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

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	424-426 W KEEFE AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Lowell Davis and Carmelita Davis
Home address	424 W KEEFE AV
Phone	Home: 414-372-3343
Bid due date	Friday, October 2nd, 2015
Approximate starting date	October 2015
Approximate completion date	December 2015

	SCOPE OF WORK	June 10, 2015 (Weds)		
	Lowell Davis: 424-26 W Keefe Ave (12-1462)			
	Rehab Specialist: Brian Pellett @ 286-5624 *Loan Officer*: Ben Sanchez @ 286-5719			
	First inspection date: 5/18/15 Prior version dates: 5/27/15	**Strong Homes Loan**		
	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: ○ YES ◉ 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	Install vinyl siding on garage.		R	
3	Install plywood over windows on overhead garage door. Paint door.		R	
4	Repair stucco on front southwest side of house. Prime & paint all repaired spots to match existing color.		R	
5	Replace garage service & hardware. Repair jamb.		R	
6				
7	**INTERIOR**			
8	Install power vents to sidewall hot water heater with shut-off valves (PERMIT).		R	
9	Install smoke & CO alarms per floor to code.		R	
10	Install 92+% high efficiency gas furnace.		R	
11				
12		7	**EST TOTAL**	
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28	Prepared by:	Date:		
29				
30				
31	Owner Approval:	Date:		