



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

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	631-633 W MAPLE ST
Summary Of Work	GENERAL
Technical Specialist	Pellett, Brian Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Eric Truesdale and Cheryl Truesdale
Home address	N7142 Lakeshore Ave.
Phones	Home: 262-742-3895 Work: 262-215-8809
Bid due date	Friday, January 20 th , 2012
Approximate starting date	February 2012
Approximate completion date	March 2012

SCOPE OF WORK		January 4th, 2012 (Weds)	
Eric Truesdale: 631-33 W Maple St (04-3508)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Rent Rehab - CDBG Area	<i>Loan Officer:</i>	
First inspection date: 12/12/11 Mon		Loeta Thornton	286-5194
Prior version dates: 12/20/11			
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	Re-install flashing around chimney.	PR	
3	Install double hung vinyl replacement windows per MHD specifications. Replace wood sash windows & strip all window sills per MHD specifications (PERMIT).	PR/PbN	
4	Paint: porch, steps, rails, columns, deck & all painted surfaces.	PR/PbA	
5	Install aluminum trim on windows & doors.	PR	
6			
7	INTERIOR - 1st Floor		
8	Replace kitchen trap (PERMIT).	PR	
9	Install GFIC outlet in bathroom (PERMIT).	PR	
10	Install doorknobs where missing.	PR	
11	Repair ceiling fixture in bedroom (PERMIT).	PR	
12	Install plate over open slot in electrical box (PERMIT).	PR	
13	Install solid dryer pipe vent.	PR	
14	Check & repair all electrical outlets, fixtures, switch & electrical system throughout building (PERMIT).	PR	
15	Correct grounding violation with meter & main panel (PERMIT).	PR	
16			
17	INTERIOR - 2nd Floor		
18	Remove/abandon outdated wiring & install new circuits from panel to existing locations (PERMIT).	PR	
19	Install all new outlets & switches in bedrooms, living, dining room & kitchen (PERMIT).	PR	
20	Move GFIC outlet to the west of vanity. Move from shower area (PERMIT).	PR	
21			
22	ATTIC		
23	Install filter on furnace.	PR	
24	Install guardrail & handrail on attic stairwell.	PR	
25			
26	ESTIMATED TOTAL		
27			
28			
29			
30			
31	Prepared by:	Date:	
32			
33			
34	Owner Approval:	Date:	