



Department of City Development
Neighborhood Improvement Development Corporation

ROOF, ETC.

Bid Package Cover Sheet

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	1115 N 50TH ST
Summary Of Work	Roof etc.
Technical Specialist	Aaron Helt Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Margarita Cardoso
Home address	1115 N 50TH ST
Phone	(h) (414) 257-1535
Bid due date	4/22/2016
Approximate starting date	
Approximate completion date	



SCOPE OF WORK		Date: March 4, 2016
1115 N 50th St		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 3/3/2016	Prior version dates:	STRONG Homes
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.		
Lead Related Work: Any task that disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).		
And, if applicable: <input type="radio"/> YES <input checked="" type="radio"/> NO		
Any task that disturbs a previously painted surface requires Milwaukee Health Department notification (Pb-N). Window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department Permit (Pb-A).		
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.		
Line #	Scope of Work Item	Code Estimate
1	SITE	
2	Demo, remove and replace concrete walk way between rear porch and garage service door. Widen new walk to 36" with a larger pad by service door. Return surrounding landscaping to "like-new" condition.	PR
3		
4		
5	GARAGE	
6	Replace service door with owner-purchased, pre-hung steel entrance door. Include replacing framing and trim as necessary to fit new pre-hung door.	PR
7		
8		
9	EXTERIOR (HOUSE)	
10	PORCHES	
11	Remove metal handrail on front porch stairs. Furnish and install new treated wood guardrails with grippable handrails to code on both sides of stairs.	PR
12	Remove and replace guardrails and grippable handrails for rear porch with new, treated wood rail system to code.	PR (PERMIT)
13	Repair, prep, prime and paint all previously painted surfaces of rear porch.	PR/Pb
14		
15		
16	HOUSE	
17	Tear off and replace roof. Repair existing decking as needed. Furnish and install new osb decking over existing, ice and water shield, 15# felt, all necessary vents and flashings and dimensional shingles with a minimum 30 year lifetime warranty. Include front porch. Flash new roof into existing gutters with new gutter apron.	PR
18	Tuck point chimney.	PR
19	Replace missing aluminum cladding at front (east) porch.	PR
20	Scrape, prep, prime and paint (with color match paint) all window trim where chipping or peeling.	PR/Pb
21	Replace all missing siding corner pieces	PR
22		
23		
24	INTERIOR	
25	GENERAL	
26	Repair stairs to basement. Resecure all treads and risers. Replace components as necessary.	PR
27		
34		
35	<i>Total Scope Estimate</i>	
36		
37		
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42		