



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	4427 N 36TH ST
Summary Of Work	General Repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

**Bid packages are available from the owners**

Owner	Mary Eiland
Home address	4427 N 36TH ST
Phone	414-614-5547 Melody (daughter)
Bid due date	Friday, July 1 <sup>st</sup> , 2016
Approximate starting date	August 2016
Approximate completion date	September 2016



<b>SCOPE OF WORK</b>		Date: June 8, 2016
4427 N 36th St Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 6/2/16      Prior version dates: 6/7/16		<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		
3	Demo, remove and replace crumbling front service walk steps. Form and pour new concrete steps to code.	CV
3	Remove and replace all cracked, crumbling and mis-pitched service walk and front porch platform. Form and pour new concrete service walk and platform to code. Ensure new concrete is pitched to carry water away from foundation and is free of tripping hazards.	CV
4	Form and pour concrete parking pad where there is illegal gravel landscape.	CV
5		
6		
7	<b>GARAGE</b>	
8		
8	Tear off and replace roof. Repair existing decking as necessary. Furnish and install new osb decking over existing, 15# felt, all necessary vents and flashings and dimensional shingles with a minimum 30 year lifetime warranty. Include cleaning gutters and flashing new roof into existing gutters with gutte apron.	CV
9	Remove and replace service door with new, steel prehung entrance door. Include new hardware. Ensure new door seals to keep out rodents etc.	CV
10		
11		
12	<b>EXTERIOR (HOUSE)</b>	
13	<b>PORCHES</b>	
14	Repair and tuckpoint front porch foundation to a sound condition. Replace damaged blocks as necessary.	CV
15	Repair and secure guardrail for front porch.	CV
16		
17		
18	<b>HOUSE</b>	
19	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. Ensure rubber roof on low pitch dormer roof is properly flashed, terminated, and water proof.	PR
20	Remove and replace gutters and downspout with new, seamless aluminum gutters and downspouts. Cap drain tile receivers and divert downspouts to grade 4-6' away from foundation.	PR
21		
22		
23	<b>INTERIOR</b>	
24	<b>BATHROOM</b>	
25	Remove vinyl floor. Remove and replace damaged subfloor as necessary. Replace vinyl floor (style TBD by owner). Include replacing vinyl cove base around perimeter of floor.	PR
26	Repair leaking sink drain.	PR
27	Repair shower surround. Replace broken and missing tiles. Wash all mold and mildew from surround. Grout, seal and silicone surround.	PR
28		
29		
30	<i>Total Scope Estimate</i>	
31		
32		