

**WORK DESCRIPTION
HOUSING REHABILITATION PROGRAM
HOUSING DEVELOPMENT DIVISION
CITY OF COLORADO SPRINGS**

NAME: Denna Frank

4/14

ADDRESS: 2518 Ember Drive

PHONE: 719-638-7026

I have received and reviewed a copy of this work description and am satisfied that it accurately reflects my choices of rehabilitation work for my property (initial here _____)

If at any time a question or problem arises in regards to any aspect of this job you are obligated to contact your rehab specialist. Provide all labor, materials and equipment to accomplish the following work:

Owner

Date

Owner

Date

1 Building Permits:

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding.

All drawings required to obtain permits must be included in the Contractor's proposal and must be submitted to the Housing Division for review and prior approval.

The Housing Development Division has the right to inspect the work at any time without advance notice.

\$ _____

2 Lead Based Paint:

Prior to rehabilitation, all lead-based paint hazards identified in the attached reports for this residence are to be addressed per the recommendations of the Risk Assessor.

It is the responsibility of the general contractor to familiarize themselves with all positively identified components present at the job site, and to carry out all work related to those components utilizing properly certified personnel. All positively identified components remaining in place are to be primed with a 20 year encapsulant, Leadlok or eq, prior to finish painting.

All building components identified with lead-based paint in the attached report are to be permanently removed or sealed on the project site. Any projects over \$25,00.00 must be conducted by an EPA certified lead-based paint abatement contractor. Evidence of proper certification must be submitted to the Housing Development Division prior to the start of the project.

Prior to releasing the project site for rehabilitation, 3rd Party clearance testing will be carried out by the Housing Development Division under separate contract.

\$ _____

3 Asbestos:

See attached report identifying regulated asbestos containing materials (RACM). Demolition & disposal of RACM to be carried out per applicable State & Federal regulations.

Prior to releasing the project site for rehabilitation, evidence of 3rd Party clearance testing must be submitted to the Housing Development Division & the Owner.

\$ _____

Group Exterior

4 Windows:

Remove and replace all windows with new white or almond, vinyl thermal break units. **Remove, paint, and reinstall all security bars.**

It is the contractor's responsibility to verify size, type, tempering requirements, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. Satisfactory documentation of compliance with this specification must be submitted to the Housing Division prior to authorization of payment.

\$ _____

5 Entry walkway and Landing

Demo deck, landing and walkway and replace landing and walkway (not deck) with 2500psi concrete.

\$ _____

6 Dumpster

Remove any debris from remodeling and if room, let homeowner use afterwards.

\$ _____

7 Fence

Replace 4 ft wd fence in front yard with 4 ft, chain link fence with gate.

\$ _____

8 Painting

Pressure wash, prime as needed, 2 coats ext grade SW A100 or equal. Body to be one color selected by owner and trim to be second color. Remove any unnecessary nails, staples, cables, etc. Caulk all trim as needed.

\$ _____

Group Kitchen

9 Upper Cabinets

Replace cabs with builders grade, 39 or 42 inch to reach ceiling, trim out with scribe moulding. Allow room above stove for microwave/fan unit. Add 6 more feet of upper cabinets between windows. Owner to select stain on cabinets. **Submit layouts to RS prior to ordering.**

\$ _____

10 Base Cabinets

Replace with builders grade, provide at least one drawer base, leave hole for dishwasher on right side of sink, fill remaining space next to D/W with cabinet. Add 6 feet more cabs between windows. **Provide RS with layout for approval before ordering**

\$ _____

11 Demo Cabinets and Sink

Remove carpet and cabinets

\$ _____

12 Appliances

Add dishwasher, combo microwave/fan above stove and 30 inch electric stove . Owner to select all appliances.

Bids to include \$1900.00 allowance for appliances only, including sales tax and delivery. Base bid to include all labor and materials required for removal, disposal, and installation of new appliances.

\$ _____

13 Countertops

Install high pressure laminate countertops with integral 4" backsplash and molded front edge. Owner to select from standard colors. Add 6 more feet of counter between windows..

\$ _____

Work Description

**14 Plumbing: Replace Kitchen Sink, Faucet, and Disposal
Provide drain and water connection for dishwasher.**

Replace sink and faucet with 2 bowl stainless Elkay or eq 4 hole 3222 and Delta or eq single handle faucet in chrome with separate hand-held sprayer.

Installation to include 1/2 hp disposal, chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ _____

15 Sheet Vinyl Flooring:

Install sheet vinyl flooring at Kitchen and Breakfast areas, and Upstairs Bath. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes. Include 1/4 inch underlayment.

Minimum specifications:

Higher grade with felt backing
Minimum thickness: .070 in
Year limited warranty
UL/FHA approved

Owner to select from standard colors.

\$ _____

Group Bath-up

16 Demo Bath

Remove vanity, toilet, bath tub, medicine cabs, bath surround and mixing valve..

\$ _____

17 Shower/Tub Valve

Install anti scald, lever handle, chrome finish.

\$ _____

18 Bath Tub

Provide and install new enamel over steel bathtub back in same location, white in color .

\$ _____

19 Drywall/Cement Board

Install in surround (CB) and drywall in other areas as needed. Install insulation in exterior wall as needed.

\$ _____

20 Shower Surround

Install cultured marble with caddys, wrap window jambs with same material, owner to select from standard colors. Add blocking for grab bars

\$ _____

21 Vanity and Top

Install 36 inch vanity with cultured marble or granite composite top with integral bowl, chrome faucet, replace shutoffs and p traps and supplies. Owner to select cabinet and top. Allowance of \$450 for cab and top includes tax but not delivery.

\$ _____

22 Medicine Cabinet

Install med cab above sink and above toilet to replace existing.

\$ _____

Work Description

23 Toilet

Replace WC at Upstairs Bath with Amer Std or eq 1.6 gpf in white with standard bowl and seat. Replace shutoff and supply.

\$ _____

24 Bath hardware

Install towel bar (30#capacity), tp holder, towel ring. Install two ADA grab bars in tub area, 18 inch and 24 inch.

\$ _____

25 Electrician-lighting

Provide and Install 3 bar light above vanity, conceal electrical in ceiling .

\$ _____

26 Painting

Prep and paint two coats of owner selected color.

\$ _____

Group Bath-dn

27 Demo tub and Surround

Save vanity, top and toilet and bath hardware, protect flooring.

\$ _____

29 Anti scald Valve

Install new valve and riser for shower only

\$ _____

30 Shower base

Fiberglass or similar material retrofit base to fit bath tub drain location, white.

\$ _____

31 Cultured marble surround

Include 2 shelves and window wrap of same material. Owner to select color

\$ _____

32 Grab bars

Install horizontal 18 inch and 24 inch in shower area to solid blocking

\$ _____

33 Reinstall Vanity and toilet

New shutoffs and supplies and ptrap.

\$ _____

34 PAINT

Patch drywall and cover with 2 coats of satin on walls and ceiling an 1 color on trim.

\$ _____

35 Cement board

Install in shower surround

\$ _____

Group Painting

36 Interior paint

2 coats of SW A100 or equal, owner to select one color for walls and ceiling and one color for trim. Include kitchen, living room, lower two bedrooms, entry, interior and exterior doors.

\$ _____

Work Description

Group Electrical

37 Gfl and Misc

Provide gfls in bathrooms, kitchen and garage, provide necessary outlet for dishwasher and microwave.

\$ _____

Group Interior

38 Doors

Replace interior swinging, bypass and bifold doors, new hardware (handles-lever, hinges, door stops) for bedrooms, bathrooms, closets. One door for laundry room/mech room must be louvered for combustion. Use 4 or 6 panel masonite doors.

\$ _____

39 Carpeting:

Provide and install builder-grade cut pile carpet over foam pad with tack strip at all bedrooms, closets, hallways, stairwells. Remove and replace all carpeting at Upstairs and Main floor areas, include bedrooms. Owners allowance of \$25/yd to include taxes and pad. Removal, install by contractor. Furniture moved by contractor.

Installation to include trimming of doors as required for proper operation, repair or replacement of tack strip as required, installation of concealed hook strips at all dissimilar materials, and removal of all used goods from site.

\$ _____

Group Carpentry

40 Guardrail and handrail

Stiffen and strengthen for interior stairs as needed.

\$ _____

Total Bid \$ _____
