



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	4954 N 28TH ST
Summary Of Work	Remodeling and Repairs (General)
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Deseria Stewart
Home address	4954 N 28TH ST
Phone	Home: (414) 324-3372
Bid due date	Friday, September 28 th , 2012
Approximate starting date	October 2012
Approximate completion date	December 2012

SCOPE OF WORK		September 4th, 2012 (Tues)	
Deseria Stewart: 4954 N 28th St (09-5517)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - CDBG Area	<i>Loan Officer:</i>	
First inspection date: Tuesday, 09/04/12		Judy Carson	286-3543
Prior version dates:			
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 & garage. Install flashing, vents, replace damaged roof boards, ice and water shield.	PR	
3	Replace two front concrete pads on entry sidewalk.	PR	
4	Install front porch handrail to code.	PR	
5	Trim tree back from house & garage roofs.	PR	
6	Install double hung vinyl replacement windows per MHD specifications (PERMIT).	PR/PbA	
7	Install aluminum trim on windows, doors, soffit, fascia & gable ends. Match existing aluminum trim color.	PR	
8	Paint: garage, basement windows & all painted surfaces.	PR	
9	Install overhead garage door.	PR	
10	Install address numbers to garage.	PR	
11	Replace concrete pad at rear entry sidewalk steps.	PR	
12			
13	INTERIOR - 1st Floor		
14	Repair ceiling & walls damaged in kitchen & dining room. Finish paint walls & ceiling.	PR	
15	Replace damaged light fixture in dining room (PERMIT).	PR	
16	Install mechanical fan & switch in bathroom (PERMIT).	PR	
17	Repair ground on GFIC outlet in kitchen (PERMIT).	PR	
18	Install underlayment & vinyl flooring in hall, kitchen, pantry & back hall landing.	PR	
19	Replace base kitchen cabinet with countertop. Match existing style to wall cabinets.	PR	
20	Install stainless steel double basin kitchen sink with faucet, trap & water supply (PERMIT).	PR	
21	INTERIOR - 2nd Floor		
22	Install handrails on 2nd floor stairwell.	PR	
23	Replace switch & ceiling fixture (PERMIT).	PR	
24	BASEMENT		
25	Install handrails on basement stairwell.	PR	
26	Install solid vent pipe on dryer.	PR	
27	Reinstall vent pipe to furnace to code. Replace taped/damaged section or pipe. Seal to chimney.	PR	
28	Secure loose Romex wiring.	PR	
29			
30	ESTIMATED TOTAL		
31			
32	Prepared by:	Date:	
33			
34			
35	Owner Approval:	Date:	