Department of City Development
Neighborhood Improvement Development Corporation

GENERAL REPAIRS

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	1834-1836 N 19TH ST
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

Bid packages are available from the owners

Owner	Susie Sheets
Home address	1834 N 19TH ST
Phone	(h) 414-342-0308
Bid due date	Friday, July 22nd, 2016
Approximate starting date	
Approximate completion date	

809 North Broadway, Milwaukee, WI 53202-3617

SCOPE OF WORK Date: June 7, 2016

1834-36 N 19th St

Rehab Specialist: Aaron Helt @ 286-8606

First inspection date: 5/24/16 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 a 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: ○ YES ◉ 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	Tear out and dispose of crumbling service walk steps. Form and pour new concrete steps to code. Include removing and reinstalling handrail.	CV (PERMIT)	
3			
4			
5	**EXTERIOR (HOUSE)**		
6	PORCHES		
7	Plumb and repair south and north stone columns. Ensure columns are structurally sound.	CV	
8	Prep, prime and paint all previously painted porch surfaces. Include resecuring all components prior to painting.	PR/Pb	
9			
10			
11	HOUSE		
12	Tear off and replace roof. Repair existing decking as necessary. 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.	CV	
13	Repair and secure or replace all damaged or missing aluminum trim around exterior.	CV	
14	Remove and replace all damaged, melted siding on north side of house with color-match siding.	CV	
15			
16			
17	*Total Scope Estimate*		
18			
19			
20			
21			
22			
23			
24			
25			
26	Prepared by:		Date:
27			
28			
29	Owner Approval:		Date: