



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	3602 N PALMER ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Louis Simmons
Home address	3602 N PALMER ST
Phone	Home: 414-263-5564 Cell: 414-460-7053
Bid due date	Friday, July 20 th , 2012
Approximate starting date	August 2012
Approximate completion date	October 2012

SCOPE OF WORK		June 8th, 2012 (Fri)	
Louis Simmons: 3602 N Palmer St (12-1547)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - HG TIN	<i>Loan Officer:</i>	
First inspection date: 05/31/2012 Thurs		Judy Carson	286-3543
Prior version dates: 05/31/12			
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	Replace concrete service walk from front porch to alley. Pitch walk from center of house to front & rear yard.	PR	
3	Install/replace all double hung vinyl windows with vinyl double hung replacement windows per MHD specifications (PERMIT).	PR/PbN	
4	Install glass block window with vent in bathroom (PERMIT).	PR/PbN	
5	Install aluminum trim on windows.	PR	
6	Remove aluminum siding. Install vinyl siding with backerboard.	PR	
7	Tuckpoint chimney. Repair chimney flashing.	PR	
8	Replace front & rear entry doors, hardware & repair jambs.	PR	
9	Tear off/re-roof house.	PR	
10	Install glass block windows with vents in basement.	PR/PbA	
11			
12	INTERIOR		
13	Install GFIC outlet in kitchen (PERMIT).	PR	
14	Install CO/smoke detectors per floor/code.	PR	
15	Install mechanical fan & switch in bathroom (PERMIT).	PR	
16	Replace kitchen base & wall cabinets & countertop. Match existing location.	PR	
17	Install stainless steel double base kitchen sink & sink faucet. Replace trap (PERMIT).	PR	
18	Install light fixture in 2nd floor stairwell (PERMIT).	PR	
19	Install GFIC outlet in 2nd floor bathroom (PERMIT).	PR	
20	Install handrails to basement.	PR	
21	Install overflow pipe on hot water heater (PERMIT).	PR	
22	Replace bathtub trap (PERMIT).	PR	
23	Replace ceiling fixture in back room (PERMIT).	PR	
24			
25		17	TOTAL EST
26			
27			
28			
29			
30	Prepared by:	Date:	
31			
32			
33	Owner Approval:	Date:	