



Department of City Development  
Neighborhood Improvement Development Corporation

**ROOF, TRIM, GUTTERS, ETC.**

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	2727 N 29TH ST
Summary Of Work	Roof, trim, gutters etc.
Technical Specialist	Aaron Helt Phone: 414-286-8606

**Bid packages are available from the owners:**

Owner	Sheila Lampley
Home address	2727 N 29TH ST
Phone	414-331-4834
Bid due date	Wednesday, May 18 <sup>th</sup> , 2016
Approximate starting date	
Approximate completion date	



<b>SCOPE OF WORK</b>		Date: April 20, 2016
2727 N 29th St		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 4/19/16	Prior version dates:	<b>STRONG Homes</b>
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	<b>SITE</b>	
2	Form and pour new concrete stairs in front of house to code. Include mudjacking tipped slab between new concrete stairs and porch stairs to level. Return surrounding landscape to "like-new" condition.	CV (PERMIT)
3		
4		
5	<b>EXTERIOR (HOUSE)</b>	
6	<b>HOUSE</b>	
7	Tear-off and replace roof. Repair existing deck and rafters as necessary. Furnish and install new osb decking over existing, ice and water shield, 15# felt, all required vents and flashings and dimensional shingles with a minimum 30 year lifetime warranty. Include front bump out and properly flashing existing skylight.	PR
8	Tuck point and repair chimney to structurally sound condition.	PR
9	Remove tarp and existing roof covering for flat, porch roof. Repair or replace all necessary framing, decking and trim. Furnish and install new EPDM rubber membrane fully adhered to fiberboard insulation mechanically attached to new decking. Terminate EPDM with bar or flash into gutter where possible. Flash EPDM behind siding.	PR
10	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Include diverting downspouts to yard and capping drain tile receiver where possible, or sealing downspouts to drain tile receiver.	PR
11	Wrap all exterior trim with aluminum and color match caulk (color TBD by owner). Include removing front gable cornice brackets. Include repairing wood trim to accept cladding as necessary.	CV/Pb
12	Repair and secure or replace all damaged, non-matching, loose or missing siding and accessories.	CV
13	Remove and replace existing dead bolt and handle to front entrance door with new deadbolt and handle.	PR
14	Furnish and install combo smoke/CO detectors throughout house per code.	CV
15		
16		
17	<i>Total Scope Estimate</i>	
18	Explanations of codes:	
19	CV- code violation	
20	Pb- see "Lead Related Work" section above	
21	PR- program requirement	
22	NR- not required	
23	(PERMIT)- this item requires a permit through DNS	
24		
25		
26		
27	Prepared by:	Date:
28		
29		
30	Owner Approval:	Date: