



Department of City Development
Neighborhood Improvement Development Corporation

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	3219 W WALNUT ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Mireya Ortega Martinez and Jose Aguilar Ortega
Home address	2923 S. 15th St.
Phone	Home: 414-243-6552 Cell: 414-578-6708
Bid due date	Friday, August 19 th , 2016
Approximate starting date	September 2016
Approximate completion date	December 2016



SCOPE OF WORK		August 1, 2016 (Monday)	
Mireya Ortega Martinez - 3219 W Walnut St (08-2058)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date:	7/7/2016	Ben Sanchez	286-5719
Prior version dates:	7/19/2016		
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 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:			
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 & porch. Install OSH sheathing, flashing, vents, ice and water shield. Remove chimney below roof line.	R	
3	Tuckpoint foundation.	R	
4	Replace gutters & downspouts.	R	
5	Replace broken window glass & damaged storm & screens.	R	
6	Install front & side entry storm doors.	R	
7	Replace damaged aluminum trim.	R	
8	Paint steps, rails & all painted surfaces.	R/Pb	
9	Replace front gate.	R	
10	Install glass block windows in basement.	R/Pb	
11	Rodent proof under porch.	R	
12	Install metal handrails on both service steps.	R	
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14	INTERIOR		
15	Replace damaged ceiling fixtures (PERMIT).	R	
16	Install underlayment & vinyl floor in bathrooms, hallways, side stairs & landings.	R	
17	Replace kitchen base & wall cabinets with countertop.	R	
18	Install stainless steel double basin kitchen sink, faucet, trap & water supply (PERMIT).	R	
19	Remove pad & carpet in living, dining, bedrooms, hall & stairs.	R	
20	Repair broken step.	R	
21	Replace both toilets & water supply (PERMIT).	R	
22	Replace both bathroom vanity sink, faucet trap & water supply (PERMIT).	R	
23	Repair all interior door & hardware to working order.	R	
24	Install mechanical fan & switch in 2nd floor bathroom (PERMIT).	R	
25	Replace showerhead & tub faucet (PERMIT).	R	
26	Install ceramic tile tub surround.	R	
27	Remove old paneling in bathroom. Repair walls, finish & paint.	R	
28	Repair damaged basement concrete floor.	R	
29	Install new water supply lines to all fixtures with shut-off valves.	R	

SCOPE OF WORK		August 1, 2016 (Monday)	
Mireya Ortega Martinez - 3219 W Walnut St (08-2058)			
30	INTERIOR (Continued)		
31	Install laundry faucet with automatic washer connections (PERMIT).		R
32	Tuckpoint foundation.		R
33	Install sidewall power vented hot water heater (PERMIT).		R
34	Install outlet for hot water heater (PERMIT).		R
35	Upgrade electrical system to 100 amp. Check all electrical service (PERMIT).		R
36	Replace all damaged switches, receptacles & fixtures (PERMIT).		R
37	Tune up/repair furnace.		R
38	Install smoke & CO alarms per code.		R
39	Replace front & side entry doors with pre-hung steel panel doors with hardware.		R
40	Patch, repair, finish & prime all walls & ceilings for owner to paint.		R
41	Paint by owner.		R
42	Replace damaged foundation wall on northwest corner, approximately 15'0" (PERMIT).		R
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44		38	TOTAL EST
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46		12	PERMITS
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70	Prepared by:	Date:	
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73	Owner Approval:	Date:	