



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

Rocky Marcoux
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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 | 3228 W ST PAUL AV |
| Summary Of Work | GENERAL |
| Technical Specialist | Brian Pellett Phone: (414) 286-5624 |

Bid packages are available from the owners:

| | |
|-----------------------------|---|
| Owner | Brittney Quinn and Brandon McCullough |
| Home address | 3228 W ST PAUL AV |
| Phone | Home: 414-736-8883 |
| Bid due date | Friday, December 6 th , 2013 |
| Approximate starting date | December 2013 |
| Approximate completion date | February 2014 |



| SCOPE OF WORK | | October 3, 2013 (Thurs) | |
|--|--|--------------------------------|-----------------|
| Brittney Quinn & Brandon McCullough: 3228 W St Paul Av (08-4131) | | | |
| | | <i>Rehab Specialist:</i> | |
| () Home | | Brian Pellett | 286-5624 |
| () Work | Home Rehab - MP TIN | <i>Loan Officer:</i> | |
| First inspection date: 09/30/13 Monday | | 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-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 | Tuckpoint foundation & chimneys. | PR | |
| 3 | Rebuild back 2nd floor porch, deck, rails & framing to code (PERMIT). | PR | |
| 4 | Repair damaged soffits on the house. | PR | |
| 5 | Seal leaks in gutters & downspouts. | PR | |
| 6 | Install aluminum corner trim where missing. Match existing siding. | PR | |
| 7 | Replace front entry handrails & guardrails. | PR | |
| 8 | Install pipe handrail to front service walk steps. | PR | |
| 9 | Install double hung vinyl replacement windows. Replace old wood windows only. Refinish all window sills per MHD specifications (PERMIT). | PR/PbN | |
| 10 | Install aluminum trim on windows, garage trim & doors. | PR | |
| 11 | Replace damaged corner vinyl siding on garage. | PR | |
| 12 | Replace overhead garage door. | PR | |
| 13 | Paint: front porch windows, soffit, fascia, rail, deck, inside front porch, basement windows & all painted surfaces. | PR | |
| 14 | | | |
| 15 | INTERIOR - 1st Floor | | |
| 16 | After replacing floor beam & jacking up, level the floor. Repair, patch & prime all walls & ceilings damaged & cracked areas. | PR | |
| 17 | Install ceiling fixture in living room. Check switch to fixture (PERMIT). | PR | |
| 18 | Check & repair switch & fixtures in dining room (PERMIT). | PR | |
| 19 | Replace base cabinet & countertop. Match existing location. | PR | |
| 20 | Reinstall sink & faucet. Replace trap (PERMIT). | PR | |
| 21 | Install GFIC outlet in kitchen & bathroom (PERMIT). | PR | |
| 22 | Hardwire mechanical fan to switch (PERMIT). | PR | |
| 23 | Replace kitchen wall fixture (PERMIT). | PR | |
| 24 | Install underlayment & vinyl flooring in kitchen, hall, pantry & bathroom. | PR | |
| 25 | Remove ceramic tile floor in bathroom. Install plywood floor @ level for vinyl flooring. | PR | |
| 26 | Replace bathtub & faucet with shower (PERMIT). | PR | |
| 27 | Install ceramic tub surround. | PR | |
| 28 | Replace bathroom vanity, sink, faucet, water supply & trap (PERMIT). | PR | |
| 29 | Replace toilet & water supply (PERMIT). | PR | |
| 30 | Install mechanical fan & switch exterior vented (PERMIT). | PR | |

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|----------------------|--|--------------------------------|------------------|
| | Brittney Quinn & Brandon McCullough: 3228 W St Paul Av (08-4131) | | |
| 31 | INTERIOR - 1st Floor (Continued) | | |
| 32 | Install baseboard in bathroom. | | PR |
| 33 | Replace ceiling fixture (PERMIT). | | PR |
| 34 | Patch, prime & paint bathroom walls & ceiling. | | PR |
| 35 | Install smoke & CO detector. | | PR |
| 36 | | | |
| 37 | INTERIOR - 2nd Floor | | |
| 38 | Install handrail where missing in back stairwell from 2nd floor to basement. | | PR |
| 39 | Install smoke & CO detector. | | PR |
| 40 | Install/replace switch & ceiling fixture in back bedroom (PERMIT). | | PR |
| 41 | Bring electrical outlet out level with wall & install coverplate. | | PR |
| 42 | Install GFIC outlet & one additional outlet in kitchen (PERMIT). | | PR |
| 43 | Supply hot water to kitchen sink (PERMIT). | | PR |
| 44 | Seal off chimney breech. | | PR |
| 45 | Install side wall & ceiling installation in bathroom. | | PR |
| 46 | Install drywall on ceiling & walls. Finish, prime & paint bathroom. | | PR |
| 47 | Replace bathtub, faucet, supply & trap with shower (PERMIT). | | PR |
| 48 | Install bathroom vanity, sink, faucet, supply & trap. | | PR |
| 49 | Replace toilet & water supply (PERMIT). | | PR |
| 50 | Install ceramic tile tub surround. | | PR |
| 51 | Install mechanical fan & switch in bathroom exterior vented (PERMIT). | | PR |
| 52 | Install underlayment & vinyl flooring with baseboard in bathroom & kitchen. | | PR |
| 53 | Install ceiling fixture & switch in bathroom, dining room & front bedroom (PERMIT). | | PR |
| 54 | | | |
| 55 | BASEMENT | | |
| 56 | Install GFIC outlet @ laundry area (PERMIT). | | PR |
| 57 | Replace damaged ceiling fixture & install coverplates where missing (PERMIT). | | PR |
| 58 | Replace overflow valve on hot water heater (PERMIT). | | PR |
| 59 | Replace missing step on basement stairs. | | PR |
| 60 | Tuckpoint foundation. | | PR |
| 61 | Possible gas leak @ furnace. Repair. | | PR |
| 62 | Replace damaged/broken floor beam between first & second columns. Install one additional column between all existing columns. Install footing for new columns 2'-0" x 2'-0" X 1'-0" deep. Jack up 1st floor to level (PERMIT). | | PR |
| 63 | Replace or sister onto five (5) floor joists under 1st floor bathroom (PERMIT). | | PR |
| 64 | Install smoke & CO detector. | | PR |
| 65 | | | |
| 66 | | 55 | TOTAL EST |
| 67 | | | |
| 68 | | 25 | PERMITS |
| 69 | | | |
| 70 | | | |
| 71 | Prepared by: | Date: | |
| 72 | | | |
| 73 | | | |
| 74 | Owner Approval: | Date: | |