



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	3252-3254 N 35TH ST
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Fredy Pryor
Home address	3252 N 35TH ST
Phone	Home: 414-444-7536 Cell: 414-406-5822
Bid due date	Friday, March 7 th , 2014
Approximate starting date	April 2014
Approximate completion date	June 2014



SCOPE OF WORK		November 26, 2013 (Tues)	
Freddy Pryer - 3252 N 35th St (16-3708)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - Century City TIN	<i>Loan Officer:</i>	
First inspection date: 11/19/13 Tuesday		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. Install OSB sheathing, flashing, vents, ice and water shield.	PR	
3	Install double hung vinyl replacement windows per MHD specifications (PERMIT).	PR/PbN	
4	Install rubber roof deck on 2nd floor front porch.	PR	
5	Install guardrails on 2nd floor front porch.	PR	
6	Replace concrete service steps & service walk to alley.	PR	
7	Install pipe handrail to both service steps.	PR	
8	Repair damaged/missing skirting on front porch.	PR	
9	Replace missing aluminum siding on corners on house & garage.	PR	
10	Install aluminum trim on windows & doors. Replace missing or damaged trim.	PR	
11	Replace service door & hardware to garage.	PR	
12	Paint: rails, deck, steps, skirting, basement windows, foundation, housing siding, garage, garage trim & all painted surfaces.	PR	
13			
14	INTERIOR - 1st Floor		
15	Install deadbolt on front entry door.	PR	
16	Patch, prime & paint living room ceiling.	PR	
17	Install two additional outlets for living & dining (PERMIT).	PR	
18	Repair, patch, prime & paint ceiling in front bedroom closet.	PR	
19	Remount GFIC outlet in bathroom (PERMIT).	PR	
20	Install new vanity, sink, faucet, trap, water supply in bathroom (PERMIT).	PR	
21	Replace toilet (PERMIT).	PR	
22	Replace tub, tub faucet with shower head & trap (PERMIT).	PR	
23	Install mechanical fan & switch in bathroom (PERMIT).	PR	
24	Drywall, repair, patch, prime & paint walls & ceiling in bathroom.	PR	
25	Install ceramic tile tub surround.	PR	
26	Install underlayment & vinyl flooring. Repair floor under toilet.	PR	
27	Replace back bed door. Repair jamb & trim.	PR	
28	Patch, prime & paint back bedroom walls & ceiling.	PR	
29	Replace base & wall cabinet. Match existing location with countertop.	PR	
30	Install double basin stainless steel sink with trap, water supply & faucet in kitchen (PERMIT).	PR	

SCOPE OF WORK		November 26, 2013 (Tues)	
	Freddy Pryer - 3252 N 35th St (16-3708)		
31	INTERIOR - 1st Floor (Continued)		
32	Install GFIC outlet in kitchen (PERMIT).		PR
33	Install new light fixture above kitchen sink (PERMIT).		PR
34	Install threshold on back entry door.		PR
35	Install handrail in back stairwell.		PR
36	Patch, prime & paint damaged wall in back stairwell.		PR
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38	INTERIOR - 2nd Floor		
39	Remove ceramic tile from wall located in back of stove. Repair wall & paint. Re-install tile where missing above counter area.		PR
40	Remount GFIC outlet in kitchen.		PR
41	Install mechanical fan & switch in bathroom (PERMIT).		PR
42	Install GFIC outlet in bathroom (PERMIT).		PR
43	Replace bathtub, tub faucet with shower head & trap (PERMIT).		PR
44	Install ceramic tile tub surround.		PR
45	Replace toilet (PERMIT).		PR
46			
47	BASEMENT		
48	Install solid dryer vent pipe.		PR
49	Install GFIC outlet @ laundry area (PERMIT).		PR
50	Install additional outlet for dryer (PERMIT).		PR
51	Replace laundry tray, faucet, automatic washer connection & trap (PERMIT).		PR
52	Repair hot water heater (PERMIT).		PR
53	Patch concrete floor.		PR
54	Install coverplates on electrical boxes where missing (PERMIT).		PR
55	Replace wire hanging ceiling fixtures (PERMIT).		PR
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57		46	TOTAL EST
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59		20	PERMITS
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71	Prepared by:	Date:	
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74	Owner Approval:	Date:	