



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

Rocky Marcoux
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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	811 W MADISON ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Juan Espinoza and Minerva Espinoza
Home address	811 W MADISON ST
Phone	Home: 414-384-0960 Cell: 414-627-8521
Bid due date	April 1 st , 2016
Approximate starting date	April 2016
Approximate completion date	June 2016



SCOPE OF WORK		February 26, 2016 (Friday)	
Juan & Minerva Espinoza - 811 W Madison St (04-2341)			
STRONG Homes Loan Program		<i>Rehab Specialist:</i>	
Aldermanic District 12 - José Pérez		Brian Pellett	286-5624
Home Rehab (CDBG)		Loan Officer:	
First inspection date: 2/18/16		Ben Sanchez	286-5719
Revised: 02/19/16			
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 type="radio"/> YES <input checked="" 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. Install OSB sheathing, flashing, vents, ice and water shield.		R
3	Replace gutters & downspouts.		R
4	Snake out downspout receiver on west side of house.		R
5	Rebuild chimney.		R
6	Install front & rear pre-hung steel doors with hardware. Reinstall security doors.		R
7	Repair leak @ toilet.		R
8	Rebuild front porch. Replace steps, risers, skirting, framing, rails, balusters, trim & decking. Match existing style. Decking to be T & G (PERMIT).		R
9	Replace broken sash windows in front of house.		R
10			
11			
12		8	EST TOT:
13			
14		PERMITS 1	
15			
16			
17			
18			
19			
20			
21			
22	Prepared by:	Date:	
23			
24			
25	Owner Approval:	Date:	