



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	722-724 E CONWAY ST
Summary Of Work	GENERAL
Technical Specialist	Pellett, Brian Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Kevin Sardino
Home address	722 E CONWAY ST
Phone	Home: 414-531-3295 Contact Person: Gina at 414-305-9731
Bid due date	Tuesday, May 8 th , 2012
Approximate starting date	May 2012
Approximate completion date	July 2012

SCOPE OF WORK		April 30th, 2012 (Mon)	
Kevin Sardino: 722 E Conway St (07-1729)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Rental Rehab - CDBG Area	<i>Loan Officer:</i>	
First inspection date: Fri 04/27/2012		Judy Carson	286-3543
Prior version dates: 04/27/2012			
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/re-roof house. Install OSB sheeting, vents, valley, flashing, ice and water shield.	PR	
3	Replace gutters & downspouts.	PR	
4	Tuckpoint chimney.	PR	
5	Install double hung vinyl replacement windows per MHD specifications (PERMIT).	PR/PbA	
6	Install aluminum trim on windows, doors, soffit, fascia & gable ends.	PR	
7	Replace front east entry steps. Concrete & wood steps. Install handrail on both sides of steps.	PR	
8	West Lower Entry Porch: Replace skirting, wood steps, stringers, decking, 1" x 3" baluster guardrails & handrails. Replace damaged framing, level off/jack up, save columns (PERMIT).	PR	
9	Replace 2nd floor guardrails with 1" x 3" baluster rails on both east & west porches.	PR	
10	Install rubber roof deck on 2nd floor east & west porch decks.	PR	
11	Patch concrete wall @ alley.	PR	
12	Install vinyl siding on house. Vinyl shakes on gable ends.	PR	
13	Trim tree back off of roof in front of house.	PR	
14	Remove two trees at back door.	PR	
15	Paint: porch, rails, steps, doors, basement windows, foundation & all painted surfaces.	PR	
16	Install aluminum storm windows in attic.	PR	
17			
18	INTERIOR		
19	Install solid dryer vent.	PR	
20	Cap off dry vent on east wall.	PR	
21	Install mechanical fan & switch in bathrooms (PERMIT).	PR	
22	Abandon light switch in attic stairwell (PERMIT).	PR	
23			
24	ESTIMATED TOTAL		
25			
26	Prepared by:	Date:	
27			
28			
29	Owner Approval:	Date:	