



Department of City Development
Neighborhood Improvement Development Corporation

**ROOF, GUTTERS,
PAINTING**

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	4624 N HOUSTON AV
Summary Of Work	Roof, gutters, painting
Technical Specialist	Aaron Helt Phone: 414-286-8606

Bid packages are available from the owners:

Owner	Vivian Ingbretson and James Ingbretson
Home address	4624 N HOUSTON AV
Phone	Home: 414-536-4997 Work: 414-258-6170
Bid due date	Monday, June 20 th , 2016
Approximate starting date	
Approximate completion date	



SCOPE OF WORK		Date: June 6, 2016
4624 N Houston Av		
Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 5/12/16	Prior version dates: 5/20/16	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	GARAGE	
3	Remove and replace or repair all damaged, rotten or missing trim and siding around garage. Include corner pieces.	CV/Pb
4	Prep, seal, prime and paint all previously painted surfaces around garage (color TBD by owner).	CV/Pb
5		
6		
7	EXTERIOR (HOUSE)	
8	PORCHES	
9	Remove and replace light fixture in front porch ceiling with new recessed light (style TBD by owner).	CV
10		
11		
12	HOUSE	
13	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 flashings and vents and dimensional shingles with a minimum 30 year lifetime warranty. Include removing and disposing of erroneous dishes and remounting and sealing functional, in-use dishes.	CV
14	Remove and replace gutters and downspouts with new, seamless, aluminum gutters and downspouts. Seal downspouts to receivers or cap receivers and divert downspouts to yard 4-6 feet away from foundation.	CV
15	Prep, seal, prime and paint all previously painted surfaces on house. Include vertical siding on front of house and all windows trim. Colors TBD by owner.	CV/Pb
16		
17		
18	<i>Total Scope Estimate</i>	
19		
20		
21		
22		
23		
24		
25		
26		
27	Prepared by:	Date:
28		
29		
30	Owner Approval:	Date: