



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

**GENERAL REMODELING
AND REPAIRS**

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	4730 N 46TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Perminder Rehal
Home address	13015 Kent Avenue, Brookfield WI 53005-8045
Phone	Home: 414-305-3793
Bid due date	Friday, July 13 th , 2012
Approximate starting date	July 2012
Approximate completion date	September 2012

SCOPE OF WORK		June 19th, 2012 (Tuesday)	
Perminder Rehal: 4730 N 46th St (18-5211)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Rent Rehab - CDBG Area	<i>Loan Officer:</i>	
First inspection date: 06/13/12 Weds		Greg Johnson	286-5692
Prior version dates:			
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.			
Standard Window Treatment: Any task that disturbs a previously painted surface shall be performed by properly certified personnel and requires Milwaukee Health Department notification. Standard window treatment and window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department permit.			
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 & garage. Install flashing, vents, ice and water shield.	PR	
3	Repair roof, soffit & fascia damaged on house & garage.	PR	
4	Replace gutter & downspouts.	PR	
5	Replace all windows. Install double hung vinyl replacement windows per MHD specifications. Replace front living room windows. (PERMIT)	PR/PbA	
6	Install aluminum trim on windows, doors & garage soffit & fascia. House & Garage.	PR	
7	Install handrails & guardrails on front & rear steps.	PR	
8	Install glass block windows with vents in basement.	PR/PbN	
9	Install window wells for all basement windows.	PR	
10	Install backfill around house with positive drainage away from house. Install grass seed.	PR	
11	Remove shed.	PR	
12	Rehang back yard fence.	PR	
13	Remove old siding from house. Install vinyl siding with backerboard.	PR	
14	Install electrical power to garage. Install GFIC outlet, switch & ceiling fixture in garage. (PERMIT)	PR	
15	Replace garage service door with hardware.	PR	
16	Paint: rails, trim & all painted surfaces.	PR	
17			
18	INTERIOR		
19	Check on plumbing lines & possible freeze-up damage. Repair as needed. (PERMIT).	PR	
20	Install GFIC outlet in kitchen. (PERMIT)	PR	
21	Install underlayment & vinyl floor in kitchen & bathroom.	PR	
22	Refinish wood floor.	PR	
23	Install drywall on west living room wall. Finish paint. Reinstall baseboard & door trim.	PR	
24	Install window trim & sill on west living room windows.	PR	
25	Finish painting all interior walls & ceiling. Two coats with one color.	PR	
26	Install green board in bathtub area.	PR	
27	Install ceramic tile tub surround.	PR	
28	Install tub faucet & shower head. (PERMIT)	PR	
29	Enlarge doorway to bathroom.	PR	
30	Install attic insulation.	PR	
31	Replace toilet. (PERMIT)	PR	

SCOPE OF WORK		June 19th, 2012 (Tuesday)	
	Per minder Rehal: 4730 N 46th St (18-5211)		
32	INTERIOR (Continued)		
33	Install switch & mechanical fan in bathroom. (PERMIT).		PR
34	Repair wall between front closet.		PR
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36	BASEMENT		
37	Install 92% high efficiency gas furnace. (PERMIT)		PR
38	Install automatic washer connection. (PERMIT)		PR
39	Install coverplates on open boxes. (PERMIT)		PR
40	Upgrade electrical service. (PERMIT)		PR
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42		ESTIMATED TOTAL	
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54	Prepared by:	Date:	
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57	Owner Approval:	Date:	