



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	521-523 N 32ND ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Sattar Harley
Home address	523 N 32ND ST
Phone	Home: 414-934-8538 Cell: 960-566-3668
Bid due date	11/29/2013
Approximate starting date	December 2013
Approximate completion date	February 2014



SCOPE OF WORK		October 24, 2013 (Thurs)	
Satar Harley: 521-23 N 32nd St (08-4056)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - MP TIN	<i>Loan Officer:</i>	
First inspection date: 10/10/2013 Thurs		Judy Carson	286-3543
Prior version dates: 10/17/13, 10/23/13			
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, reroof house. Install OSB sheathing, vents, flashing. Replace damaged roof deck, ice & water shield.	PR	
3	Remove rear chimney. Roof over.	PR	
4	Tuckpoint: foundation & chimney. Match existing mortar mix color.	PR	
5	Install handrails on both sides of front entry steps.	PR	
6	Repair soffit & fascia. Repair aluminum trim on soffit & fascia.	PR	
7	Install five basement window wells on north side of house.	PR	
8	Install additional topsoil to north side of house. 1'-0" up on to the house, pitch away from house to front. Plant grass seed.	PR	
9	Final lead clearance from Milwaukee Health Department required for final.	PR/Pb/N	
10	Rebuild south front porch wing wall on steps. Match existing concrete block.	PR	
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12	INTERIOR		
13	Check all electrical outlets & switches throughout house. Repair as needed (PERMIT).	PR	
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15	INTERIOR - 1st Floor		
16	Repair, patch, prime & finish paint kitchen ceiling.	PR	
17	Repair lower water pressure @ kitchen faucet.	PR	
18	Install mechanical fan & switch in bathroom (PERMIT).	PR	
19	BASEMENT		
20	Install handrail & balusters to open side of basement steps.	PR	
21	Properly install Romex wire to code (PERMIT).	PR	
22	Install cover plates on electrical boxes.	PR	
23	Install riser plates on basement steps where missing.	PR	
24	Cap off. Abandon vent pipes & water lines.	PR	
25	Repair & install pipe wrap. Encapsulate on the end of asbestos on boiler pipes (PERMIT).	PR	
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27	INTERIOR - 2nd Floor		
28	Install handrail where missing in front & rear stairwell.	PR	
29	INTERIOR - 2nd Floor (Continued)		
30	Repair, patch, prime & finish paint ceilings in back bedroom & living room.	PR	

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31	ATTIC		
32	Install handrails.		PR
33	Install security guard bars over lower sash on attic windows in bedrooms.		PR
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35		22	TOTAL EST
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37		4	PERMITS
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39	ALTERNATE ONE:		
40	Remove damaged asphalt siding from rear of house. SAVE SIDING! Use siding to repair damaged siding from insulation work on north, south & east sides of house.		PR
41	Install vinyl siding on rear of house.		PR
42			Est Total:
43	ALTERNATE TWO:		
44	Remove old asphalt siding. Repair/replace damaged & missing siding, floor banding, trim, frieze board, water table and corner boards to match original siding & trim. Finish, prime & paint (two coats) house. Repair existing aluminum trim around windows & doors.		PR
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71	Prepared by:	Date:	
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74	Owner Approval:	Date:	