



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	3540 N PALMER ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Susan Fields
Home address	3544 N PALMER ST
Phone	Home: 414-520-2485
Bid due date	Friday, July 6 th , 2012
Approximate starting date	July 2012
Approximate completion date	October 2012

SCOPE OF WORK		June 12th, 2012 (Tues)	
Susan Fields: 3540 N Palmer St (12-1545)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - HG TIN	<i>Loan Officer:</i>	
First inspection date: 06/07/12 Thurs		Greg Johnson	286-5692
Prior version dates: 06/07/12			
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	EXTERIOR	Code	Cost Est
2	Tear off/re-roof house & garage. Install OSB sheathing, vents, flashing, valley, ice and water shield.	PR	
3	Replace all double hung windows with vinyl double replacement windows per MHD specifications. Save storm windows. Paint window stops. Install aluminum trim in window well (PERMIT).	PR/PbA	
4	Refinish front porch casement windows. Strip paint. Prime & re-paint. Re-install windows (PERMIT).	PR/PbA	
5	Install glass block windows with vents in basement.	PR/PbN	
6	Repair damaged furnace vent pipe.	PR	
7	Install address on garage.	PR	
8	Paint all painted surfaces.	PR/PbN	
9	INTERIOR		
10	BASEMENT		
11	Remove oil tank & fill pipe. Tuckpoint pipe hole shut.	PR	
12	Install solid vent pipe on dryers.	PR	
13	Properly install water meter setting. Shut off valves (PERMIT).	PR	
14	Install coverplates on open electrical boxes (PERMIT).	PR	
15	Install/replace pull chain fixture in front room (PERMIT).	PR	
16	Install handrail in back stairwell.	PR	
17	1ST FLOOR		
18	Replace back hall fixture (PERMIT).	PR	
19	Install vent grill on hallway air return.	PR	
20	Install one additional outlet per room (PERMIT).	PR	
21	Replace front entry door & hardware. Repair jamb.	PR	
22	Check ceiling fixtures in kitchen & back bedroom. Repair as needed (PERMIT).	PR	
23	Install switch & ceiling fixture in living room (PERMIT).	PR	
24	Install stove wall cabinet.	PR	
25	Install switch & stove exhaust fan (PERMIT).	PR	
26	Repair water damage on kitchen ceiling. Finish paint.	PR	
27	Install underlayment & vinyl flooring in kitchen & hall (no stick down tile).	PR	
28	Install door & hardware to middle bedroom.	PR	
29	2ND FLOOR		
30	Install GFIC outlet in bathroom (PERMIT).	PR	
31			
32		17	TOTAL EST
33			
34	Prepared by:	Date:	
35			
36			
37	Owner Approval:	Date:	