



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

**Rocky Marcoux**  
Commissioner  
rmarco@milwaukee.gov

**Martha L. Brown**  
Deputy Commissioner  
mbrown@milwaukee.gov

<b>GENERAL</b>
----------------

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	2523 W ATKINSON AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Gloria Ewing
Home address	2523 W ATKINSON AV
Phone	Home: 414-445-5322
Bid due date	Friday, May 30 <sup>th</sup> , 2014
Approximate starting date	June 2014
Approximate completion date	August 2014



<b>SCOPE OF WORK</b>		May 9th, 2014 (Friday)	
<b>Gloria Ewing - 2523 W Atkinson Av (09-6636)</b>			
<b>Home Rehab - CDBG</b>		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work		<i>Loan Officer</i>	
First inspection date: 04/22/14		Ben Sanchez	286-5719
Prior version dates: 04/24/14, 05/06/14			
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.			
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: Yes <input type="checkbox"/> No <input type="checkbox"/>			
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.			
<b>1</b>	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Tuckpoint foundation, between house & sidewalk, front porch & foundation.	PR	
3	Install aluminum trim on window stops.	PR	
4	Replace front entry door light fixture (PERMIT).	PR	
5	Repair front & rear doorbell to working order.	PR	
6	Reinstall plastic glass over front porch window to the west of the front door.	PR	
7	Re-secure/repair rear porch hand & guardrail & columns.	PR	
8	Install rear pre-hung steel door. Match existing style & window location with hardware. Paint.	PR	
9	Paint garage, rails & all painted surfaces.	PR	
10	Install glass block window & basement @ dryer with vent.	PR	
11	Install security door @ rear entry.	PR	
12	Repair damaged soffit, trim, siding & missing shingles on south side of garage.	PR	
13	Provide screens for two basement windows.	PR	
14	Repair front door to properly latch.	PR	
15	Provide lead cleaning & clearance report (PERMIT).	PR/PbA	
16			
<b>17</b>	<b>INTERIOR - 1st Floor</b>		
18	Repair plaster cracks on west wall in living room. Finish & paint living room.	PR	
19	Replace cold air return grill.	PR	
20	Install additional outlet in kitchen, one for stove & one at countertop east wall (PERMIT).	PR	
21	Install GFIC outlet in kitchen (PERMIT).	PR	
22	Install light fixture & switch above stove (PERMIT).	PR	
23	Repair kitchen ceiling fixture to working order (PERMIT).	PR	
24	Bathroom: Remove wall paneling, tub surround, tub, window trim, wall cabinets.	PR	
25	Repair damaged walls & ceiling, finish, prime & paint in bathroom.	PR	
26	Install bathtub, tub faucet & shower head (PERMIT).	PR	
27	Install grab bars on bathtub walls. Install blocking/framing in wall before drywall work.	PR	
28	Install GFIC outlet in bathroom (PERMIT).	PR	
29	Install mechanical fan switch in bathroom (PERMIT).	PR	
30	Install ceramic tile tub surround.	PR	
31	Install glass block window with vent.	PR/PbN	

SCOPE OF WORK		May 9th, 2014 (Friday)	
Gloria Ewing - 2523 W Atkinson Av (09-6636)			
32	<b>INTERIOR - 1st Floor (Continued)</b>		
33	Install shower rod, towel bars & door stop.		PR
34	Replace medicine cabinet.		PR
35	Replace vanity, sink, faucet, water supply & trap in bathroom (PERMIT).		PR
36	Replace bathroom door & hardware. Match existing style.		PR
37	Install missing baseboard & floor tile in bathroom.		PR
38	Repair cracks in wall & ceiling in bedrooms. Finish, prime & paint.		PR
39	Install CO detectors.		PR
40	Install flooring in front bedroom. <b>Supplied by owner.</b>		PR
41	Remove old tile flooring in kitchen, halls & stairwell.		PR
42	Install underlayment & vinyl flooring in kitchen, hall, entry hall, stairs to basement & to 2nd floor.		PR
43			
44	<b>INTERIOR - Basement</b>		
45	Repair damaged steps & stringers. Install vinyl flooring on steps.		PR
46	Reinstall handrails. <b>Owner supplied.</b>		PR
47	Install coverplates on open electrical boxes.		PR
48	Install GFIC outlet @ laundry area (PERMIT).		PR
49	Install additional outlet for dryer & freezer (PERMIT).		PR
50	Install owner-supplied smoke/CO detector.		PR
51			
52	<b>INTERIOR - 2nd Floor</b>		
53	Install handrails on steps to 2nd floor.		PR
54	Install light fixture & two switches in stairwell (PERMIT).		PR
55	Install additional outlets, one in back room & two in front bedroom (PERMIT).		PR
56	Install weatherstripping on attic doors.		PR
57	Clean up insulation in attic crawl space. Nail wall board back in place.		PR
58	Repair stairwell walls & ceiling to 2nd floor. Finish, prime & paint.		PR
59	Install vinyl flooring on step in back stairwell to 2nd floor.		PR
60	Install owner-supplied smoke/CO detector.		PR
61			
62		52	<b>TOTAL EST</b>
63			
64		14	<b>PERMITS</b>
65			
66	<b>ALTERNATE 1:</b>		
67	Install double hung vinyl replacement windows per MHD specifications. Window to match existing style with divided glass in sash/mullions & wood grain finish on interior (PERMIT). Add wood grain finish on interior. Windows to include front porch, 1st floor windows. (PERMIT).		PR/PbN
68			
69	<b>ALTERNATE 2:</b>		
70	Paint house windows. Remove storm windows. Replace broken glass. Reglaze prime window. Install aluminum cover in window well. Re-install storm windows. Replace missing handrails & lock (PERMIT).		PR/PbN
71			
72			
73			
74			
75	Prepared by:	Date:	
76			
77			
78	Owner Approval:	Date:	