



Department of City Development
Neighborhood Improvement Development Corporation

**ROOF, CHIMNEY,
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	6134 N 38TH ST
Summary Of Work	Roof, chimney, general repairs
Technical Specialist	Aaron Helt Phone: 414-286-8606

Bid packages are available from the owners

Owner	Demita Eiland
Home address	6134 N 38TH ST
Phone	Home: 414-202-0660 Work: 414-661-3321
Bid due date	Wednesday, June 29 th , 2016
Approximate starting date	August 2016
Approximate completion date	September 2016



SCOPE OF WORK		Date: May 10, 2016
6134 N 38th St Rehab Specialist: Aaron Helt @ 286-8606		
First inspection date: 5/3/16	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	GENERAL	
4	Tear-off and replace roof. Repair existing decking as necessary. Furnish and install new osb over existing deck, ice and water shield, 15# felt, all necessary vents and flashings and dimensional shingles with a minimum 30 year lifetime warranty.	PR
5	Tuck point and repair chimney to structurally sound condition. Include completely rebuilding top courses as necessary. Ensure flue liner is sealed, rain cap is secured and chimney is leak free.	PR
6	Remove and dispose of sunken front stoop, step and first side walk pad that are negatively pitched. Replace with new concrete pad, step and stoop to code. Ensure new forms are correctly pitched to carry water away from house.	PR (PERMIT)
7		
8		
9	INTERIOR	
10	GENERAL	
11	Check electrical service panel for over loaded circuits and faulty wiring. Add circuits, split lines and extend ground wire as necessary. Ensure system is safe, functional and 100% code compliant.	PR (PERMIT)
12	Remove and replace outlet between washer and dryer in basement with GFCI.	CV
13	Furnish and install new GFCI outlet in kitchen above counter tops to code. Include capping and installing blank cover on outlet above sink.	CV (PERMIT)
14	Furnish and install combo smoke/CO detectors throughout house per code.	CV
15	Remove and replace water heater with new, high-efficiency direct vent unit. Include sealing chimney breech in basement.	PR (PERMIT)
16		
17		
18		
19		<i>Total Scope Estimate</i>
20	Explanation of codes:	
21	CV- code violation	
22	PR- program requirement	
23	NR- not required item	
24	Pb- see "Lead Related Work" section above	
25	(PERMIT)- this item requires a permit through DNS	
26		
27		
28		
29		
30	Prepared by:	Date:
31		
32		
33	Owner Approval:	Date: