



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

**Rocky Marcoux**  
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Deputy Commissioner  
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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	2541 N 48TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

**Bid packages are available from the owners:**

Owner	Jermaine Alexander
Home address	2541 N 48TH ST
Phone	Home: 414-807-0351 Work: 414-444-9803
Bid due date	Friday, May 2 <sup>nd</sup> , 2014
Approximate starting date	May 2014
Approximate completion date	August 2012



<b>SCOPE OF WORK</b>		<b>April 11th, 2014 (Friday)</b>	
<b>Jermaine Alexander - 2541 N 48th St (10-2846)</b>			
		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work	Home Rehab - UP TIN	<i>Loan Officer:</i>	
First inspection date:	03/24/14	Ben Sanchez	286-5719
Prior version dates:	4/9/14		
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.			
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.			
<b>1</b>	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Secure front porch handrails.	PR	
3	Tuckpoint front porch columns & foundation.	PR	
4	Remove chimney below roof line. Install decking, paper & singles to match existing.	PR	
5	Replace damaged fascia on north side of dormer & floor band trim on southwest corner.	PR	
6	Trim trees back away from house.	PR	
7	Install vinyl replacement windows per MHD specifications on south, west & north sides of house (PERMIT).	PR/PbN	
8	Paint porch, rails, garage, windows, basement windows, siding, wood shakes, trim, soffit, fascia, gable ends & all painted surfaces.	PR/PbA	
9	Replace broken window in garage.	PR	
10	Install downspout & elbow to garage.	PR	
11	Replace garage service door & hardware.	PR	
12	Replace garage overhead door. Install trim.	PR	
13	Install new electrical power underground line (PERMIT).	PR	
14	Replace rear entry door & hardware. Repair jamb.	PR	
15	Install storm door on front & rear entry.	PR	
16	Install storm windows on attic & living room windows.	PR	
17	Install address numbers on garage.	PR	
18	Replace hose bibs front & rear (PERMIT).	PR	
19	Replace concrete pad @ front steps.	PR	
20	Install glass block windows with vents in basement.	PR/PbA	
21	Install sidewall insulation.	PR	
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<b>23</b>	<b>INTERIOR - 1st Floor</b>		
24	Replace light switch to front door entry fixture (PERMIT).	PR	
25	Replace light fixture in living room (PERMIT).	PR	
26	Replace light switch to dining room fixture (PERMIT).	PR	
27	Remove old kitchen & hall flooring.	PR	
28	Install underlayment & vinyl flooring in kitchen, hall back stair & back door landing.	PR	
29	Replace base & wall cabinets with countertop. Match existing location.	PR	
30	Install GFIC outlet in kitchen (PERMIT).	PR	

<b>SCOPE OF WORK</b>		<b>April 11th, 2014 (Friday)</b>	
	<b>Jermaine Alexander - 2541 N 48th St (10-2846)</b>		
31	<b>BASEMENT (Continued)</b>		
32	Front & rear bedroom: replace ceiling fixture (PERMIT).		PR
33	Install mechanical fan & switch in bathroom (PERMIT).		PR
34	Replace bathroom vanity, sink, faucet & trap (PERMIT).		PR
35	Install stainless double basin kitchen sink & faucet (PERMIT).		PR
36	Install tub faucet & showerhead (PERMIT).		PR
37	Install ceramic tile tub surround. Repair walls.		PR
38	Install handrail to basement.		PR
39	Replace damaged ceiling fixtures (PERMIT).		PR
40	Screw electrical box shut.		PR
41	Install GFIC outlet @ laundry area (PERMIT).		PR
42	Replace laundry tray, faucet, supply & trap (PERMIT).		PR
43	Install solid dryer vent pipe.		PR
44	Install sidewall vented hot water heater (PERMIT).		PR
45	Replace & size return air ducts to furnace.		PR
46	Tuckpoint basement walls.		PR
47	Replace tub drum trap (PERMIT).		PR
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49	<b>INTERIOR - 2nd Floor</b>		
50	Check all outlets. Replace if not working (PERMIT).		PR
51	Install Romex wiring to code in attic (PERMIT).		PR
52	Install handrail in stairwell.		PR
53	Install additional insulation in attic floor.		PR
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55		43	<b>TOTAL EST</b>
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57		19	<b>PERMITS</b>
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71	Prepared by:	Date:	
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74	Owner Approval:	Date:	