



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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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	2942 N 27TH ST
Summary Of Work	Roofing, gutters etc.
Technical Specialist	Aaron Helt Phone: (414) 286-8606

Bid packages are available from the owners:

Owner	Maggie Wells
Home address	2942 N 27TH ST
Phone	(h) (414) 442-0387 (w)
Bid due date	3/25/2016
Approximate starting date	
Approximate completion date	



SCOPE OF WORK		Date: February 9, 2016
2942 N 27th St		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 1/21/16	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 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	Repair rear porch flat roof and cover with 60mil EPDM. Properly flash rubber under siding and terminate with bars. Include removal and reinstallation of metal railing system.	PR
5		
6		
7	HOUSE	
8	Tear off and replace roof. Repair 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 front porch and pitched section of rear porch.	PR
9	Repair broken chimney flue liner. Furnish and install rain cap.	PR
10	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Include abandoning downspouts that run in rear porch and properly capping holes in walls. Divert downspouts to yard where possible.	PR
11	Wrap all previously painted exterior trim in aluminum cladding (color TBD by owner). Seal seams and gaps with color match caulk where required.	PR/Pb
12		
13		
14	BASEMENT	
15	Repair leaking drain at utility sink. Ensure system drains properly.	PR
16		
23		
24	<i>Total Scope Estimate</i>	
25		
26		
27		
28		
29		
30		
31		
32		
28	Prepared by:	Date:
29		
30		
31	Owner Approval:	Date: