



Department of City Development  
Neighborhood Improvement Development Corporation

**ROOF, GUTTERS, PORCH 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	2744-2746 N FRATNEY ST
Summary Of Work	Roof, gutters, porch etc.
Technical Specialist	Aaron Helt Phone: 414-286-8606

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

Owner	Josephine Brzezinski
Home address	2744 N FRATNEY ST
Phone	414-213-1290 (daughter Karen- contact)
Bid due date	Tuesday, August 2 <sup>nd</sup> , 2016
Approximate starting date	September 2016
Approximate completion date	October 2016



<b>SCOPE OF WORK</b>		Date: July 7, 2016
2744-46 N Fratney St		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 6/27/16	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		
2	EXTERIOR (HOUSE)	
3	PORCHES	
4	Remove and replace front lower porch decking, framing, rails, stairs and skirting. Save concrete and wood columns.	PR (PERMIT)
5	Remove upper porch rails. Repair existing decking and framing for second floor deck. Furnish and install new deck over existing with mechanically fastened fiber board insulation and fully adhered EPDM, constructed to avoid ponding. Furnish and install new guardrails per code. Include filling and covering existing yankee gutter system. Include step for door to eliminate illegal rise.	PR (PERMIT)
6	Repair all surrounding trim including first level porch ceiling and holes from downspouts. Prep, caulk, prime and paint all previously painted porch components.	PR/Pb
7		
8		
9		
10	HOUSE	
11	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. Include removing roof hatch and decking over opening.	CV
12	Tuck point and repair chimney to sound condition.	CV
13	Remove and replace gutter and downspouts with new, seamless, aluminum gutters and downspouts. Include front porch. Include diverting downspouts to grade and capping drain tile receivers where possible. Seal downspouts to receivers where unable to divert to grade.	PR
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17	<i>Total Scope Estimate</i>	
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26	Prepared by:	Date:
27		
28		
29	Owner Approval:	Date: