



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	4634 W LEON TR
Summary Of Work	General
Technical Specialist	Brian Pellett Phone: (414) 286-5624

Bid packages are available from the owners:

Owner	Anwar Floyd-Pruitt
Home address	4634 W LEON TR
Phone	(h) (414) 324-7318
Bid due date	Friday, October 26 th , 2012
Approximate starting date	Friday, October 26 th , 2012
Approximate completion date	Monday, October 29 th , 2012

SCOPE OF WORK		October 10th, 2012 (Weds)	
Anwar Floyd-Pruitt: 4634 W Leon Tr (16-2433)			
		<i>Rehab Specialist:</i>	
() Home		Brian Pellett	286-5624
() Work	Home Rehab - CDBG Area	<i>Loan Officer:</i>	
First inspection date: Monday, 09/10/2012		Greg Johnson	286-5692
Prior version dates: 09/18/12			
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	Tear off/re-roof house. Install flashing, venting, ice and water shield.	PR	
3	Repair damaged soffit, fascia, rafter ties, siding & sub-straight to install aluminum trim over.	PR	
4	Install gutters & downspouts.	PR	
5	Install aluminum trim on windows, doors, soffit, fascia & gable ends.	PR	
6	Install sidewall & attic blown-in insulation.	PR	
7	Remove trees on south lot line.	PR	
8	Install front & rear prehung entry doors & storm doors with hardware.	PR	
9	Install vinyl siding with backerboard.	PR	
10	Install double hung vinyl replacement windows per MHD specifications (PERMIT).	PR/PbA	
11	Cap off well.	PR	
12	Possible wall framing damage on corners of house. Repair as needed.	PR	
13	Install entry fixtures & switches to front & rear entry (PERMIT).	PR	
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15	INTERIOR		
16	Replace damaged subfloor & floor joists in living room, kitchen & bathroom (PERMIT).	PR	
17	Drywall, finish & prime all ceilings & walls. Save wood walls in living room.	PR	
18	Check all electrical throughout house. Replace all damaged outlets & switches. Install new coverplates (PERMIT).	PR	
19	Replace all ceiling fixtures (PERMIT).	PR	
20	Install GFIC outlet in kitchen & bathroom (PERMIT).	PR	
21	Install mechanical fan & switch in bathroom (PERMIT).	PR	
22	Install side wall vented hot water heater (PERMIT).	PR	
23	Install attic 90% high efficiency gas furnaces with supply & return duct work with vents to rooms (PERMIT).	PR	
24	Install interior panel doors with hardware to bedrooms, bathroom & back hall.	PR	
25	Install baseboard trim & finish paint.	PR	
26	Repair all damaged doors & window trim. Clean, finish & paint.	PR	
27	Level floors throughout house before installing flooring.	PR	
28	Install underlayment & vinyl floor in back entry, back hall, bathroom & kitchen.	PR	
29	Install pad & carpet in bedrooms & living room.	PR	
30	Check & repair all gas lines. Install shut-off valve if needed (PERMIT).	PR	
31	Install doorbell system (PERMIT).	PR	
32	Install base & wall cabinets with countertop per owner's location.	PR	

SCOPE OF WORK		October 10th, 2012 (Weds)	
Anwar Floyd-Pruitt: 4634 W Leon Tr (16-2433)			
33	INTERIOR (Continued)		
34	Install kitchen sink with double basin stainless steel with water supply, trap & faucet (PERMIT).		PR
35	Replace tub & tub faucet with showerhead (PERMIT).		PR
36	Install water supply & close-off valve & traps to tub, vanity & toilet (PERMIT).		PR
37	Snake out sewer line from inside house to street (PERMIT).		PR
38	Check all plumbing throughout house. Repair as needed (PERMIT).		PR
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73	Prepared by:	Date:	
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76	Owner Approval:	Date:	