



May 12<sup>th</sup>, 2016

Ronald Roberts  
Building Code Enforcement Manager  
841 N Broadway #105  
Milwaukee, WI 53202

David Koscielniak, AIA ALA  
Kozitecture  
12310 West Waterford Avenue  
Greenfield, WI 53228

SCOPE OF WORK  
1923 N. 2<sup>ND</sup> ST  
MILWAUKEE, WI 53212

The intended purpose of this document is to show you our restoration plan for the historical property located at 1923 N. 2<sup>nd</sup> St. in Milwaukee, WI. I will outline what we intend to complete, the timeline in which we will complete it, and the financial overview of the project.

We have retained David “Koz” Koscielniak, of the architectural firm Kozitecture, as our architect for this project. Koz will be a crucial part of our project, with helping us get through both city plan approval and the historic preservation society. The project will be coordinated by Midwest Construction, LLC out of Caledonia, WI, and all city approved contractors will be utilized to complete the project. Also, all work will be completed as per the historical agreement that was in place prior to our ownership of this project.

The subject property is currently a 1,230 Sq. ft., 2 Bedroom and 1 bath bungalow. Its current condition is substandard with the property being studs only in the interior. Our intention would be to utilize the additional square footage upstairs, through the addition of dormers, to make this a family friendly 4 bedroom and 2 bath home.

On the exterior of the property, we would look to maintain the overall historic charm of the property, but bring it to today’s market standards. By removing and replacing all of the siding, scraping and painting the brick, replacing all of the windows, and replacing all of the rotten and broken boards on the front porch, we feel the house will be a fine addition to the historic Brewer’s Hill neighborhood.

## EXTERIOR

- REMOVE AND REPLACE ALL SIDING WITH CLEAR CEDAR
- REMOVE AND REPLACE ALL SOFFIT AND FASCIA WITH APPROVED MATERIALS
- PAINT OR STAIN ALL NEW SIDING
- PAINT ALL EXPOSED BRICK
- DORMER ROOF TO UTILIZE ADDITIONAL UPSTAIRS SQUARE FOOTAGE
- REMOVE AND REPLACE ROOF WITH 3 DIMENSIONAL SHINGLES AS EXISTING
- NEW GUTTERS AND DOWNSPOUTS
- NEW WINDOWS THROUGHOUT THE HOUSE
- RE TRIM ALL WINDOW EXTERIORS WITH LIKE PRODUCT
- REPAIR STUCCO ALONG FOUNDATION WALL EXTERIOR
- ALL NEW CONCRETE CARRIAGE WALK
- ADD RAILINGS TO FRONT PORCH
- REFINISH CHIMNEY EXTERIOR AS PER HISTORICAL AGREEMENT
- POSSIBLE 2 CAR DETACHED GARAGE

## INTERIOR

- 200 AMP ELECTRICAL SERVICE WITH NEW WIRING THROUGHOUT
- NEW HIGH EFFICIENCY FURNACE AND AIR CONDITIONING UNIT
- FULLY PLUMB HOME FOR 1 KITCHEN AND 2 FULL BATHS
- INSULATE TO CODE
- DRYWALL WITH ORANGE PEEL TEXTURE
- RE TRIM WITH MDF TRIM AND DOORS
- ENGINEERED HARDWOOD FLOORING THROUGHOUT MAIN LEVEL
- CARPETING ON SECOND LEVEL/TILE IN BATHS
- REINFORCE FOUNDATION TO ARCHITECTS RECOMMENDATIONS
- NEW CABINETRY WITH SOLID SURFACE COUNTERTOPS
- PAINT FULL INTERIOR

## SCHEDULE

- May 13<sup>th</sup>:     Submit \$20,000 refundable bond to the City of Milwaukee  
                  Submit scope of work to Mr. Ron Roberts for approval  
                  Kozitecture to submit architectural floor plan sketches for consideration
  
- May 17<sup>th</sup>:     Kozitecture to submits architectural plans for approval to Milwaukee Historic  
                  Preservation Commission (HPC).
  
- June 13<sup>th</sup>:     Historic Preservation Commission grants Certificate of Appropriateness (COA)  
                  For project alterations.
  
- June 16<sup>th</sup>:     Kozitecture submits architectural plans to City of Milwaukee for plan exam and  
                  Building permit process.
  
- July 6<sup>th</sup>:        Receive permits to start work on the project  
                  Start roof tear off and dormer project  
                  Start window removal/replace  
                  Start siding removal  
                  Start foundation repair as necessary
  
- July 11<sup>th</sup>:     Start rough plumbing  
                  Start rough HVAC
  
- July 15<sup>th</sup>:     Start roofing  
                  Start exterior window trim  
                  Start exterior wood replacement/railing  
                  Start stucco work  
                  Rough framing inspection

- August 5<sup>th</sup>: Finish window install  
Finish roofing  
Finish siding replacement  
Rough plumbing inspection  
Rough HVAC inspection  
Rough electrical to start
  
- August 22<sup>nd</sup>: Rough electrical inspection  
Gutter install completed  
Start insulation
  
- August 29<sup>th</sup>: Insulation inspection  
Paint/stain exterior  
Start drywall
  
- September 16<sup>th</sup>: Drywall completed  
Start trim and floors  
Start cabinetry install  
Finish all exterior painting/trim
  
- October 3<sup>rd</sup>: Exterior concrete work to start  
Finish electrical to begin  
Finish plumbing to begin  
Interior painting to begin
  
- October 24<sup>th</sup>: Finish all trim, flooring, and cabinets

-October 28<sup>th</sup>: Carpet Install

Touchup paint

Appliance delivery

-November 4<sup>th</sup>: Final Clean

Final occupancy inspection

The estimated time to complete this project is 4 months, and the estimated budget to complete this is \$125,000.

We respectfully submit this proposed scope of work, schedule, and budgetary number for your consideration.

Thank you for your consideration,

*Robert T. Chandler*

Robert T. Chandler

Managing Member

Midwest Construction, LLC

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