



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	4021-4023 N 24TH ST
Summary Of Work	GENERAL
Technical Specialist	Pellett, Brian Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Patricia Mitchell
Home address	4021 N 24TH ST
Phone	Cell: 414-241-1936
Bid due date	Friday, April 6 th , 2012
Approximate starting date	April 2012
Approximate completion date	July 2012

SCOPE OF WORK		February 7th, 2012 (Tues)	
Patricia Mitchell: 4021-23 N 24th St (09-6650)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - CDBG Area	<i>Loan Officer:</i>	
First inspection date: Monday 01/23/2012		Judy Carson	286-3543
Prior version dates: 01/24/12			
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	Install rubber roof on 2nd floor front porch.	PR	
3	Tear off & reroof house & garage. Install OSB sheeting, flashing, venting, ice & water shield.	PR	
4	Replace damaged wood shake on 2nd floor.	PR	
5	Replace 2nd floor front & rear porch guardrails.	PR	
6	Replace front porch ceiling fixture (PERMIT).	PR	
7	Replace damaged overhead garage door.	PR	
8	Tuckpoint, replace damaged concrete block & trim on garage.	PR	
9	Paint: trim, door, porch, basement windows & all painted surfaces.	PR	
10	Replace front & rear entry doors & hardware. Repair jamb.	PR	
11	Install 2nd floor front & rear porch storm door.	PR	
12			
13	INTERIOR - 1st Floor		
14	Repair fireplace outlet (PERMIT).	PR	
15	Cap off old electrical outlet in living room (PERMIT).	PR	
16	Front Bedroom: Patch, finish & paint damaged wall.	PR	
17	Replace bathroom & bedroom doors & hardware. Repair jambs.	PR	
18	Install CO/smoke detector.	PR	
19	Install GFIC outlet in kitchen & bathroom (PERMIT).	PR	
20	Install mechanical fan & switch in bathroom (PERMIT).	PR	
21	Install underlayment & vinyl flooring in kitchen, pantry, kitchenette & hall.	PR	
22	Replace kitchen trap (PERMIT).	PR	
23	Replace pantry ceiling fixture (PERMIT).	PR	
24	Repair water @ kitchen sink faucet, drain area (PERMIT).	PR	
25			
26	BASEMENT		
27	Replace damaged ceiling fixture (PERMIT).	PR	
28	Install solid pipe dryer vent.	PR	
29	Install coverplate on electrical boxes (PERMIT).	PR	
30	Screw shut old electrical box.	PR	
31	Cap off water line for ice maker @ hot water heater. It leaks. (PERMIT)	PR	
32	Install faucet with automatic washer connection to north side tub (PERMIT).	PR	
33	Install CO/smoke detector.	PR	

SCOPE OF WORK		February 7th, 2012 (Tues)	
	Patricia Mitchell: 4021-23 N 24th St (09-6650)		
34	INTERIOR - 2nd Floor		
35	Install handrail in back stairwell.		PR
36	Install GFIC outlet in kitchen & bathroom (PERMIT).		PR
37	Install mechanical fan & switch in bathroom (PERMIT).		PR
38	Install CO/smoke detector.		PR
39	Replace back bedroom ceiling fixture (PERMIT).		PR
40	Repair, patch, finish & paint walls & ceiling in dining room.		PR
41	Replace door & hardware @ top of stairs.		PR
42			
43	ATTIC		
44	Replace attic ceiling fixtures (PERMIT).		PR
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46		ESTIMATED TOTAL	
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57	Prepared by:	Date:	
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60	Owner Approval:	Date:	