



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

**General
Remodeling & Repairs**

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	704 W ROGERS ST
Summary Of Work	General Remodeling & Repairs
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Martina Hernandez
Home address	704 W ROGERS ST
Phone	Home: (414) 399-5949 Translator: Ms. Sandra Acosta at (414) 379-2496
Bid due date	Friday, October 5 th , 2012
Approximate starting date	October 2012
Approximate completion date	January 2013

SCOPE OF WORK		September 18th, 2012 (Tuesda	
Martina Hernandez: 704 W Rogers St (04-3933)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - CDBG Area	<i>Loan Officer:</i>	
First inspection date:		Greg Johnson	286-5692
Prior version dates: 08/15/12, 08/22/12			
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	Replace 2nd floor front porch & rear flat roof with rubber roof.	PR	
3	Remove 2 front west side windows, frame in, install insulation, sheeting & siding to match existing.	PR	
4	Replace damaged siding front of house.	PR	
5	Remove back (north) chimney below roof line. Install sheeting & roofing.	PR	
6	Caulk & seal along west side of house.	PR	
7	Close off opening on west side of house.	PR	
8	Replace damaged 4x4 support post @ rear stairs. Install footing for post (PERMIT).	PR	
9	Repair door to storage area under stairwell.	PR	
10	Re-secure handrail on stairs.	PR	
11	Install handrail on back stairs on west side of steps.	PR	
12	Repair broken windows & damaged screens on windows.	PR	
13	Install aluminum trim on windows & doors.	PR/PbA	
14	Rehang gutters to working order.	PR	
15	Paint stairs, rails, fence, porch, doors, garage trim, concrete block & all painted surfaces.	PR/PbA	
16	Install address numbers to garage.	PR	
17	Tear off/re-roof garage.	PR	
18	Remove gutters on garage.	PR	
19	Repair damaged fascia & soffit on garage.	PR	
20	Replace fire damaged vinyl siding on garage.	PR	
21	Remount outlet boxes. Install GFIC outlet (PERMIT).	PR	
22	Replace all storm doors.	PR	
23	Install aluminum trim on garage.	PR	
24	Install metal downspout. Remove plastic flex.	PR	
25	Install doorbell system to both units.	PR	
26			
27	INTERIOR		
28	1ST FLOOR		
29	Install/reinstall outlets in bedrooms (PERMIT).	PR	
30	Remount damaged switches (PERMIT).	PR	
31	Install cover plates (PERMIT).	PR	
32	Install GFIC outlet in kitchen & bathroom (PERMIT).	PR	
33	Install underlayment & vinyl floor throughout unit.	PR	
34	Replace kitchen base & wall cabinets with countertop. Match existing location.	PR	

SCOPE OF WORK		September 18th, 2012 (Tuesda	
Martina Hernandez: 704 W Rogers St (04-3933)			
35	1ST FLOOR (Continued)		
36	Replace sink with double basin stainless steel sink with new faucet, trap & water supply (PERMIT).		PR
37	Install weatherstripping & door adjustments to rear entry door.		PR
38	Remove old furnace & baseboard heat.		PR
39	Install shut-off valve on toilet (PERMIT).		PR
40	Replace missing hardware on doors.		PR
41	Replace bath light fixture & install cover to ceiling fan (PERMIT).		PR
42	Install baseboard throughout unit.		PR
43	Install laundry tray, single basin, faucet, automatic washer connections, trap & water supply (PERMIT).		PR
44	Install CO & smoke detector.		PR
45			
46	2ND FLOOR		
47	Replace/install tub faucet & showerhead (PERMIT).		PR
48	Replace vanity, faucet, trap & water supply (PERMIT).		PR
49	Install underlayment & vinyl floor in bathroom.		PR
50	Install GFCI outlet in kitchen & bathroom (PERMIT).		PR
51	Install window trim to all windows as needed.		PR
52	Reinstall front bedroom closet doors.		PR
53	Install weatherstripping to porch door.		PR
54	Install CO & smoke detectors.		PR
55	Remove old carpet & pad. Install underlayment & vinyl flooring.		PR
56	Replace damaged light fixture in bathroom (PERMIT).		PR
57	Replace missing ceiling tile in bathroom.		PR
58	Replace rear entry door & hardware.		PR
59	Cap off gas line.		PR
60	Install vent covers.		PR
61			
62		ESTIMATED TOTAL	
63			
64	ALTERNATES:		
65	Install high efficiency gas furnace sidewall vented with heat supply duct running down center of house on the ceiling. Heat duct to each room with vents off of main supply line (PERMIT).		PR
66	Install two sidewall vented hot water heater. Remove old heaters & flues (PERMIT).		PR
67			
68		Alternate Total:	
69			
70			
71			
72			
73	Prepared by:	Date:	
74			
75			
76	Owner Approval:	Date:	