name		Section 3 Status	Yes
Contact Phone			No
PLUMBING		Amount of Subcontract	\$
Company Name		EBE Status	Yes
Address			No
Contact Name		Section 3 Status	Yes
Contact Phone			No
HVAC		Amount of Subcontract	\$
Company Name		EBE Status	Yes
Address			No
Contact Name		Section 3 Status	Yes
Contact Phone			No
CARPENTRY		Amount of Subcontract	\$
Company Name		EBE Status	Yes
Address			No
Contact Name		Section 3 Status	Yes
Contact Phone			No
CONCRETE & MASONRY		Amount of Subcontract	\$
Company Name		EBE Status	Yes
Address			No
Contact Name		Section 3 Status	Yes
Contact Phone			No
LEAD ABATEMENT		Amount of Subcontract	\$
Company Name		EBE Status	Yes
Address			No
Contact Name		Section 3 Status	Yes
Contact Phone			No
INSULATION		Amount of Subcontract	\$
Company Name		EBE Status	Yes
Address			No
Contact Name		Section 3 Status	Yes
Contact Phone			No

BID BOND
CITY OF MILWAUKEE, WISCONSIN
LICENSED SURETY CORPORATION BID BOND

KNOW ALL MEN BY THESE PRESENTS, That we,

.....

of
(Street and Number) (City) (State)

as principal and of
(Home Office)

as surety are held and firmly bound unto the City of Milwaukee, Wisconsin, hereinafter called City in
the penal sum of

..... Dollars,

to be paid to the City: its successors and assigns, for which payment well and truly to be made, we bind ourselves, and our heirs, executors, and, administrators, or successors and assigns, as the case may be, jointly and severally, firmly by these presents.

WHEREAS, the above bounden principal is making a proposal in writing dated
20, to the Commissioner of City Development of the City, according to Official Notice No
20, of said Commissioner for furnishing all material, equipment, labor and everything necessary for
the completion of the work of...

according to plans, specifications and the other contract documents on file in the office of said
Commissioner, a copy of which proposal is by reference made a part hereof, and the said proposal is
accompanied with this bond.

NOW, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounden principal shall
execute the contract in quadruplicate, in accordance with the proposal as accepted, with approved licensed
surety corporation bound thereto for the faithful performance and proper fulfillment

of such contract, and return the same to the office of the said Commissioner within the time limit specified in said proposal, then the above obligation shall be void, otherwise it shall be and remain in full force and effect.

In witness whereof, the above bounden parties have executed this instrument under their several seals at Milwaukee, Wisconsin, this day of 20, the name and corporate seal of each corporate party being hereto affixed and this instrument signed by its duly authorized representative.

Bidder Witnesses **(Seal)**
(Bidder)

.....
By
.....
(Name and Title)

Surety Witnesses
(Surety)

.....
By
.....
(Attorney-in-Fact or Agent)

(Seal of Surety)

Name of Surety Contact Person _____ and Phone Number _____
(Please Print)

NOTE: The affidavit on the following page must be properly executed before this bond will be approved.

AFFIDAVIT

STATE OF WISCONSIN }
MILWAUKEE COUNTY }

SS

.....
being first duly sworn, on oath deposes and says that he is
(Attorney-in-Fact or Agent)

of
(Surety)

surety on the within bid bond executed by

Affiant further deposes and says that no city official or city employee of the City of Milwaukee has any interest, directly or indirectly in, or is receiving any premium, commission, fee or other thing of value on account of, the sale or furnishing of said bid bond.

.....

Subscribed and sworn to before me this

..... day of 20

.....
Notary Public, Milwaukee County, Wisconsin

My commission expires

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that

_____ (Name of Contractor)

_____ (Address of Contractor)

a _____, hereinafter called Principal,
(Corporation, Partnership, or Individual)

and _____ (Name of Surety)

_____ (Address of Surety)

hereinafter called Surety, are held and firmly bound unto _____

_____ (Name of Owner)

_____ (Address of Owner)

hereinafter called Owner, in the penal sum of _____ Dollars, \$ (_____)

in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the Owner, dated the _____ day of _____, 20_____, a copy of which is hereto attached and made a part hereof for the construction of:

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof which may be granted by the Owner, with or without notice to the Surety, and if he shall satisfy all claims and demands incurred Under such contract, and shall fully indemnify and save harmless the Owner from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the Owner all outlay and expense which the Owner may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder or the specifications accompanying the same shall in any wise effect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

PROVIDED FURTHER, that no final settlement between the Owner and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in four (4) counterparts, each one of which shall be deemed an original, this the _____ day of _____, 20_____.

(SEAL)

Principal _____

Witnesses _____

By _____

Title _____

Address _____

Surety _____

Surety Witnesses _____

Surety - Contract MAILING Address _____

By _____

Attorney-in-Fact or Agent _____

(SEAL OF SURETY)

Name of Surety Contact Person _____ and Phone Number _____
(Please Print)

NOTE: The affidavit on the following page must be properly executed before this bond will be approved. Date of Bond must not be prior to date of Contract. If Contractor is Partnership, all partners should execute bond.

IMPORTANT: Surety companies executing bonds must appear on the Treasury Department's most current list and be authorized to transact business in the State where the project is located.

AFFIDAVIT

(With Performance Bond)

STATE OF WISCONSIN)
)
MILWAUKEE COUNTY)

_____, being first duly sworn,

on oath deposes and says that he/she is _____
(attorney-in-fact

_____ of _____
or agent) (Bonding Company)

and is duly authorized to sign for and on behalf of said company, surety on the attached contract, executed
by _____

(Contractor)

Affiant further deposes and says that no city official, or city employee, of the City of Milwaukee has an interest, directly or indirectly, or is receiving any premium, commission, fee, or other thing of value, on account of the sale or furnishing of this bond, undertaking or contract of indemnity, guaranty, or suretyship, in connection with the above-mentioned contract.

(Signature)

Subscribed and sworn to before me this

_____ day of _____, 20_____.

Notary Public, Milwaukee Co. Wisconsin

My commission expires _____.

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that

_____ (Name of Contractor)

_____ (Address of Contractor)

a _____, hereinafter called Principal,
(Corporation, Partnership, or Individual)

and _____ (Name of Surety)

_____ (Address of Surety)

hereinafter called Surety, are held and firmly bound unto _____

_____ (Name of Owner)

_____ (Address of Owner)

hereinafter called Owner, in the penal sum of _____

_____ Dollars, \$ (_____)

in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the Owner, dated the _____ day of _____, 20_____, a copy of which is hereto attached and made a part hereof for the construction of:

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof which may be granted by the Owner, with or without notice to the Surety, and if he shall satisfy all claims and demands incurred Under such contract, and shall fully indemnify and save harmless the Owner from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the Owner all outlay and expense which the Owner may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder or the specifications accompanying the same shall in any wise effect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

PROVIDED FURTHER, that no final settlement between the Owner and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in four (4) counterparts, each one of which shall be deemed an original, this the _____ day of _____, 20 _____.

	_____	(SEAL)
	Principal	
Witnesses		
_____	By _____	

	Title	
	Address	
	Surety	
Surety Witnesses		
_____	Surety - Contract MAILING Address	
_____	By _____	
	Attorney-in-Fact or Agent	
	(SEAL OF SURETY)	

Name of Surety Contact Person _____ and Phone Number _____

(Please Print)

NOTE: The affidavit on the following page must be properly executed before this bond will be approved. Date of Bond must not be prior to date of Contract. If Contractor is Partnership, all partners should execute bond.

IMPORTANT: Surety companies executing bonds must appear on the Treasury Department's most current list and be authorized to transact business in the State where the project is located.

AFFIDAVIT

(With Payment Bond)

STATE OF WISCONSIN)
MILWAUKEE COUNTY)

_____ being first duly sworn,
on oath deposes and says that he/she is _____
(attorney-in-fact

_____ of _____
or agent) (Bonding Company)

and is duly authorized to sign for and on behalf of said company, surety on the attached contract, executed
by _____

(Contractor)

Affiant further deposes and says that no city official, or city employee, of the City of Milwaukee has
an), interest, directly or indirectly, or is receiving any premium, commission, fee, or other thing of value, on
account of the sale or furnishing of this bond, undertaking or contract of indemnity, guaranty, or suretyship,
in connection with the above-mentioned contract.

(Signature)

Subscribed and sworn to before me this
_____ day of _____, 20_____.

Notary Public, Milwaukee Co. Wisconsin

My commission expires _____.

SCOPE OF WORK		June 14th, 2013 (Fri)	
2455 N 47th St (10-2902)			
		<i>Rehab Specialist:</i>	
() Home		Hamid Sarlati	286-5657
() Cell		Loan Officer:	
First inspection date: Mon 6/3/2013			
Revised:			
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the "NIDC Addendum to Specifications," dated 7/9/09, 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.			
Standard Window Treatment: Any task that disturbs a previously painted surface shall be performed by properly certified personnel and requires Milwaukee Health Department notification. Standard window treatment and window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department PERMIT.			
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	GENERAL EXTERIOR	Code	Cost Est
2	SITE		
3	Remove concrete against the building. Provide topsoil around the house to pitch away from the building. Remove the carpet from the back yard. Seed and/or sod as needed.	PR	
4	Replace any section of the service walk which is defective or cracked. (Approximately 54 sq feet by south-east corner of the garage, 18 sq feet on west side by rear door, and 35 sq feet by front concrete steps)	PR	
5	Terminate the trees and bushes in front of the house and any trees closer to 6 feet to the house. Seed and/or sod the back, front & side yards as needed.	PR	
6	Remove the defective fence.	PR	
7	GARAGE		
8	Install GFCI. (PERMIT)	PR	
9	Replace fixture in garage. (PERMIT)	PR	
10	Repair structure to a sound condition (PERMIT).	PR	
11	Re-roof (tear off). Install OSB sheathing as needed. Install ice and water shield. Shingles to be dimensional and match the color of the roof of the house (Contractor to present samples for color selection). Repair/ replace flashings as needed.	PR	
12	Replace overhead doors, sized to existing opening.	PR	
13	Install door opener for both doors (PERMIT).	PR	
14	Replace service door with solid core door and paint the door. Paint to be at least one coat of prime and two coats of paints. Color to be determined by NIDC.	PR	
15	Replace gutters & downspouts. Use half round galvanized gutters, minimum 24 gauge.	PR	
16	Repair eaves, trims, siding, include soffits, fascia, window trims and sills, etc. Replace defective parts to match existing. Repair and tooth the defective parts using cedar "D Select" wood (smooth side out).	PR	
17	Paint all exterior wood surfaces include windows, storm windows, trims, gutters and down spouts, etc. (Existing siding to be scraped thoroughly and carefully. All extra pieces like nails and fasteners to be removed carefully. Paint to be at least one coat of prime and two coats of paints. At least three different colors could be specified by the NIDC). (Contractor to inform the rehab specialist to inspect painting after finishing each coat)	PbN	
18	PORCH		

SCOPE OF WORK		March 19th, 2012 (Mon)	
2455 N 47th St (10-2902)			
18	PORCH		
19	Rebuild the front porch, skirting, and railings per code to match existing components. Porch deck to be 5/4" dressed and matched fir (tongue-and groove). Skirting to match existing. Railings to be high quality rod iron and should be approved by Historic preservation Commission. (Contractor to present samples for design selections)(PERMIT).	PR	
20	Install single view wood storm door and paint, Install closer.	PR	
21	Replace light fixture in front enclosed porch (PERMIT).	PR	
22	Paint the porch as specified for siding and garage.	PbN	
23	HOUSE		
24	Remove the chimney to the first floor line.	PR	
25	Re-roof (tear off). Install OSB sheathing as needed. Install ice and water shield. Shingles to be dimensional (no nail through). Install continuous ridge vent. (Contractor to present samples for color selection). Repair/ replace flashings as needed.	PR	
26	Replace gutters & downspouts. Use half round galvanized gutters, minimum 24 gauge.	PR	
27	Seal downspouts to receivers.	PR	
28	Repair eaves, trims, siding, include soffits, fascia, window trims and sills rafter tails, etc. Replace defective parts to match existing. Repair and tooth the defective parts using cedar "D Select" wood (smooth side out). Repair/replace the water table, replace defective parts using cedar "D Select" wood (smooth side out)	PR	
29	Repair all wood shakes. Replace any missing and defective parts to match existing.	PR	
30	Paint all exterior wood surfaces include windows, storm windows, trims, gutters and down spouts, etc. (Existing siding to be scraped thoroughly and carefully. All extra pieces like nails and fasteners to be removed carefully. Paint to be at least one coat of prime and two coats of paints. At least three different colors could be specified by the NIDC). (Contractor to inform the rehab specialist to inspect painting after finishing each coat). Dehumidify and run furnace before painting the old wood.	PbN	
31	Replace all windows with double pane wood windows except the second floor east windows. New windows to be Marvin "Tilt Pac Double Hung" (bare wood exterior) or equal(Historic Preservation approval required). The second floor south window The upper front window to be a casement wood window to match existing design. Stain and varnish windows from interior, living room and dining room to match existing color.	PbA	
32			
33	INTERIOR		
34	Standard Window Treatment as outlined by the Milwaukee Health Department to all windows. Interior stoops, if painted, must be stripped & repainted; if varnished, clean surfaces & revarnish.	TC/Pb	
35	Insulate the exterior walls (blow in insulation from interior and patch walls).	PR	
36	GENERAL INTERIOR		

SCOPE OF WORK		March 19th, 2012 (Mon)	
2455 N 47th St (10-2902)			
37	Check all the outlets & switches for proper wiring. Repair or replace as needed. Replace all outlets with grounded outlets. Replace all defective switches. Replace all existing light fixtures (PERMIT). Light fixtures to be high quality and up to \$1000.00 to be allocated to purchase fixtures. Contractor to consult the rehab specialist prior to purchasing the fixtures. Replace all faceplates for color consistency	PR	
38	Clean, paint and repair all existing heat grills. Replace missing and defective ones. The color to be metallic black.	PR	
39	FRONT VESTIBULE		
40	Repair front entry door with epoxy. Paint and lubricate for smooth functioning and paint. Replace defective and missing hardware. Hardware to be high quality, bronze color.	PR	
41	Paint.	PbN	
42	Sand and seal floor.	None	
43	FRONT BEDROOM - 1st Floor		
44	Repair plaster cracks on walls & ceiling to a smooth surface. Repaired locations to be carefully sanded to level with existing.	PbN	
45	Paint, include closet.	PbN	
46	Install carpet and pad, include the closet.	PR	
47	Replace closet & room door to center hallway to match existing doors.	PR	
48	Repair room door to dining room. Replace hardware if defective.	PR	
49	LIVING ROOM - 1st Floor		
50	Repair plaster cracks on walls & ceiling to a smooth surface. Repaired locations to be carefully sanded to level with existing.	PbN	
51	Paint.	PbN	
52	Repair floor as needed. Sand and seal the floor	None	
53	DINING ROOM - 1st Floor		
54	Repair plaster cracks on walls & ceiling to a smooth surface. Repaired locations to be carefully sanded to level with existing. Remove the defective plaster and drywall as needed. Remove the drywall and the cabinet between the dining room and the kitchen. Drywall the location as needed to be ready for cabinet installation. (See the drawings).	PbN	
55	Repair floor as needed. Sand and seal the floor	None	
56	Paint.	PbN	
57	KITCHEN & PANTRY - 1st Floor		
58	Install 20 amp circuit & outlet (PERMIT).	PR	
59	Install GFCI outlet(s) @ all existing within 6' of sink (PERMIT).	PR	
60	Relocate and replace sink with double basin stainless steel. Replace faucet (PERMIT). (See the drawing)	PR	
61	Repair plaster cracks on walls & ceiling to a smooth surface. Repaired locations to be carefully sanded to level with existing. Replace any defective area with drywall.	PbN	
62	Paint, include pantry.	PbN	
63	Install underlayment & sheet vinyl include pantry(Vinyl to be high quality. Contractor to provide samples for quality and design selection).	PR	

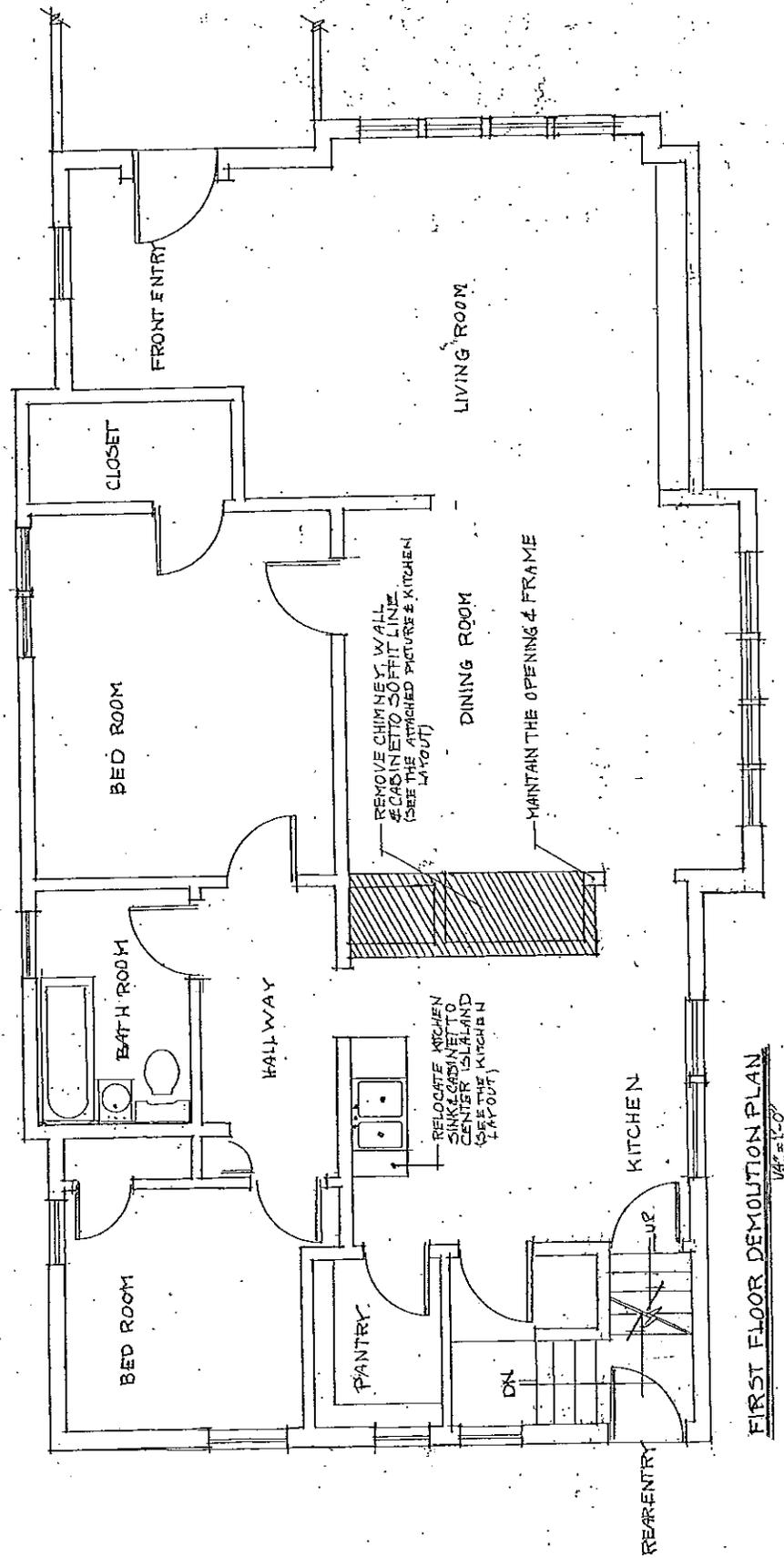
SCOPE OF WORK		March 19th, 2012 (Mon)	
2455 N 47th St (10-2902)			
64	Install wall base and hung cabinets per drawing. Cabinets to be high quality all wood cabinets. Contractor to provide brochures, and /or samples for color and design selection. Install light fixture over the counter towards dining room. The face of the cabinets towards dining room to match the existing wall paneling of the dining room adjacent walls.	PR	
65	Install energy star ducted range hood with built-in microwave, energy star built -in dish washer, range, and energy star refrigerator per drawing, include any additional plumbing and/or electrical work necessary. (PERMIT)	PR	
66	Install door to rear hall. Repair door casing & trims.	PR	
67	Modify the door frame to the second floor to make it code compliant. Replace defective hardware. Install door for the second floor.	PR	
68	CENTER HALL - 1st Floor		
69	Install battery-operated smoke & CO detector.	PR	
70	Repair plaster cracks on walls & ceiling to a smooth surface. Repaired locations to be carefully sanded to level with existing. Replace any defective area with drywall. Frame and enclose the existing door to kitchen. Open the new opening to the kitchen. Install door to the new opening.	PbN	
71	Paint.	PbN	
72	Repair closet door. Replace defective hardware.	PR	
73	Install underlayment and sheet vinyl to match the kitchen floor.	None	
74	REAR BEDROOM - 1st Floor		
75	Repair plaster cracks on walls & ceiling to a smooth surface. Repaired locations to be carefully sanded to level with existing. Replace any defective area with drywall.	PbN	
76	Paint, include closet.	PbN	
77	Install room door.	PR	
78	Repair closet door & paint. Replace defective hardware.	PR	
79	Install carpet and pad, include the closet.	None	
80	BATHROOM - 1st Floor		
81	Install GFCI in existing box (PERMIT).	PR	
82	Replace tub, tub faucet & install shower. Replace all defective and missing pipes. Fur out the side wall to avoid gap between the tub and the floor tiles if needed. (PERMIT).	PR	
83	Install new vanity & faucet, Replace all defective and missing pipes. (PERMIT).	PR	
84	Replace water closet, Replace all defective and missing pipes. (PERMIT).	PR	
85	Remove all wall covering & repair plaster to a smooth surface. Drywall as needed.	PbN	
86	Paint.	PbN	
87	Replace medicine cabinet without light.	PR	
88	Replace accessories.	PR	
89	Clean floor.	PR	
90	Install ceramic tile tub surround with shower rod. Contractor to present samples of tile for color and design selection.	PR	
91	Repair, clean and paint the door, replace the hardware.	PR	
92	Install exhaust fan and switch. (PERMIT)	PR	
93	REAR HALL & STAIRS: 1st Floor to Basement		
94	Repair plaster cracks on walls & ceiling to a smooth surface. Repaired locations to be carefully sanded to level with existing. Replace any defective area with drywall.	PbN	
95	Repair floor.	PR	
96	Paint.	PbN	

SCOPE OF WORK		March 19th, 2012 (Mon)	
	2455 N 47th St (10-2902)		
97	Install handrail for all steps.		PR
98	Replace entry door with pre-hung steel.		PR
99	Rebuilt stairs to the basement (PERMIT).		PR
100	Install underlayment & sheet vinyl: 1st floor landing & entry landing.		None
101	BASEMENT		
102	Replace furnace with high efficiency furnace. (PERMIT).		PR
103	Replace defective fixtures (PERMIT).		PR
104	Provide separate circuits for furnace(s) (PERMIT).		PR
105	Install closers/covers/plates.		PR
106	Install one 20 amp laundry circuit & outlet (GFCI) (PERMIT).		PR
107	Remove asbestos flooring. Dispose per code.		PR
108	Replace one automatic washer connection (PERMIT).		PR
109	Replace laundry tray with double basin fiberglass. Include new faucet with BFP (PERMIT).		PR
110	Terminate all plumbing & electrical code violations (PERMIT).		PR
111	Replace one water heater with high efficiency. (PERMIT)		PR
112	Remove all unused plumbing fixtures & piping, and cap properly (PERMIT).		PR
113	Seal chimney breach/seal around vent pipes.		PR
	Remove all the paneling and partitions, including ceiling paneling. Remove unused counter. Remove the oil tank and cap piping per code. (PERMIT)		PR
114	Clean the basement for mold. Remove infected drywalls. Scrape loose material from walls.		PR
115	Replace basement windows with glass block windows, one vented. Install solid metal dryer vent. Finish window jambs.		PR
116	Install battery-operated smoke & CO detector.		PR
117	REAR HALL & STAIRS: 1st Floor to Attic		
118	Repair plaster cracks on walls & ceiling to a smooth surface. Repaired locations to be carefully sanded to level with existing. Replace any defective area with drywall.		PbN
119	Paint.		PbN
120	Install handrail.		PR
121	Raise the ceiling above landing to make the height (head room) code compliant. The new roof to have at least 6" overhang from all sides, install drip edge, install trims to match existing. Install window to the south face below the new roof. (See the drawing). (PERMIT)		PR
122	SECOND FLOOR (EXISTING ATTIC)		
123	Remove all the existing drywall.		PbN
124	Install collar ties for all roof rafters. (PERMIT)		PR
125	Repair attic floor, install subfloor where needed.		PR
126	Frame the second floor per drawing. The existing framing can be used if it matches the drawing and it's done according to industry standard. (PERMIT)		PR
127	Install necessary rough electrical (wiring, switches, outlets, light fixtures, etc.), rough plumbing (drains, water supply piping, waste, etc) and HVAC heat openings (duct work) per code. (PERMIT)		PR
128	Insulate walls and ceilings (between rafters), install drywall on walls and ceilings.		PR
	Paint the entire second floor (color to be selected by NIDC)		PbN
129	Install finish electrical fixtures (outlets, switches, light fixtures, etc.) (PERMIT)		PR
130	Install finish plumbing fixtures (bath tub, water closet, vanity, faucets, shower head, etc) (PERMIT)		PR
131	Install heat grills for all the rooms.		PR

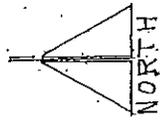
SCOPE OF WORK		March 19th, 2012 (Mon)	
	2455 N 47th St (10-2902)		
132	Install ceramic tile tub surround with shower rod for the bathroom.	PR	
133	Install medicine cabinet with light in the bathroom. (PERMIT)	PR	
134	Install underlayment & sheet vinyl in the bathroom(Vinyl to be high quality. Contractor to provide samples for quality and design selection).	PR	
135	Install accessories for the bathroom.	PR	
136	Install exhaust fan and switch for the bathroom. (PERMIT)	PR	
137	Install all necessary mill work (trims, base boards, doors, etc.) Mill work to be high grade oak wood. Stain and varnish all mill work.	PR	
138	Install carpet and pad through out the second floor (except the bathroom), include closets.	None	
139	Install shelves and pole in the closet and bathroom.	None	
140	Install battery operated smoke and CO detector.	PR	
141	CLEANING AND TOUCH UPS		
142	Clean the entire house to make it move-in ready. Any previous paint residue to be removed from existing wood finishes, door plates, door knobs, etc. Stain and varnish wood finishes as needed as the result of cleaning to match existing. Clean the basement entirely, clean for mold where needed. All shelves and poles to be painted including the existing ones.	PR	
143	ADDITIONAL NOTES		
144	This project is a historic restoration, which requires approval by the historic Preservation Department of the City of Milwaukee for all exterior work. All work is to confirm to their guidelines and approval. General contractor to facilitate acceptance of all work from Historic Preservation Department. The work is to be the high quality. General contractor is responsible to obtain any necessary permits.		
145			
146		0	EST TOT:
147			
148	ALTERNATE TO THE SCOPE		
149	General contractor to provide alternate prices for the following:		
150	GARAGE		
151	Install cement board siding for the garage to match existing and paint as specified above.	None	
152	HOUSE		
153	Install cement board siding for the house to match existing and paint.	None	
154			
155		EST TOT:	\$0.00
156			
157			
158	EXPLANATION OF CODES:		
159	PR Program Requirement: This item of work is required by NIDC.		
160	PbA Lead Abatement: This item of work requires lead abatement. A lead abatement permit must be obtained from the Milwaukee Health Department prior to start of work. Call (414) 286-5033 for further information.		
161			
162	PbN Lead Abatement Notification: The Milwaukee Health Department must be notified prior to starting this item of work. Contact (414) 286-5033 for more information.		
163			
164	None This item of work is not required by NIDC.		
165			
166	Permit This item of work requires a Permit issued by the Department of Neighborhood Services. Please contact (414) 286-8011 for further information.		
167			
168			

	SCOPE OF WORK	March 19th, 2012 (Mon)	
	2455 N 47th St (10-2902)		
169			
170	Prepared by:	Date:	
171			
172			
173	Owner Approval:	Date:	

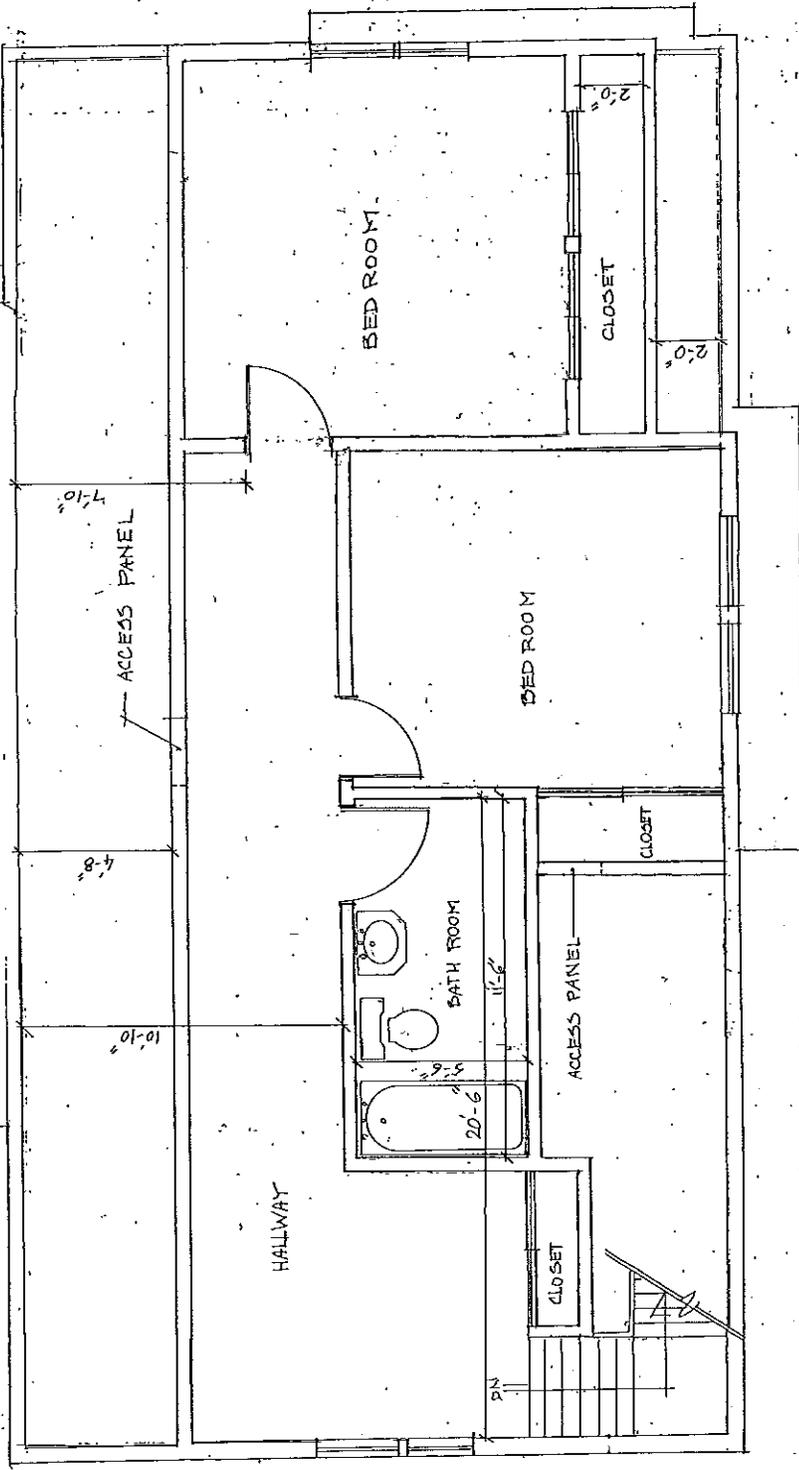
Up to scale drawings are available upon request.



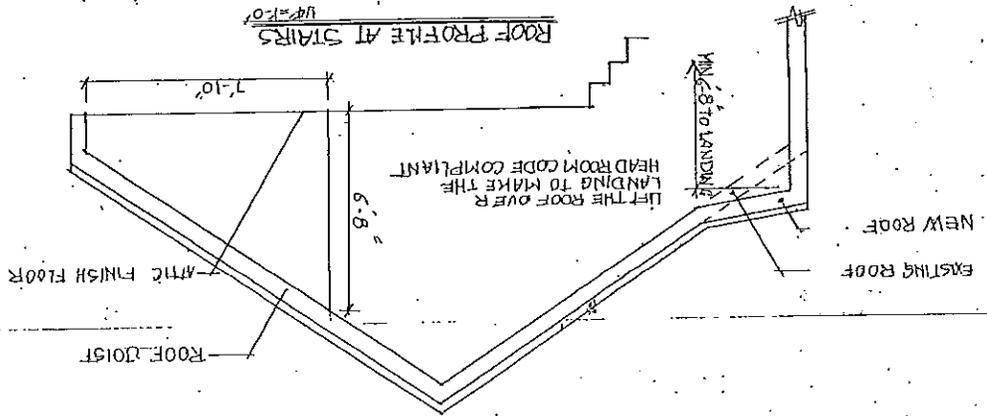
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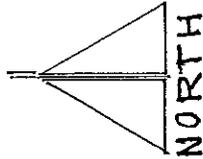


BUILDING FOOT PRINT
ATTIC LINE (FACE OF STUDS)



SECOND FLOOR PROPOSED PLAN
1/4" = 1'-0"





OPEN NEW OPENING TO CENTER HALL

FRAME & CLOSE OUT EXISTING OPENING

CENTER HALL

HANG UPPER CABINETS TO SOFFIT
INSTALL LIGHT FIXTURE OVER THE RANGE

INSTALL MICROWAVE-HOOD

DINING ROOM

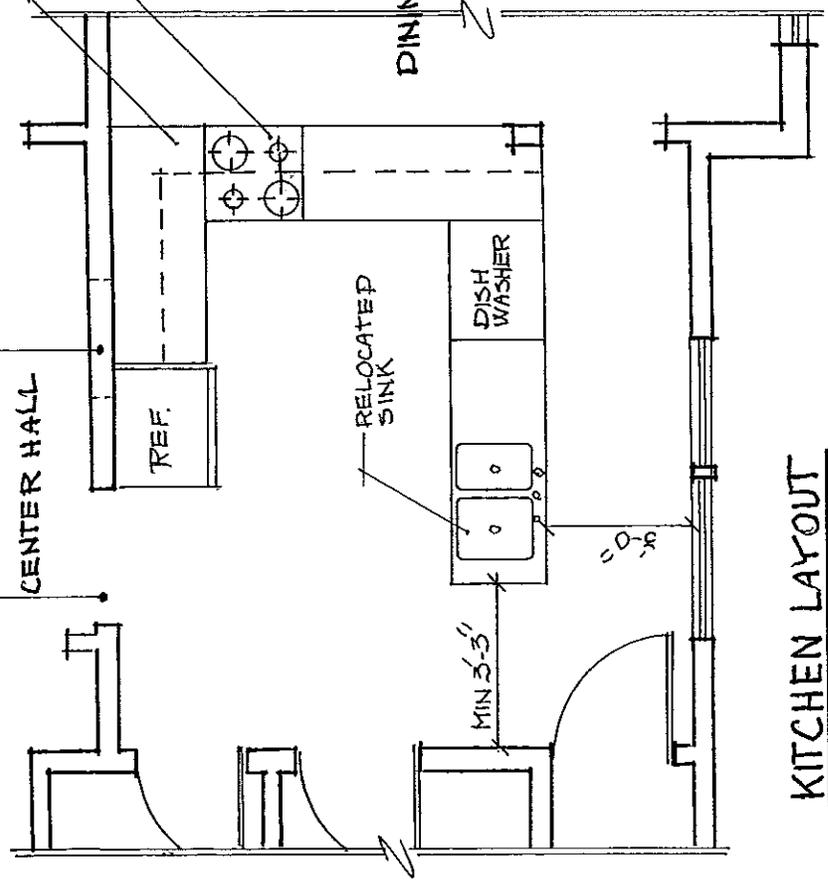
REF.

RELOCATED SINK

DISH WASHER

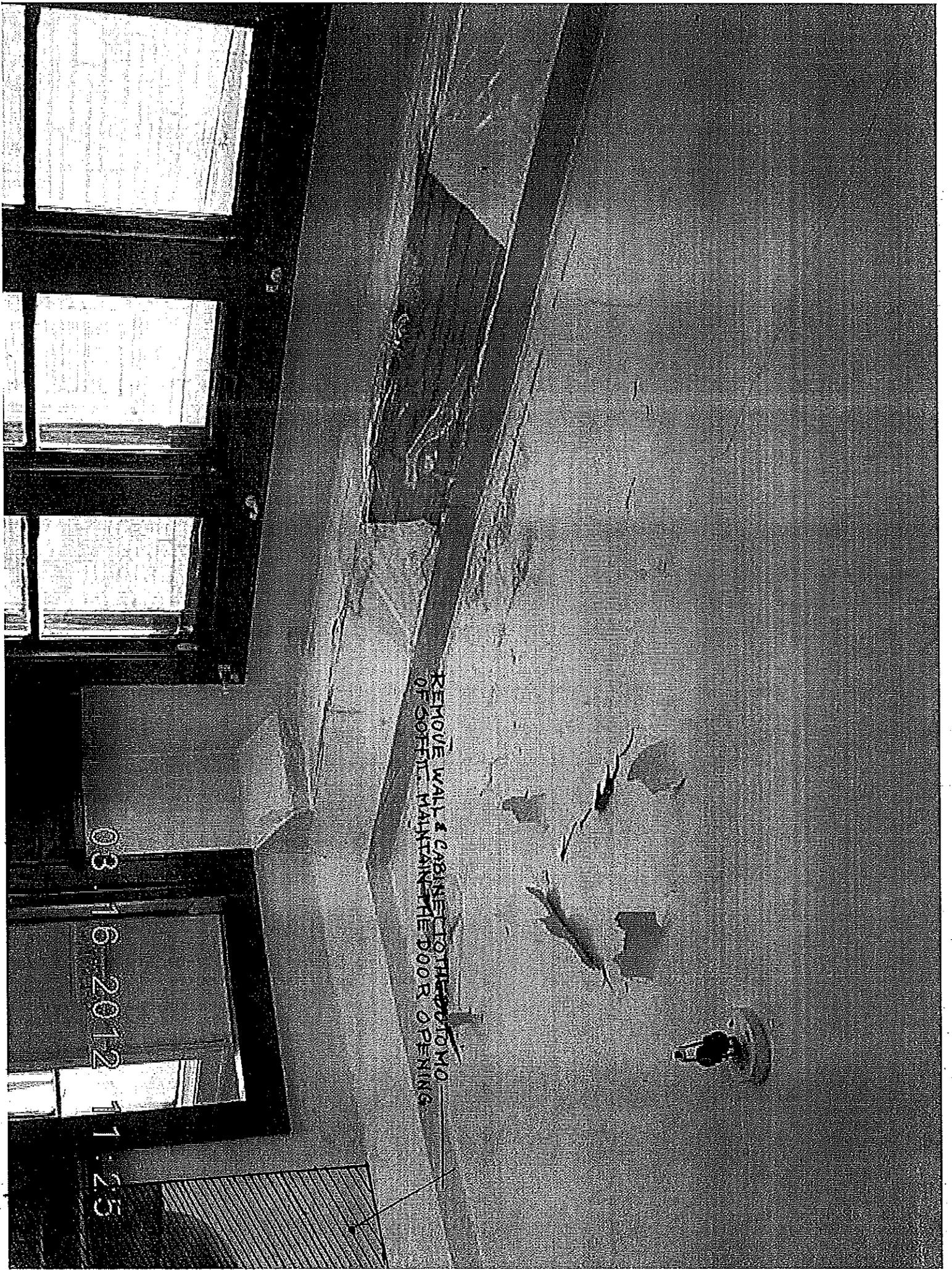
MIN 3'-3"

KITCHEN LAYOUT
1/4" = 1'-0"



REMOVE WALL & CABINET TO THE POSITION
OF OFFICE. MAINTAIN THE DOOR OPENING

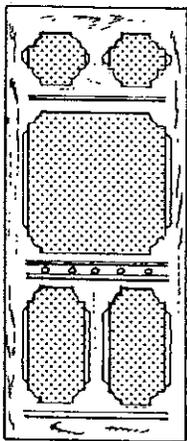
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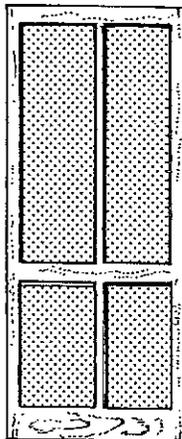
Doors



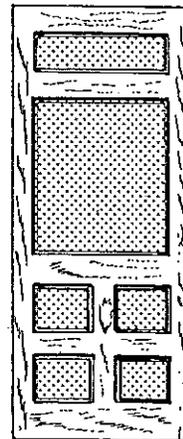
Storm and screen door styles, 1860



Victorian Gothic,
Queen Anne
1870-1890



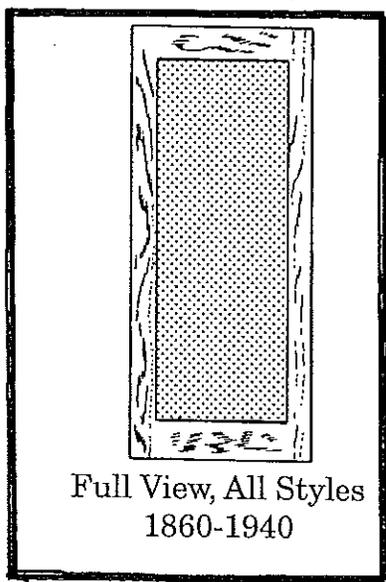
All Styles
1860-1920



Queen Anne
1885-1905



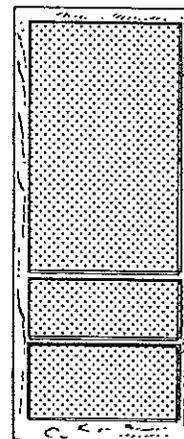
Queen
188



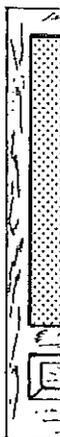
Full View, All Styles
1860-1940



Craftsman
1905-1935



All Styles
1860-1940



All
191

(Often used on rear or side doors)

s putting a
tyle house.