



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

**Rocky Marcoux**  
 Commissioner  
 rmarco@milwaukee.gov

**Martha L. Brown**  
 Deputy Commissioner  
 mbrown@milwaukee.gov

**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	3135 N 39TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

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

Owner	Barbara Rainey Mitchell
Home address	3135 N 39TH ST
Phone	Home: 414-871-0627 Daughter/Jeneice Rainey at 414-514-8153
Bid due date	Friday, January 17 <sup>th</sup> , 2014
Approximate starting date	February 2014
Approximate completion date	April 2014



<b>SCOPE OF WORK</b>		Dec 13, 2013 (Friday)	
<b>Barbara Rainey-Mitchell: 3135 N 39th St</b> (16-3606)			
<b>Home Rehab - CDBG</b>		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work		<i>Loan Officer</i>	
First inspection date: Monday 12/10/12		Greg Johnson	286-5692
Prior version dates:			
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-Room 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>EXTERIOR</b>		<b>Code</b>	<b>Cost Est</b>
1 Tear off/re-roof house. Install OSB sheeting, vents, Valley Tin, flashing, ice and water shield.		PR	
2 Replace gutters & downspouts.		PR	
3 Tuckpoint chimney & foundation.		PR	
4 Replace damaged flue pipe in chimney & install flue liner.		PR	
5 Install glass block windows with vents in basement.		PR/PbN	
6 Two basement windows to be repaired to code.		PR	
7 Secure siding to house. Replace missing aluminum corner trim.		PR	
8 Caulk holes & nail heads in siding.		PR	
9 Install double hung vinyl replacement windows per MHD specifications (PERMIT).		PR/PbN	
10 Install aluminum trim on windows, doors, soffit, fascia & gable ends.		PR	
11 Install grabbable handrail on front porch.		PR	
12 Install backflow preventer on hose bib.		PR	
13 Replace back door threshold.		PR	
14 Replace front & rear entry door with pre-hung steel entry door with hardware & locks.		PR	
15 Install address numbers on back of house.		PR	
16 Install 2x4 plate to cover over anchor bolts for garage.		PR	
17 Paint: porch, rails, deck, foundation, doors, basement windows & all painted surfaces.		PR/PbA	
18			
19 <b>INTERIOR - 1st Floor</b>			
20 Repair damaged ceiling in front room & front bedroom. Finish, prime & paint.		PR	
21 Install one additional outlet in front room & two additional outlets in living room (PERMIT).		PR	
22 Replace ceiling fan & electrical box in living room & front bedroom (PERMIT).		PR	
23 Patch, repair, prime, finish, paint kitchen ceiling.		PR	
24 Replace missing outlet in kitchen (PERMIT).		PR	
25 Install GFIC outlet in bathroom & kitchen (PERMIT).		PR	
26 Install underlayment & vinyl floor in kitchen, bathroom, back stairs & landing.		PR	
27 Repair damaged floor under toilet.		PR	
28 Install mechanical fan & switch in bathroom (PERMIT).		PR	
29 Replace ceiling fixture in bathroom (PERMIT).		PR	
30 Replace tub faucet & shower head (PERMIT).		PR	

	<b>SCOPE OF WORK</b>	Dec 13, 2013 (Friday)
	<b>Barbara Rainey-Mitchell: 3135 N 39th St</b> (16-3606)	
31	<b>INTERIOR - 1st Floor (Continued)</b>	
32	Replace bathroom vanity, sink, faucet & trap (PERMIT).	PR
33	Remove old wall panel. Re-drywall, walls, finish, prime & paint in bathroom.	PR
34	Install fiberglass tub surround, only two sides.	PR
35	Install smoke & CO detectors per code.	PR
36	Replace water damaged trim on kitchen beam. Paint.	PR
37	Replace kitchen ceiling fixture (PERMIT).	PR
38		
39	<b>INTERIOR - 2nd Floor</b>	
40	Install handrail to 2nd floor.	PR
41	Patch, repair, prime & paint wall & ceiling in stairwell.	PR
42	Repair damaged step & kickplate on stairs.	PR
43	Repair water & squirrel damaged ceiling areas in main room, bedroom & closet. Patch & prime.	PR
44	Install bedroom door & hardware to front room.	PR
45	Install smoke & CO detectors per code.	PR
46	Patch hole in floor.	PR
47		
48	<b>BASEMENT</b>	
49	Repair back stairwell, steps & kickplates.	PR
50	Install handrail to basement	PR
51	Patch, repair, prime & finish paint walls & ceiling in back stairwell.	PR
52	Remount switch.	PR
53	Re-install ductwork pulled apart.	PR
54	Install hot water heater (PERMIT).	PR
55	Replace laundry faucet & automatic water connections (PERMIT).	PR
56	Install laundry tub trap & properly vented (PERMIT).	PR
57	Install smoke & CO detector.	PR
58	Remove old wood stove. Seal chimney breech.	PR
59	Install electrical coverplates (PERMIT).	PR
60	Replace damaged ceiling fixtures (PERMIT).	PR
61	Upgrade electrical service 100 amp breaker service (PERMIT).	PR
62	Check all electrical outlets, switches & fixtures throughout house. Repair as needed (PERMIT).	PR
63		
64		43 <b>TOTAL EST</b>
65		
66		17 <b>PERMITS</b>
67		
68		
69		
70		
71		
72		
73		
74		
75	Prepared by:	Date:
76		
77		
78	Owner Approval:	Date: