



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	4940 N 20TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Michael Hearn and Sandra G. Hearn
Home address	4940 N 20TH ST
Phone	Home: 414-372-7430 Cell: 414-961-0874
Bid due date	Friday, November 1 st , 2013
Approximate starting date	November 2013
Approximate completion date	December 2013



SCOPE OF WORK		October 16, 2013 (Thurs)	
Michael & Sandra Hearn: 4940 N 20th St (09-5713)			
HELP		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work		<i>Loan Officer</i>	
First inspection date: Tuesday 10/15/2013		Judy Carson	286-3543
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-Room 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.			
EXTERIOR		Code	Cost Est
1	Tear off/re-roof house. Install vents, flashing, ice & water shield. Replace any damaged roof decking & sheathing. Check rafters for possible damage. Replace, if needed.	PR	
2	Remove chimney below roof line, sheath & roof over.	PR	
3			
4	INTERIOR		
5	Remove & replace drywall ceiling. Finish & paint in back bedroom & rear entry area.	PR	
6	Replace water damaged ceiling & insulation.	PR	
7	Install high efficiency 95% side wall vented gas furnace & electrical circuit (PERMIT).	PR	
8	Install sidewall power vented hot water & outlet for heater (PERMIT).	PR	
9	Remove oil tank.	PR	
10			
11		TOTAL EST	
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23	Prepared by:	Date:	
24			
25			
26	Owner Approval:	Date:	