



**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	3608-3610 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	3644 N PALMER ST
Phone	(h) (414) 520-2485 (w) (414) 229-4195
Bid due date	Friday, January 4 <sup>th</sup> , 2013
Approximate starting date	February 2013
Approximate completion date	April 2013

SCOPE OF WORK		December 4th, 2012 (Tues)	
Susan Fields: 3608-10 N Palmer St (12-1547)			
		<i>Rehab Specialist:</i>	
( ) Home		Brian Pellett	286-5624
( ) Work	Rental Rehab - HG TIN	<i>Loan Officer:</i>	
First inspection date: 11/26/2012 Monday		Greg Johnson	286-5692
Prior version dates: 12/03/12			
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	<b>EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	Tear off/re-roof house & garage. Install OSB sheathing, venting, flashing, D-metal, vents, ice and water shield. Remove TV antenna.	PR	
3	Remove carpet on front porch. Secure decking & paint.	PR	
4	Install double hung vinyl replacement windows per MHD specifications. Match existing mullions style in windows. Leave storm windows in place (PERMIT).	PR/PbA	
5	Install awning over front entry.	PR	
6	Install screen over rear attic vent.	PR	
7	Install glass block window with two dryer vents at rear of house.	PR/PbN	
8	Tuckpoint: house & chimney.	PR	
9	Backflow preventer on hose bib.	PR	
10	Paint: gutters, downspouts, step flashing, basement windows & all painted surfaces.	PR/PbN	
11	Remount rear yard fixture.	PR	
12	Board over garage windows; paint.	PR	
13			
14	<b>INTERIOR</b>		
15	Install CO/smoke detectors per code.	PR	
16	Install GFIC outlet in kitchen (PERMIT).	PR	
17	Install threshold on front entry door.	PR	
18	Replace cold air return grills.	PR	
19	<b>2ND FLOOR</b>		
20	Install CO/smoke detectors per code.	PR	
21	Install GFIC outlet in bathroom (PERMIT).	PR	
22	Install fixture outlet cap on kitchen wall fixture.	PR	
23	Replace porch door & hardware.	PR	
24	Install Pennate ceiling fixture in stairwell (PERMIT).	PR	
25	<b>BASEMENT</b>		
26	Install CO/smoke detectors per code.	PR	
27	Cap off electrical boxes (PERMIT).	PR	
28	Strap hot water heater flue.	PR	
29	Cap off/remove wire plug outlet on ceiling (PERMIT).	PR	
30	Install GFIC outlet at laundry area (PERMIT).	PR	
31	Reinstall Romex wiring in back stair entry to code (PERMIT).	PR	
32	Install solid vent pipe to dryers.	PR	
33	Install backflow preventer to laundry tray.	PR	
34			
35		25	<b>TOTAL EST</b>
36			
37	Prepared by:	Date:	
38			
39			
40	Owner Approval:	Date:	