



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	3227-3229 N HOLTON ST
Summary Of Work	GENERAL
Technical Specialist	Pellett, Brian Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Bertha Foster
Home address	3227 N HOLTON ST
Phone	Home: 414-372-4327
Bid due date	Friday, April 6 th , 2012
Approximate starting date	April 2012
Approximate completion date	June 2012

SCOPE OF WORK		March 1st, 2012 (Thurs)	
Bertha Foster: 3227-29 N Holton St (12-2126)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - HG TIN	<i>Loan Officer:</i>	
First inspection date: 02/16/2012 Thurs		Judy Carson	286-3543
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-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	Remove old concrete around back of house. Concrete is under about 4" of topsoil.	PR	
3	Install metal window wells on north & west side of house. Put in gravel fill in wells.	PR	
4	Backfill around house with possible drainage from house.	PR	
5	Install grass seed with cover on fill.	PR	
6	Replace two concrete pads on service walk @ dining window area. Low spot in walk. Water pooling problem.	PR	
7	Seal downspouts.	PR	
8	Tuckpoint foundation.	PR	
9	Repair front porch iron handrails & guardrails on 1st & 2nd floor.	PR	
10	Install address numbers to garage.	PR	
11			
12	INTERIOR		
13	Install thumb turn deadbolts to entry doors. Match existing keys.	PR	
14	Weatherstrip all entry door & porch doors.	PR	
15	Replace 2nd floor rear porch door & hardware. Repair jamb.	PR	
16	Install underlayment & vinyl flooring in 2nd floor bathroom.	PR	
17	Secure back stairwell handrail.	PR	
18	Install guardrail around attic stairwell opening.	PR	
19	Close off open electrical boxes in attic (PERMIT).	PR	
20	Patch, finish, prime walls & ceiling damage in attic.	PR	
21			
22	BASEMENT		
23	Repair basement step.	PR	
24	Patch & repair damaged concrete floor.	PR	
25	Cap off/Install coverplates on open electrical boxes (PERMIT).	PR	
26	Box in/Cover Romex wire running on center beam (PERMIT).	PR	
27	Install hot water heater. Move closer to chimney. Install shut-off valves (PERMIT).	PR	
28	Install properly size heat duct runs for furnace. Resize long duct runs.	PR	
29	Seal chimney breach.	PR	
30	Install two laundry trays, double basin. Include faucet, automatic washer connections & trap (PERMIT).	PR	
31	Install glass block windows with vents.	PR/PbA	
32			
33		25	TOTAL EST
34			
35	Prepared by:	Date:	
36			
37	Owner Approval:	Date:	