



**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	2624 W FOND DU LAC AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Martha Cooper
Home address	2913 N 37th St
Phone	Home: 414-444-3956
Bid due date	Friday, December 7 <sup>th</sup> , 2012
Approximate starting date	January 2013
Approximate completion date	March 2013

SCOPE OF WORK		November 14th, 2012 (Weds)	
Martha Cooper: 2624 W Fond du Lac Av (06-1020)			
		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work	Rental Rehab - CDBG Area	<i>Loan Officer:</i>	
First inspection date: 11/01/12 Thurs		Greg Johnson	286-5692
Prior version dates: 11/05/12, 11/08/12			
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	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Tuckpoint building. <b>(Common)</b>	PR	
3	Replace rear gutters & downspouts. Seal to receiver. <b>(Common)</b>	PR	
4	Install vinyl siding on parapet walls to cover plywood. <b>(Common)</b>	PR	
5	Replace front entry door with prehung unit, locks & hardware.	PR	
6	Install double hung vinyl replacement windows per MHD specifications to 2nd floor unit (PERMIT).	PR/PbA	
7	Paint. Touch up work. Match existing color. <b>(Common)</b>	PR	
8	Build 3'x3' porch deck with guardrails at porch door.	PR	
9	Replace front entry security door & hardware.	PR	
10	<b>INTERIOR - 2nd Floor</b>		
11	Install at front & rear entry solid core door & hardware to unit entry at top of stairs. Repair jamb.	PR	
12	Replace all interior doors & hardware. Repair jambs.	PR	
13	Install pad & carpet in bedrooms & living room.	PR	
14	Install underlayment & vinyl flooring in kitchen, porch & hall.	PR	
15	Install CO/smoke detector.	PR	
16	Install trim on doors & windows where missing. Match existing.	PR	
17	Replace damaged ceiling fixture (PERMIT).	PR	
18	Install GFCI outlet in kitchen & bathroom (PERMIT).	PR	
19	Install glass block window in bathroom with vent.	PR/PbA	
20	Install mechanical fan & switch in bathroom. Vent to exterior (PERMIT).	PR	
21	Patch, repair, prime & paint all walls & ceilings, including stairwells & porch.	PR	
22	Replace base cabinets & countertop in kitchen. Match existing location.	PR	
23	Install double stainless steel sink, faucet, trap, water supply with shut-off valves in kitchen (PERMIT).	PR	
24	Remove old bathroom wall fixtures. Properly install wall fixture above sink (PERMIT).	PR	
25	Repair basement stair tread.	PR	
26	Install laundry tray faucet with automatic washer connection & replace trap (PERMIT).	PR	
27	Install GFIC outlet at laundry area (PERMIT).	PR	
28	Install shut-off valve & overflow pipe to hot water heater (PERMIT).	PR	
29			
30		Total Residential:	
31		Total Common:	
32			
33		<b>Estimated Total:</b>	
34			
35	Prepared by:	Date:	
36			
37	Owner Approval:	Date:	