

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

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**NAME:** Florence Cadwell

**CONTRACTOR:**

**ADDRESS:** 2411 W. Uintah

**ADDRESS:**

**PHONE:** 719 -63-2-1036

**PHONE:**

**DATE:**

**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.

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**Owner**

**Date**

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**Owner**

**Date**

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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.

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**Contractor**

**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.

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**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 jobsite, 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.

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

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**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.

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**Group Exterior**

**4 Painting: Exterior**

Prep and paint exterior of house,garage and shed in two color scheme. Use Peel Stop primer or equal to cover all alligator and cracking surfaces not covered by lead abatement contractor using lead- lok. Owner to select from standard colors. Use Sherwin Williams A100 or equal low temp paint. Pressure wash, remove all protruding nails, screws, staples, caulk all trim, patch all holes. (Repair of siding in another line item)

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**5 Siding Repair**

Repair lower courses of lap clapboard siding and split siding and drip ledge. Approx lineal feet is

\$ \_\_\_\_\_

Work Description

**7 Rear Door**

Replace door, jamb and trim . Door to be fiberglass, insulated unit. New lever type lock set includes deadbolt, satin finish, all to be selected by owner. Bid on Feather River 6 lite, craftsman, primed, smooth, fiberglass, model GK3171 or equal. Standard height on this unit

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**8 Storm Doors**

Install Larson or Emco self retracting screen unit on rear of house

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**9 Sliding Door**

Replace exterior unit of living room with energy star product. Provided stickers and invoice for HO Rebate.

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**11 Roofing**

Replace garage roof with similar dimensional shingles to match house. Install metal drip edge.

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**12 ADA Ramp**

Install Aluminum style modular ramp from deck to rear driveway. If longer than 30 feet of run , install 5 ft landing to meet ADA requirements. Relocate clothes line to make path for ramp to follow concrete path to driveway. [www.Alumiramp.com](http://www.Alumiramp.com) or equal quality product. No steel or wood.

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**13 Rear Deck**

Reframe to same dimensions with PT lumber and use redwood for decking and railing. Permits are required. Approx 8 Ft by 5 ft deep.

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**Group Kitchen**

**14 Appliances:**

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

Bids to include \$-----\_600\_\_\_\_\_ 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.

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**15 Appliances: Energy Star Refrigerator**

Replace refrigerator with Energy Star rated model in white. have electrician provide dedicated circuit. Owner to select.

Bids to include \$1200 allowance for appliance only, including sales tax, but not delivery

Base bid to include removal and disposal of existing refrigerator, as well as delivery and installation of new refrigerator.

Work Description

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**16 Microwave**

Install combo microwave/fan above wall. have electrician provide dedicated circuit.

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**17 Carpentry: Countertops**

Replace Kitchen countertops with high pressure laminate tops with integral 4" backsplash and molded front edge. Owner to select from standard colors.

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**18 Kitchen Cabinets**

Replace all hinges, handles and pulls. Owner to select from builders grade line. Use self closing hinges.

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**19 Cabinet Shelving**

Install prefab shelf pullouts for pots and pans in lower cabinets. Total of 6

\$ \_\_\_\_\_

**37 Kitchen Lighting**

Replace overhead light with adjustable track lighting. Owner to select with allowance of \$160 to include tax but not delivery or installation.

Under counter lighting, fro kitchen counter, LED operated by switch, no batteries, can be low voltage. electrician to select.

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**Group Bath-main**

**20 Demo Tub surround**

Remove tile and plaster/drywall, remove tub, insulate walls, install backer for grab bars and slide shower faucet. Asbestos abatement contractor must do demo of tile and drywall behind tile.

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**21 Specialties: Stainless Steel Grab bars**

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

Provide and install (1) each 18" vertical stainless steel grab bars at left and right-hand shower walls, and (1) 24" stainless steel grab bar at shower side wall above folding seat.

Provide and install (1) 24" horizontal stainless steel grabbar at WC side wall.

All horizontal grab bars to be mounted 36" above shower pan & securely fastened to 2 x 6 blocking installed in stud bays. Installation to include repair of related wall finishes to match existing.

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**23 Plumbing: Shower Mixer with Handheld**

Replace tub/shower valves with single-handle mixer in chrome (Shower only). Substitute adjustable hand-held shower mounted on 24" slide bar for fixed head. Fixture must meet the following criteria: ADA compliant, EPA Water-Sense certified, Anti-scald guard and pressure balancing features.

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**24 Cultured Marble Shower Surround**

Replace shower wall finishes with 3/8" cultured marble surround. New shower surround to extend 72" above shower pan & to include 2 angled corner shelf. Owner to select from standard colors & to coordinate with contractor on location of shelf.

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**25 Carpentry-install offset hinges**

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**26 Shower Base**

Replace tub with fiberglass or steel enameled white unit.

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**36 Bath hardware**

Provide shower rod, heavy duty, allowance of \$40 for rod, labor is extra. Provide robe or towel hook at end of shower plumbing wall.

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**Group Family Room**

**27 Pocket Door**

Rehang pocket door, install new hardware

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**Group Plumbing**

**28 Plumbing: Replace Kitchen Sink, Faucet, and Disposal**

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

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**29 Snake interior lines**

**Cleanout** upper bath toilet drain and sink drain, lower bath sink drain, laundry sink drain, clothes washer drain, kitchen sink drain.

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**Group HVAC**

**30 Boiler Heating System**

Replace boiler with direct vent energy efficient unit, submit specs for approval. Have Sub do heat loss calculation (does not need to be done by mech engineer)and submit to RS.

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**Group Electrical**

Work Description

- 31 Electrical:**  
Provide GFCI protected receptacle at each Bath.  
Provide (2) 20A small appliance circuits with GFCI protected receptacles @ the Kitchen countertops in locations and spacing per current NEC.  
Provide separate 110V receptacles for the refrigerator 110V supply for the Microwave/Combo range hood.  
Provide (1) 20A branch circuit with switched disconnect for the heating equipment.  
Install 110V smoke detectors with battery @ all BR's & Hallways.  
Install battery operated CO detectors: (1) each level at locations per PPRBD.  
Place all switches and outlets.

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**Group Interior**

- 32 Patch all Cracks**  
Blend in all repairs in ceiling and walls using fiberglass tape and joint compd., **include upstairs too.**  
Touch up repairs with paint.

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**Group Flooring**

**33 Sheet Vinyl Flooring:**

Install sheet vinyl flooring at main bath, rear porch/ mech room (not to include going into boiler area, laundry room, kitchen. Installation to include 1/4 inch underlayment and installation of matching shoe mould or rubber cove base Install transition strips as needed.  
Minimum specifications:

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

Owner to select from standard colors.

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**34 Carpet:**

Provide and install builder-grade cut pile carpet over foam pad with tack strip in family room, living room, library. Owner to have allowance of \$25/Yd to include pad and taxes. Install is extra by builder.

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.

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**Group Bath up**

**35 Plumbing: Dual-flush WC**

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

Work Description

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<b>Total Bid</b> \$ _____
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