



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

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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	9049 W HELENA CT
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	David Nickel and Lisa Cooper
Home address	1131 S. 75th St.
Phone	Home: 262-661-9473
Bid due date	Friday, November 21 st , 2014
Approximate starting date	December 2014
Approximate completion date	March 2015



SCOPE OF WORK		October 30, 2014 (Thurs)	
David & Lisa Nickel - 9049 W Helena Ct (24-4756)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	SNP-HBA	<i>Loan Officer:</i>	
First inspection date: 10/22/14		Ben Sanchez	286-5719
Prior version dates: 10/27/14, 10/29/14			
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 a 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.	C	
3	Paint: windows, doors, storm windows, basement windows & all painted surfaces.	C/PbN	
4	Replace overhead garage door.	R	
5	Replace back door & garage service door.	R	
6	Replace sidewalk from driveway to front door. Rise walk to level to make step from stoop to to code.	C	
7	Replace back patio slab. Install concrete pavers. Rise to level to make step from back door stoop to code.	C	
8	Install wood step from patio door.	C	
9	Caulk between brick face & siding.	R	
10	Replace dryer vent.	R	
11	Remove chimney below roof line. Roof over.	R	
12	Resecure loose siding corners.	R	
13	Clean out gutters.	R	
14	INTERIOR		
15	Replace pad & carpet in living, dining rooms, hall & bedrooms.	R	
16	Repair damaged drywall throughout house.	R	
17	Install coverplates where missing.	C	
18	Replace damaged or missing bedroom doors & hardware. Entry & closet doors.	R	
19	Replace bathroom sink trap (PERMIT).	C	
20	Install showerhead.	R	
21	Install underlayment & vinyl flooring in bathrooms, hall & kitchen.	R	
22	Install globes on fixtures where missing.	R	
23	Bolt down toilet.	R	
24	Service fireplace.	R	
25	Install CO/smoke alarms per code.	R	
26	Install handrail to basement.	C	
27	Service gas furnace.	R	
28	Repair leaks @ bathtub, bar sink, & water line with ice maker valve (PERMIT).	C	
29	Repair & install countertop to bar.	R	
30		27	TOTAL EST
31		2	PERMITS
32			
33	Prepared by:	Date:	
34	Owner Approval:	Date:	