



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	3124-3126 W ST PAUL AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Liborio Perez Chavez, Jr.
Home address	2128 W. Orchard St.
Phone	Home: 414-595-5925
Bid due date	May 30 th , 2014
Approximate starting date	June 2014
Approximate completion date	August 2014



SCOPE OF WORK		May 16th, 2014 (Fri)	
Liborio Perez-Chavez - 3124 W St Paul Av (08-4247)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP - HBA	<i>Loan Officer:</i>	
First inspection date:	04/29/14	Ben Sanchez	286-5719
Prior version dates: 04/30/14, 05/07/14, 05/14/14			
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 Chapter DHS 163 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.			
1	EXTERIOR	Code	Cost Est
2	Tear off/re-roof house. Install OSB sheathing, vents, flashing, metal edge, valleys, ice and water shield.	PR	
3	Install metal edge on porch flat roof.	PR	
4	Remove chimney below roof line. Install sheathing & shingles.	PR	
5	Clean out gutters.	PR	
6	Replace front & rear entry doors with pre-hung steel with window, panels & hardware.	PR	
7	Replace service walk on west side of house from front to back of house. Move sidewalk out from house by 3'0" from existing location.	PR	
8	Clean off & patch concrete parking slab.	PR	
9	Replace broken glass & screens in windows & storms.	PR	
10	Paint house, siding, wood shakes, trim, basement windows, doors, windows, porch, rails, deck & all painted surfaces. <i>*When painting windows, remove storm windows, scrap, reglaze, prime & paint.</i> Replace weather damaged wood shakes as needed.	PR/Pb	
11	Install cover for front door fixture.	PR	
12	Replace front entry storm doors, 2nd floor front & rear porch storm door.	PR	
13	Strip all window sills to bare wood. Refinish.	PR/Pb	
14	INTERIOR		
15	Repair all interior walls & ceilings throughout house. Paint by owner.	PR/Pb	
16	Finish prime & paint by owner.	SH/PR/Pb	
17			
18	1ST FLOOR		
19	Remove old plaster & drywall & finish. The north & east wall & damaged ceiling area. Replace damaged sidewall insulation in front bedroom.	PR/Pb	
20	Install pad & carpet in front bedroom.	PR	
21	Install underlayment & vinyl floor in bathroom.	PR	
22	Repair damaged subfloor in bathroom.	PR	
23	Replace toilet (PERMIT).	PR	
24	Install smoke & CO detectors.	PR	
25	Replace vanity, sink, faucet, water supply & trap in bathroom (PERMIT).	PR	
26	Install glass block window with vent in bathroom.	PR/Pb	

SCOPE OF WORK		May 16th, 2014 (Fri)	
Liborio Perez-Chavez - 3124 W St Paul Av (08-4247)			
27	1ST FLOOR (Continued)		
28	Install ceramic tub surround.		PR
29	Replace tub faucet & showerhead (PERMIT).		PR
30	Install GFCI outlet in kitchen (PERMIT).		PR
31	Replace kitchen sink faucet (PERMIT).		PR
32	2ND FLOOR		
33	Install underlayment & vinyl flooring in hall, kitchen, pantry & back hall.		PR
34	Install underlayment & vinyl floor in back stairwell, back hall, kitchen, pantry, hall & bathroom.		PR
35	Install GFIC outlet in kitchen (PERMIT).		PR
36	Replace kitchen trap (PERMIT).		PR
37	Install mechanical fan & switch in bathroom (PERMIT).		PR
38	Remove old plaster damaged plaster on ceiling north & east walls. Replace damaged sidewall insulation. Finish to paint in front bedroom.		PR/Pb
39	Install smoke & CO detectors.		PR
40			
41	BASEMENT		
42	Install handrails in back stairwell.		PR
43	Install underlayment & vinyl floor on back stairwell from 1st floor to back door entry landing.		PR
44	Replace water supply from water meter to all plumbing fixtures to code. Supply damage by freeze up (PERMIT).		PR
45	Install two sidewall power vented hot water heaters (PERMIT).		PR
46	Install two high-efficiency sidewall vented gas furnace (PERMIT).		PR
47	Install coverplate where missing (PERMIT).		PR
48	Check all electrical throughout house, outlets, fixtures, switches & label on box (PERMIT).		PR
49	Install smoke & CO detectors.		PR
50	Remove/demo old drywall walls & ceiling tile by owner .		SH/PR/Pb
51			
52		34	TOTAL EST
53			
54		13	PERMITS
55			
56			
57	Prepared by:	Date:	
58			
59			
60	Owner Approval:	Date:	