



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

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	6816 W SILVER SPRING DR
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Kimberly Komar
Home address	6816 W SILVER SPRING DR
Phone	Home: 414-326-0379
Bid due date	April 1 st , 2016
Approximate starting date	April 2016
Approximate completion date	June 2016



SCOPE OF WORK		March 11th, 2016 (Fri)	
Kimberly Komar - 6816 W Silver Spring Dr (18-2933)			
		<i>Rehab Specialist:</i>	
Aldermanic District 2 - Jose Davis	Brian Pellett	286-5624	
Home Rehab (MA TIN)	Loan Officer:		
First inspection date: 3/4/16	Ben Sanchez	286-5719	
Revised: 3/8/16			
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.			
Lead Related Work: Any task that disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).			
And, if applicable: <input checked="" type="radio"/> YES <input type="radio"/> NO			
Any task that disturbs a previously painted surface requires Milwaukee Health Department notification (Pb-N). Window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department Permit (Pb-A).			
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.		R
3	Install aluminum trim on house & garage to soffit, fascia, windows, doors & gable ends.		R/PbA
4	Install double hung & side by vinyl window per MHD specifications (PERMIT).		R/PbN
5	Install glass block windows with vents in basement.		R/PbA
6	Replace metal handrail & guardrail on front porch.		R
7	Repair/patch concrete front porch.		R
8	Install vinyl siding on garage & house dormers.		R
9	Install address numbers to garage.		R
10	Paint: foundation, security doors & all painted surfaces.		R
11	Reinstall security doors.		R
12			
13	INTERIOR		
14	Install pre-hung steel entry doors to front & side entry.		R
15	Replace/repair mechanical fan & switch in kitchen (PERMIT).		R
16	Install glass block window in bathroom with vent (PERMIT).		R/PbA
17	Install ceramic tile trim around glass block in bathroom.		R
18	Install underlayment & vinyl flooring in bathroom, hall & kitchen.		R
19	Repair/replace electric wall heater in 2nd floor bathroom (PERMIT).		R
20	Install pad & carpeting in bedrooms, hall, stairwell & closets on 2nd floor.		R
21	Install CO alarms per code.		R
22			
23		18	EST TOT:
24			
25		PERMITS	4
26			
27			
28			
29	Prepared by:	Date:	
30			
31			
32	Owner Approval:	Date:	