

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

NAME: Kyle Dunn
ADDRESS: 5040 Sunsuite Trail
PHONE: 719-330-4674
DATE:

CONTRACTOR:
ADDRESS:
PHONE:
HOME MOD NO.:

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.

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.

Owner

Date

Owner

Date

The undersigned hereby proposes to furnish all labor and materials required to perform the work described for the amount stated below. This amount includes all state and local taxes, permitting fees and other costs normally payable in respect of such work.

Contractor

Date

Work Description

Group Entry Ramp & Flatwork

1 Concrete: Entry walkway

Remove & replace concrete service walks per Site plan. Bids to include removal and disposal of all rubble off-site. All new service walk(s) to comply with provisions in ANSI 117 as well as all other provisions of the General Specifications Manual for Housing Division projects. It is the contractor's responsibility to verify dimensions and areas of work.

Per HOA, curb at service walk bordering existing grass berm to be dry stack "Fulton" or eq 12" x 4" landscape retaining wall block available at Lowe's.

\$ _____

2 Doors: Entry

Replace storm door hardware with ADA compliant lever-type.

Replace entry door hardware with ADA compliant lever-type hardware with keypad and automatic door opener. Opener must open and close door as well as lock and unlock entry door via remote. Contractor to submit full specifications for this item to Redevelopment Specialist prior to ordering and installing.

Pre-fabricated metal threshold transition at interior of Entry door to be installed by Owner after finish flooring.

\$ _____

Group Bath & Bedroom

3 Doors: Bedroom

Replace BR door with pre-hung 34" paint-grade interior door. Type & style to match existing. Installation to include removal and repair of related wall finishes, rework of rough opening with (2) 2x6 HF-L header, and 5" space on bedroom hinge side of door to accommodate door in open position with offset hinges. Bids to include all related trim in sizes and types to match existing. Door to be fitted with lever type privacy hardware. All hardware & paint finishes to match existing.

\$ _____

4 Carpentry & Drywall: Bath

Demo Hall closet & Bath partition walls as indicated. Reframe with 2x4 16" oc partition walls to create larger Bath area with 3' min drywall finished opening. Bids to include infill framing as needed at Hallway & rework of drop ceiling at Bath, as well as installation of fiberglass batt insulation at exposed exterior wall. Install 1/2" gypboard at all exposed framing. Tape & texture to match existing with square corner wrap at Bath doorway.

\$ _____

5 Plumbing: Ceramic Tile Shower Pan

Install 2x2 ceramic tile flooring at shower area & slope to center drain. Shower area to be zero-entry. Bids to include rework of subfloor, joisting, and drain piping as needed.

\$ _____

6 Plumbing: Shower Mixer with Dual Shower Heads

Replace tub/shower valves with single-handle mixer in chrome. Valve body to include diverter for (1) fixed head located at standard shower height and (1) personal hand-held shower mounted on 24" slide bar. Contractor to coordinate location of hand-held shower and slide bar with Owner. Fixture must meet the following criteria: ADA compliant, EPA Water-Sense certified, Anti-scald guard and pressure balancing features.

\$ _____

7 Cultured Marble Shower Surround

Install 3/8" cultured marble shower surround. New shower surround to extend 72" above shower pan & to include (1) recessed soap dish & (1) angled corner shelf. Owner to select from standard colors & to coordinate with contractor on location of soap dish & shelf.

\$ _____

9 Plumbing: Dual Flush Right Height WC

Provide and install (1) white American Standard or eq right-height power flush WC with standard seat. Bids to include relocation of flange, replacement of angle stop (chrome finish) and supply line (braided metal or white). Substitutions must meet EPA water-sense and ANSI 117 standards.

\$ _____

10 Plumbing: Lav with Faucet Set & Drawer Bank

Provide and install cultured marble sink top with integral bowl mounted on frame substrate with paint-grade false front. Bids to include backsplash at all sides. Color to match shower surround. Provide and install (1) Delta or eq 500-DST 4" oc single handle lav set in chrome. Substitutions must meet EPA water-sense and ANSI 117 standards. Height of countertop, sink dimensions, clear opening, and exposed piping to comply with ANSI 117 standards.

Provide and install standard height drawer bank with cultured marble top to right of lav. (See drawing). Type & style to match kitchen cabinetry.

\$ _____

11 Specialties: Grabbars

Provide & Install (1) 42" stainless steel grabbar at back shower wall.

Provide and install (1) 24" stainless steel grabbar at shower side wall across from mixer valve.

Provide and install (1) 36" horizontal stainless steel grabbar at sidewall adjacent to WC and (1) Housing Division provided floor mount Devon rail next to WC.

All grabbars to comply with provisions in ANSI 117 & to be securely fastened to 2 x 6 blocking installed in floor joist or wall stud bays. Installation to include repair of related wall finishes to match existing.

\$ _____

Work Description

12 Painting: Various Locations

Prep and paint all new work with (2) coats eggshell or satin interior latex. Owner to select from standard off-white colors.

\$ _____

13 Ceramic Tile Flooring:

Install 13 x 13 ceramic tile flooring at Bath & Lav areas. (See drawing). Tile to be thinset over 1/2" cement board.

Owner to select from standard tile & grout colors. Bids to include 2 coats water-based sealer.

\$ _____

Group Kitchen

14 Carpentry & Drywall: Kitchen

Demo Pantry walls & discard all debris. 36" end-wall for refrigerator to remain. Demo half-height wall below countertop overhang & discard all debris. Install 1/2" gypboard at all exposed framing. Tape & texture to match existing with square corner wrap at end-wall.

\$ _____

15 Carpentry: Cabinetry

Remove all base & wall cabinetry & set aside to be incorporated into revised layout with slide in range relocated to opposite wall.

Provide up to 2 additional wall cabinets & 1 additional base cabinet to be integrated into revised layout.

Provide finish panel for living room side of relocated base cabinets, as well as all related trim.

New cabinetry to be similar in style & finish to existing.

\$ _____

16 Carpentry: Countertops

Install high pressure laminate countertops with integral 4" backsplash and molded front edge. Bids to include dropped countertop at seating area. Owner to select from standard colors.

\$ _____

17 Plumbing: Replace Kitchen Sink, Faucet, and Disposal

Replace sink and faucet with 2 bowl stainless steel Elkay or eq ADA compliant model and Delta or eq single handle faucet in chrome with separate hand-held sprayer.

Installation to include 3/4 hp disposal, chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ _____

Work Description

18 Electrical: Kitchen

Relocate refrigerator receptacle and install (1) new GFCI protected receptacle at standard height to the left of the range.

Provide supply for range exhaust fan.

Install (1) new receptacle at end of raised countertop by eating area.

Install (3) evenly spaced recessed lighting fixtures at soffit above countertop eating area with directional trim rings.

Verify proper operation of all GFCI protected receptacles at Kitchen area.

\$ _____

19 Painting: Kitchen

Prep and paint Kitchen walls with (2) coats eggshell or satin interior latex. Color to match existing.

\$ _____

20 Appliances:

Replace range with 30" electric free-standing unit in white.

Provide & install 30" Broan or eq unvented range hood in white.

Replace refrigerator with 21 cu ft ADA compliant side by side Energy Star rated model in white.

Replace dishwasher with EPA water sense model in white.

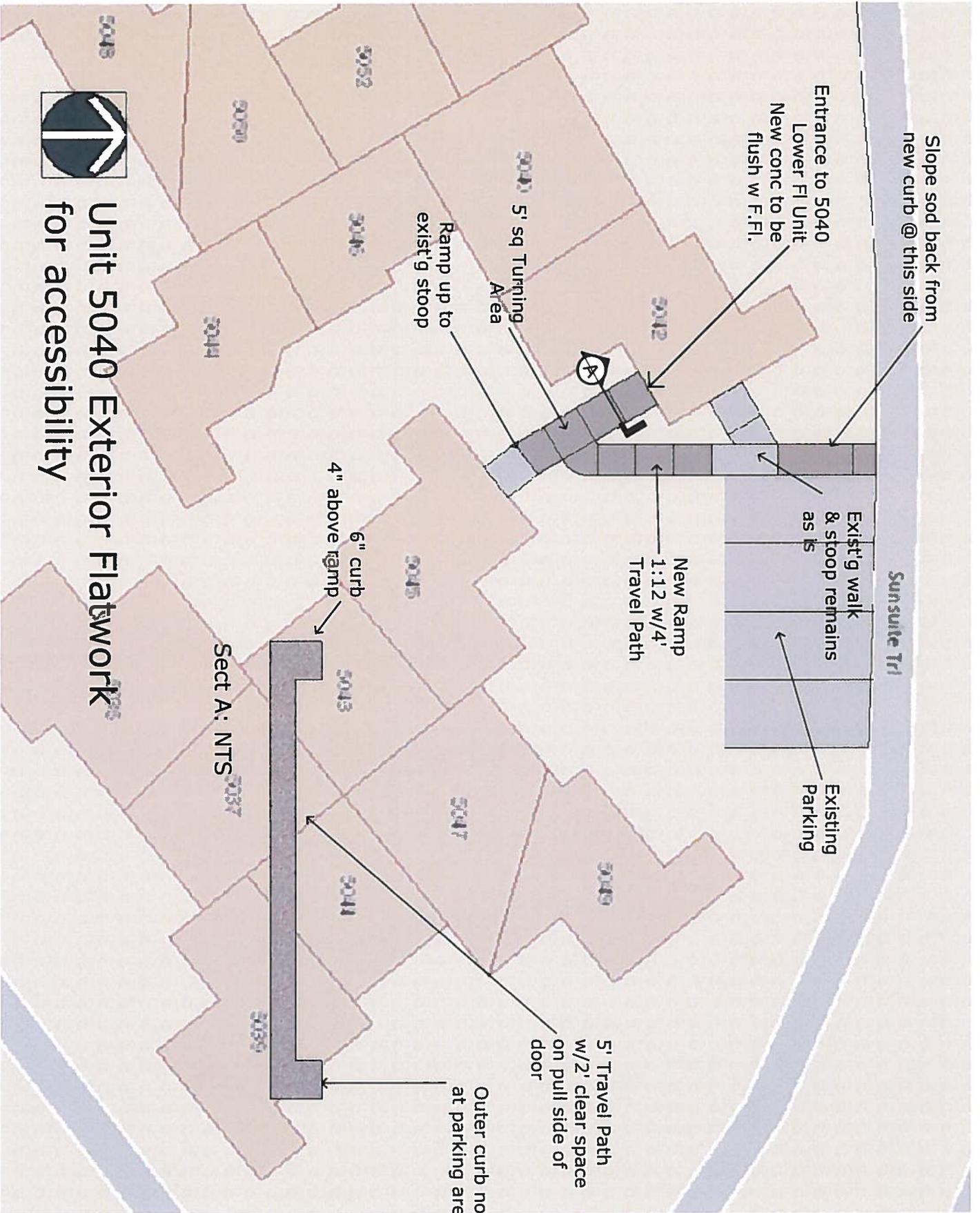
Bids to include \$2600 allowance for appliances only, including sales tax and delivery.

Base bid to include all labor and materials required for removal, disposal, and installation of new appliances.

Range, refrigerator, and dishwasher to be ADA compliant.

\$ _____

Total Bid	\$ _____
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Unit 5040 Exterior Flatwork
for accessibility

Shower to include single handle mixer w/diverter valve, (1) fixed head @ std height & (1) handheld personal shower head mounted on slide-bar.

Slope tile to drain this area

ADA power flush WC w/grab-bars & Devon rail.

Zero entry

Lav

Closet

Cer Tile Flooring except @ closet

Laundry

5" space for door w/ offset hinges

Laminate countertop + 30" AFFI

Reuse base cabs w/ std ht laminate countertop

Relocate DW to this side of sink

Kitchen

Add rollout shelves

Ref

Bedroom

Cult Marble Top w/integral sink +30" AFFI

OPEN

27" Min

Base cab w/drawers & cult marble top +36" AFFI

New Drawer Bank

Lav Elevation NTS

ADA compliant stainless steel sink with knee space below

Dunn Kitchen & Bath Plans
NTS

