



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

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	2471 N 9TH ST
Summary Of Work	GENERAL
Technical Specialist	Pellett, Brian Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Georgia M Zollicoffer
Home address	2471 N 9TH ST
Phone	Home: 414-331-8644 Contact Person: Ms. Deborah Dills
Bid due date	Friday, April 6 th , 2012
Approximate starting date	April 2012
Approximate completion date	July 2012

SCOPE OF WORK		February 22nd, 2012 (Wed)	
Georgia Zollicoffer: 2471 N 9th St (06-3112)			
Home Rehab - CDBG		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work		<i>Loan Officer</i>	
First inspection date: Friday, 02/10/2012		Greg Johnson	286-5692
Prior version dates: 02/17/2012			
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.			
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 EXTERIOR		Code	Cost Est
2 Tear off/re-roof house. Install OSB sheeting, vents, valley tin, ice & water shield.		PR	
3 Tuckpoint foundation & chimney. Rebuild chimney.		PR	
4 Rebuild damaged soffit & fascia to match existing.		PR	
5 Replace gutters & downspouts.		PR	
6 Replace front porch handrails, skirting, damaged decking. Rebuild southeast column to match existing. Possible damaged framing repair. Repair pier system on columns.		PR	
7 Repair back porch trim. Secure railings. Install gutter.		PR	
8 Replace skirting on northwest side of house.		PR	
9 Install double hung vinyl replacement windows per MHD specifications (PERMIT).		PR	
10 Repair attic windows. Replace broken glass.		PR	
11 Install aluminum trim on window stops.		PR	
12 Backflow preventer on hose bib.		PR	
13 Paint: garage, porch, rails, deck, basement windows & all painted surfaces.		PR	
14 Install rubber on rear porch deck. Install new guardrails per code.		PR	
15			
16 INTERIOR			
17 Install CO/smoke detectors per code.		PR	
18 Replace all pushbutton light switches (PERMIT).		PR	
19			
20 INTERIOR - 1st Floor			
21 Drywall, finish & paint ceiling in front bedroom & kitchen.		PR	
22 Replace closet fixture in front bedroom (PERMIT).		PR	
23 Install underlayment & vinyl floor in kitchen, hallway & bathroom.		PR	
24 Install GFIC outlet in kitchen & bathroom (PERMIT).		PR	
25			
26 INTERIOR - 2nd Floor			
27 Patch, finish & prime wall in stairwell.		PR	
28 Install handrail.		PR	
29 Tack down carpet.		PR	
30 Install underlayment & vinyl floor in bathroom. Replace subfloor at toilet.		PR	
31 Install GFIC outlet in bathroom.		PR	
32 Install fixture covers where missing.		PR	
33 Install caulking around bathtub. Repair/replace damaged or missing bath tile.		PR	

	SCOPE OF WORK	February 22nd, 2012 (Wed)	
	Georgia Zollicoffer: 2471 N 9th St (06-3112)		
34	INTERIOR - 2nd Floor (Continued)		
35	Patch, finish & prime damaged walls & ceilings on 2nd floor.	PR	
36			
37	ATTIC		
38	Install handrail.	PR	
39			
40	BASEMENT		
41	Replace damaged ceiling fixtures (PERMIT).	PR	
42	Install handrail & balusters.	PR	
43	Update electrical service 100 amp breaker service (PERMIT).	PR	
44	Tuckpoint foundation. Fill in missing or damaged bricks.	PR	
45	Repair ductwork & boots as needed.	PR	
46	Repair drain at laundry tray (PERMIT).	PR	
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48		TOTAL EST	
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68	Prepared by:	Date:	
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71	Owner Approval:	Date:	