



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

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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	2858 N 20TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	John Cole and Ida Cole
Home address	2858 N 20TH ST
Phone	Home: 414-445-0964
Bid due date	Friday, November 7 th , 2014
Approximate starting date	November 2014
Approximate completion date	February 2015



SCOPE OF WORK		October 17, 2014 (Fri)	
John & Ida Cole - 2858 N 20th St (06-1604)			
<i>Rehab Specialist:</i> Brian Pellett @ 286-5624 <i>Loan Officer:</i> Greg Johnson @ 286-5692			
First inspection date: 10/1/14		Prior version dates: 10/8/14	
Lindsay Heights TID			
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 a 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 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	EXTERIOR	Code	Cost Est
2	Seal & caulk around foundation between concrete sidewalk.	R	
3	Replace rear concrete porch slab. Reinstall new slab same location & pitch away from house.	R	
4	Replace two rear entry doors with steel prehung door with hardware & thresholds.	R	
5	Tear off/re-roof garage roof. Install rubber roof system. Replace damaged roof board. Install OSB sheathing & flashing.	R	
6	Install gutter & downspout to garage.	R	
7	Remove downspout from receiver. Install additional downspout extension to side yard on the north.	R	
8	Replace concrete cart slab.	R	
9	Seal/caulk cracks in concrete driveway.	R	
10	Repair/patch concrete back plaster on foundation. Paint to Match.	R	
11			
12		8	TOTAL
13		0	PERMITS
14			
15	ALTERNATE:		
16	Replace concrete driveway from garage to City sidewalk.	R	
17			
18			
19			
20			
21			
22			
23			
24			
25	Prepared by:	Date:	
26			
27			
28	Owner Approval:	Date:	