



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	816-818 S 30TH ST
Summary Of Work	GENERAL
Technical Specialist	Pellett, Brian Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Jared Backhaus
Home address	4249 S Burrell St
Phone	Home: 262-707-7397 Work: 262-250-1480
Bid due date	Friday, January 20 th , 2012
Approximate starting date	February 2012
Approximate completion date	April 2012

SCOPE OF WORK		December 29th, 2011 (Thurs)	
Jared Backhaus: 816-18 S 30th St (15-1216)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - CDBG Area	<i>Loan Officer:</i>	
First inspection date: Tues 12/13/2011		Greg Johnson	286-5692
Prior version dates: 12/22/11			
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	Tuckpoint foundation & chimney.	PR	
3	Tear off/re-roof house. Install venting, flashing. Fill in gaps between roof boards, ice & water shields.	PR	
4	Replace downspouts & gutters.	PR	
5	Install double hung vinyl replacement windows per MHD specifications (PERMIT).	PR/PbN	
6	Install aluminum trim on windows, doors, soffit, fascia & gable ends.	PR	
7	Rebuild front porch, deck, guardrails, handrails, skirting, steps, stringers, ceiling, rubber roof, trim, fascia & soffit trim (PERMIT).	PR	
8	Install handrail on step to alley.	PR	
9	Install guardrail at end wall of parking slab.	PR	
10	Replace/rebuild railroad ties at rear of house by alley.	PR	
11	Paint: doors, basement windows, porch, deck, trim, steps, skirting & all painted surfaces.	PR/PbA	
12	Install address numbers to back of house.	PR	
13	Replace defective service walk from alley steps to back door @ rear of house.	PR	
14			
15	INTERIOR - 1st Floor		
16	Install trim to entry door. Repair wall.	PR	
17	Replace front bedroom ceiling fixture (PERMIT).	PR	
18	Install GFIC outlet in kitchen (PERMIT).	PR	
19	Install drywall to ceiling in back bedroom. Finish & paint.	PR	
20	Install mechanical fan & switch in bathroom (PERMIT).	PR	
21	Install glass block window with vent in bathroom. Install trim.	PR/PbA	
22	Repair/replace damaged ceramic tile in tub.	PR	
23	Install CO/smoke detector to code.	PR	
24	Replace toilet (PERMIT).	PR	
25	Install fixture covers as needed.	PR	
26	Replace tub faucet & showerhead (PERMIT).	PR	
27	Install underlayment & vinyl flooring in kitchen.	PR	
28	Replace rear entry door with hardware. Repair jamb.	PR	
29	Replace base cabinet with countertop.	PR	
30	Install stainless steel sink with faucet & plumbing (PERMIT).	PR	

SCOPE OF WORK		December 29th, 2011 (Thurs)	
Jared Backhaus: 816-18 S 30th St (15-1216)			
31	INTERIOR - 2nd Floor		
32	Install trim to entry door. Repair wall.		PR
33	Install tempered glass in stairwell window.		PR
34	Repair damaged walls in front stairwell. Finish paint.		PR
35	Install underlayment & vinyl flooring in kitchen.		PR
36	Replace base cabinet with countertop.		PR
37	Install stainless steel sink with faucet & plumbing (PERMIT).		PR
38	Install fixture covers as needed.		PR
39	Replace kitchen sink trap (PERMIT).		PR
40	Replace tub faucet & showerhead (PERMIT).		PR
41	Install glass block window with vent in bathroom. Install trim.		PR/PbA
42	Repair bathroom door & jamb.		PR
43	Install CO/smoke detector to code.		PR
44	Replace rear entry door with hardware. Repair jamb.		PR
45	Install handrail & guardrail in back stairwell from attic to basement.		PR
46	Close junction boxes in attic. Secure all loose wiring (PERMIT).		PR
47			
48	BASEMENT		
49	Install CO/smoke detectors to code.		PR
50	Cap off toilet & vanity (PERMIT).		PR
51	Install solid vent pipe to dryer.		PR
52	Install laundry tray, faucets, automatic washer connections, trap & supply (PERMIT).		PR
53	Reinstall all loose wiring (PERMIT).		PR
54	Replace outlet at laundry area with GFIC outlet (PERMIT).		PR
55	Service boiler. Repair as needed.		PR
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57		ESTIMATED TOTAL	
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65	Prepared by:	Date:	
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68	Owner Approval:	Date:	