



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	5941 N 70TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Delores Skattum
Home address	2478 S. 20th St.
Phone	Home: 414-921-8023
Bid due date	Friday, May 30 th , 2014
Approximate starting date	June 2014
Approximate completion date	August 2014



SCOPE OF WORK		May 13, 2014 (Tuesday)	
Delores Skattum - 5941 N 70th St (18-1817)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP - HBA	<i>Loan Officer:</i>	
First inspection date:	04/23/14	Ben Sanchez	286-5719
Prior version dates:	04/29/14, 05/05/14		
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	Install house address number to front.	PR	
3	Tear off/re-roof house. Install vents, flashing, metal edge, ice and water shield.	PR	
4	Install metal pipe handrail on service walk steps.	PR	
5	Remove tree and steps on north side of garage.	PR	
6	Install gutters & downspouts.	PR	
7	Demo garage roof, door & block wall to a 3'0" level on the exterior of garage.	PR	
8	Install concrete cap on remaining garage wall.	PR	
9	Install guardrails & handrail around stairwell opening in garage to basement. Install a shed roof over stairwell entry to basement.	PR	
10	Remove chimney below 1st floor. Repair siding on house after chimney removal.	PR	
11	Patch, repair & tuckpoint stone work.	PR	
12	Replace front porch concrete entry slab & damaged stone work.	PR	
13	Replace broken glass, damaged windows & missing screens. Include basement & house windows.	PR/PbA	
14	Replace front, rear & basement entry doors with pre-hung steel doors with hardware.	PR	
15	Install aluminum storm doors on front & rear entry.	PR	
16	Paint all painted surfaces & north concrete wall in garage.	PR	
17	Remove awnings & patch holes.	PR	
18	Install gate on service entry on west wall of garage.	PR	
19			
20	INTERIOR		
21	Repair damaged wall & ceiling @ entry door.	PR	
22	Install pad & carpet in living room. Repair subfloor if needed.	PR	
23	Install pad & carpet in front & rear bedroom.	PR	
24	Replace damaged bedroom & bathroom door. Match existing with hardware & finish.	PR	
25	Install glass block window with vent in bathroom.	PR/Pb	
26	Install ceramic tile tub surround.	PR	
27	Replace tub faucet & install showerhead (PERMIT).	PR	
28	Replace bathroom vanity, sink, faucet, trap & water supply (PERMIT).	PR	
29	Install mechanical fan & switch in bathroom (PERMIT).	PR	
30	Replace kitchen sink with double basin stainless steel sink with faucet, trap & water supply (PERMIT).	PR	
31	Install kitchen base cabinet. Match existing location with countertop.	PR	
32	Patch. Repair all ceilings & walls on 1st floor to be prime & painted by owner.	PR	
33	Paint living room, bedrooms, kitchen, bathroom & hallway. By owner.	SH/Pr	

SCOPE OF WORK		May 13, 2014 (Tuesday)	
	Delores Skattum - 5941 N 70th St (18-1817)		
34	INTERIOR (Continued)		
35	Install sidewall power vented hot water heater (PERMIT).		PR
36	Check & service furnace to working order. Replace if not working (PERMIT).		PR
37	Install water meter setting (PERMIT).		PR
38	Replace damaged & missing water supply line from meter to fixture (PERMIT).		PR
39	Check electrical system throughout house repair as needed (PERMIT).		PR
40	Install GFIC outlets in kitchen, bathroom & laundry area (PERMIT).		PR
41	Install laundry tray with faucet, trap & water supply (PERMIT).		PR
42	Remove all floor tile, ceiling tile & wall paneling from basement. By owner.		PR
43	Install smoke & CO detector on 1st floor & basement.		PR
44			
45		36	TOTAL EST
46			
47		11	PERMITS
48			
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52			
53	Prepared by:	Date:	
54			
55			
56	Owner Approval:	Date:	