



Department of City Development  
Neighborhood Improvement Development Corporation

**GARAGE ROOF AND REPAIR**

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	4454 N 38TH ST
Summary Of Work	Garage roof and repair
Technical Specialist	Aaron Helt Phone: 414-286-8606

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

Owner	Phyllis Wilson
Home address	4454 N 38TH ST
Phone	Cell: 414-248-9420
Bid due date	Monday, September 12 <sup>th</sup> , 2016
Approximate starting date	November 2016
Approximate completion date	November 2016



<b>SCOPE OF WORK</b>		Date: August 1, 2016
4454 N 38th St		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 7/22/16	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	<b>GARAGE</b>	
3	Tear off and replace roof. Repair existing decking as necessary. Furnish and install new osb decking over existing, 15# felt, all necessary flashings, and dimensional shingles with a minimum 30 year lifetime warranty.	CV
4	Repair fascia and soffit around garage to "pest-free" condition. Wrap all existing wood in aluminum (color TBD by owner).	CV
5	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Divert downspouts to grade away from garage slab.	CV
6	Prep, prime and paint siding and over head door trim (color TBD by owner).	CV
7		
8		
9	<b>INTERIOR</b>	
10	<b>GENERAL</b>	
11	Remove and replace outlet by washing machine with GFCI outlet per code.	CV (PERMIT)
12		
13		
14	<i>Total Scope Estimate</i>	
15		
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22		
23	Prepared by:	Date:
24		
25		
26	Owner Approval:	Date: