



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

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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	3634 N 25TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Pauline Mitchell
Home address	3634 N 25TH ST
Phone	(h) (414) 444-0939 (w)
Bid due date	Friday, December 20 th , 2013
Approximate starting date	January 2014
Approximate completion date	April 2014



SCOPE OF WORK		Dec 3, 2013 (Tues)	
Pauline Mitchell: 3634 N 25th St (06-1329)			
Home Rehab - CDBG		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work		<i>Loan Officer</i>	
First inspection date: 11/12/13 (Tues)		Judy Carson	286-3543
Prior version dates: 07/01/13			
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-Room 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.			
EXTERIOR		Code	Cost Est
1 Tear off/re-roof house. Install OSB sheathing, flash, vent, ice and water shield.		PR	
2 Install gutter & downspouts.		PR	
3 Install handrails on both sides of porch steps.		PR	
4 Install pipe handrail to front service steps.		PR	
5 Install double hung vinyl replacement windows per MHD specifications (PERMIT).		PR/PbA	
6 Replace front porch windows with aluminum storm windows.		PR/PbN	
7 Replace front & rear storm doors.		PR	
8 Install aluminum trim on window stops & missing or damaged trim.		PR/PbN	
9 Paint: steps, columns, basement windows, porch, deck, trim, doors, back entry & all painted services.		PR/PbN	
10 Replace electrical pole on back of house (PERMIT).		PR	
11 Rebuild 2nd floor back porch; deck, rails & framing (PERMIT).		PR	
12 Demo garage. Save shed on west side of garage. Re-use vinyl siding from garage on east wall of shed. Repair door to shed in working order.		PR	
13 Move alley gate & fence to corner of shed. Repair damaged fencing.		PR	
14 Tuckpoint: foundation, porch, columns & chimney.		PR	
15 Replace front porch entry door with solid core with hardwood.		PR	
16			
17 INTERIOR - 1st Floor			
18 Install electrical ceiling fan box. Re-install ceiling fan (PERMIT).		PR	
19 Properly install electric lines to wall fixtures (PERMIT).		PR	
20 Clean out tub drain.		PR	
21 Install GFIC outlet in bathroom & kitchen (PERMIT).		PR	
22 Install two additional outlets for kitchen (PERMIT).		PR	
23 Install coverplate for light switch @ back door.		PR	
24 Replace rear entry door to kitchen with solid core door with hardware.		PR	
25 Finish, prime & paint; walls & ceilings in all rooms, closets & stairwells, two coats of paint.		PR	
26 BASEMENT			
27 Repair leak in water line above laundry tray (PERMIT).		PR	
28 Cap off old gas line to old stove (PERMIT).		PR	
29 Seal around vent pipes to chimney.		PR	
30 Install coverplates where missing (PERMIT).		PR	
31 Install 150 amp duplex/breaker electrical up grade service (PERMIT).		PR	
32 Install balusters on open stairs.		PR	

	SCOPE OF WORK	Dec 3, 2013 (Tues)
	Pauline Mitchell: 3634 N 25th St (06-1329)	
33	BASEMENT (Continued)	
34	Replace back entry door & hardware. Repair jamb.	PR
35	Check all electrical server, outlets, switches, fixtures throughout house. Repair as needed (PERMIT).	PR
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37	2ND FLOOR	
38	Repair, patch, finish, prime & paint walls & ceilings in all rooms, two coats of paint.	PR
39	Redrywall damaged ceiling/wall in kitchen. Finish, prime & paint.	PR
40	Replace kitchen sink faucet (PERMIT).	PR
41	Install wall fixture in bathroom (PERMIT).	PR
42	Install underlayment & vinyl floor in bathroom.	PR
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44		35 TOTAL EST
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46		14 PERMITS
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73	Prepared by:	Date:
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76	Owner Approval:	Date: