



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	3971 N 29TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Trypheana Curtain
Home address	3971 N 29TH ST
Phone	Cell: 414-514-2284
Bid due date	Friday, March 21 st , 2014
Approximate starting date	April 2014
Approximate completion date	June 2014



SCOPE OF WORK		February 25, 2014 (Tuesday)	
Trypheana Curtain: 3971 N 29th St (16-2638)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - CC TIN	<i>Loan Officer:</i>	
First inspection date: 02/18/14 Tues		Judy Carson	286-3543
Prior version dates: 02/18/14			
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. Install OSB sheathing, flashing, Valley Tin, vents, chimney saddle, ice & water shield.	PR	
3	Replace gutters & downspouts.	PR	
4	Install rubber roof on rear 2nd floor porch.	PR	
5	Replace guardrail & post for rear porch.	PR	
6	Secure front porch step.	PR	
7	Replace concrete sidewalk on north side of house. Rise in height & pitch away from house. Tuckpoint foundation before installing new concrete sidewalk.	PR	
8	Tuckpoint house, chimney & garage. Rebuild mason stone & brick on southeast corner of home. Replace damaged chimney cap. Match existing chimney cap.	PR	
9	Remove shed on back of garage. Fill in opening to garage with brick & concrete block to match existing brick on garage.	PR	
10	Replace garage service door light fixture (PERMIT).	PR	
11	Install outlet for garage door opener (PERMIT).	PR	
12	Repair damaged or missing aluminum trim.	PR	
13	Paint: basement windows, windows, garage trim & all painted surfaces.	PR/PbA	
14	Install storm windows where missing.	PR	
15	Clean out/chimney sweep chimney.	PR	
16	Replace all broken windows.	PR	
17	Provide final lead clearance from Milwaukee Health Dept. Please note this property has historical requirements (PERMIT).	PR/PbN	
18	Replace missing or damaged wood fence & gate.	PR	
19			
20	INTERIOR - 1st Floor		
21	Repair ceiling water damage in front hallway. Patch, finish to match existing & paint.	PR	
22	Remount ceiling fixture in dining room (PERMIT).	PR	
23	Install GFIC outlet in kitchen (PERMIT).	PR	
24	Install grounded outlet for stove (PERMIT).	PR	
25	Remove old built-in stove. Cap off gas line. Install shelves & doors to match existing style of kitchen cabinets.	PR	
26	Replace kitchen sink faucet. No water - replace water supply line to sink (PERMIT).	PR	
27	Replace light fixture in hall closet.	PR	

SCOPE OF WORK		February 25, 2014 (Tuesday)	
	Trypheana Curtain: 3971 N 29th St (16-2638)		
28	INTERIOR - 1st Floor (Continued)		
29	Replace damaged closet door panel in hall. Match existing.		PR
30	BASEMENT		
31	Install handrail to basement.		PR
32	Secure steps.		PR
33	Install missing electrical cover plates. Screw old electrical box shut.		PR
34	Install solid vent pipe to dryer.		PR
35	Repair chimney clean-out door to working order. Clean out chimney.		PR
36			
37	INTERIOR - 2nd Floor		
38	Install handrail.		PR
39	Repair damaged plaster wall in bathroom.		PR
40	Replace vanity, faucet, sink, trap & water supply (PERMIT).		PR
41	Replace toilet & water supply (PERMIT).		PR
42	Replace bathtub faucet & showerhead. Repair damaged venting & waste lines (PERMIT).		PR
43	Install cover plates on outlets & switches where missing.		PR
44	Install mechanical fan & switch in bathroom (PERMIT).		PR
45	Install GFIC outlet in bathroom (PERMIT).		PR
46	Replace attic door/stairs.		PR
47	Install blown-in attic insulation in attic floor.		PR
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49		38	TOTAL EST
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60	Prepared by:	Date:	
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63	Owner Approval:	Date:	