

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

NAME: Lucille Rudolph

CONTRACTOR:

ADDRESS: 922 Boggs Pl

ADDRESS:

PHONE: 719-633-9257

PHONE:

DATE: 1-21-15

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

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 Asbestos:

See report attachment 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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3 Site Work: Yard Cleanup

Remove and Haul –

1) Overhang roof structure and sidewall from rear of shed, damaged landscaping and gardening materials. (Homeowner will remove any usable materials prior to start of project.)

2) Shrubs blocking gate path - remove small, retain portion of large if possible

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Group Exterior

4 Windows, Sill Height Adjustment, and Security Bars:

Remove and replace all windows with new vinyl thermal break units. Installation to include cutting back existing siding to expose window flanges (**if necessary**), complete removal and disposal of existing sash and frames, installation of new units to ensure proper operation, self-adhesive air-sealing strip at perimeter, flashing and furring as required, installation of new **vinyl** exterior trim, and repair of interior finishes as needed. All new units to include standard hardware and screens. Owner to select from standard colors.

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.

Window List

(1 qty.) Living Room: Replace as specified above.

(1 qty.) Bedroom 1: Replace and lower window sill height to maximum of 44" off of finished floor for egress requirements. (Only one window in this room.)

(2 qty.) Bedroom 2: Replace and lower **front elevation** window and sill height to maximum of 44" for egress requirements, increase size of window accordingly. Replace **south elevation window** as specified above. Remove, reinstall, and paint security bars for south elevation window.

(2 qty.) Bedroom 3: Replace and lower **rear elevation** window and sill height to maximum of 44" for egress requirements, increase size of window accordingly. Replace **south elevation window** as specified above. Remove, reinstall, and paint security bars for **south** elevation window. Replace security bars on **rear elevation** with **Quick Release Security Bars** as seen at <http://acisupply.com/accessories/burglar-bars.php> . GC to match style and color of existing bars.

(1 qty.) Bathroom: Replace as specified above with **Obscured Glass**. Remove, reinstall, and paint security bars for bathroom window.

(1 qty.) Kitchen: Replace as specified above. Remove, reinstall, and paint security bars for kitchen window.

(1 qty.) Rear Patio Slider: Replace as specified above. Remove and reinstall security bars, **do not paint**.

Use **Rust-o-leum, or similarly appropriate paint** for metal security bars.

Other Totals

(3 qty.) Total Window Sills needing lowered from 46" to 44"

(4 qty.) Total Window Security Bars to remove, paint, and reinstall.

(1 qty.) New Quick Release Security Bars (Bedroom 3, Rear Elevation)

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5 Doors: Main Entry

Replace front door with fiberglass, insulated, paneled door unit. Install new hardware with Schlage, Kwikset, or equivalent **Lever** lockset. Owner to select both. Allow \$500 for allowance for owner to select door, lockset, and taxes. **Builder to pick up unit, install, and paint.** It is the contractor's responsibility to verify the size, handing, and operation of the door, prior to ordering.

GC to **reverse the swing on the front door** to open towards the wall, currently opens into the living room. Homeowner would **prefer a front door with quarter light glass.**

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6 Doors: Security Storm

Replace Entry storm door with **security screen/storm door** with pneumatic closer and locking lever type hardware. Owner to select from standard colors & finishes. It is the contractor's responsibility to verify the size & handing of the door prior to ordering.

GC to maintain the current swing of the storm door to accommodate travel path of new ramp. Storm door key to match entry door lockset.

(Do not discard door, homeowner would like to retain and reuse for patio.)

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7 Specialties: Aluminum Ramp:

Provide and install aluminum ramp system by Alumiramp or equivalent, **see sketch attachment.** Accessible from driveway gate, ramp will travel over current service walk, past current stairs/landing and u-turn back towards the landing to arrive at front door.

Ramp details:

- (28') of ramp and (2) landings
- (2) Trees removed (left of the front door)
- (2) Railing sections removed

Current walkway/driveway sloped, install durable materials to downhill slope for level transition.

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8 Wood Fence Repair: South and Rear

Install 4"x4" pressure treated posts **(9 qty.)** in a concrete footing to stand up and stabilize fence. Use appropriate hardware to fasten to existing fence. Repair south property line fence only where falling by neighbors shed. Rear property line entire fence, exclude corners.

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9 Insulation: Crawl Space Door

Replace crawl space access hatch/door with pressure treated materials to fit over existing foundation wall to shed water. Slope hatch cover away from house and finish with asphalt shingles.

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10 Door: Storage Access - Rear Elevation

Replace rear exterior door with 6 panel insulated fiberglass door in paint-grade jamb with integral weatherstripping and adjustable threshold. Hardware to be Schlage or eq **lever handleset** with single cylinder deadbolt & thumbturn on interior..

Installation to include repair of adjacent wall finishes and replacement of related trim with like material. **Paint to match existing siding.** It is the contractor's responsibility to verify the size, handing, and operation of the door, prior to ordering.

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Group Interior

11 Electrical: Smoke Detectors and GFCI's

Install smoke detectors and GFCI's in all locations required by PPRBD. GFCI receptacle locations include Kitchen and Bathroom.

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12 Painting: Interior

- 1) Kitchen: Paint rear wall in W&D Closet after repairs.
 - 2) Bathroom: Paint bathroom with Anti-Mold paint, satin sheen. Use anti-mold and anti-mildew preparation product, prior to painting.
 - 3) Windows: Touch-up all window sill and wall areas affected by new window installation.
- Match existing paint color and sheen as best as possible.

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13 Carpeting Transition Strip: Bedroom 1

Install Transition Strip for first bedroom on left.

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Group Bathroom

14 Plumbing: Cultured Marble Tub Shower Surround

Replace shower wall finishes with 3/8" cultured marble surround. New shower surround to extend above shower head & to include wrap of window sill. Owner to select from standard colors.

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15 Plumbing: Bathtub Refinishing and Drain

Repair defects in tub surface and refinish with 5 year surface warranty, install anti-slip surface for bottom. **Verify that tub drain and overflow drains are in good operation**, homeowner mentioned tub is slow to drain and overflow is non-operational.

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16 Plumbing Specialties: Stainless Steel Grab bars

Grab bar List

(1 qty.) Rear Wall: Provide and install 42" horizontal stainless steel grabbar at back shower wall.

(2 qty.) Tub Head: Provide and install 24" vertical stainless grab bar at head of tub.

(1 qty.) Tub Foot: Provide and install 24" vertical stainless grab bar at foot of tub.

Add blocking for mounting locations.

(1 qty.) Dual Level Bathtub Rail: Provide a safety grab bar for tub, similar or equivalent to: <http://www.pattersonmedical.com> (Search Item # 6287)

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17 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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18 Plumbing: Dual Flush Right Height WC

Provide and install (1) white American Standard or eq right-height dual flush WC with standard seat. Bids to include replacement of angle stop (chrome finish) and supply line (braided metal or white). GC to provide receipt to Owner for CSU rebate. Substitutions must meet EPA water-sense and ANSI 117 standards.

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19 Plumbing: Lav Faucet Set

1) 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.

2) Replace **p-trap** and remove and replace silicone **caulking** for lavatory backsplash and wall.

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20 Mechanical: Low Sone Bath Fans

Provide and install (1) Broan or eq low-sone bath fans and vent to exterior with sidewall termination kit.

Single pole switches to be located adjacent to existing switches for bath lighting.

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Group Kitchen

21 Electrical: Misc Repairs

- 1) **Install and/or verify** a dedicated circuit exists for clothes dryer (30 amp/220 volt). Reconfigure receptacle from floor mounted into surface mounted configuration for rear wall of W&D closet.

- 2) Install a wall switch to the left of the garage man door (standing in kitchen) to operate the kitchen light upon entering from the garage.

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22 Plumbing: Install Washer Box

Install recessed washer box at laundry with related shut-offs & drain fittings.

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23 Mechanical: Dryer Vent and Toe Kick Supply

- 1) Replace existing dryer vent with an "in the wall" dryer periscope vent. Verify good operation of vent and termination to exterior wall.

- 2) Install toe kick vent under kitchen sink base cabinet and install necessary ductwork and HVAC fittings in crawlspace.

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24 Drywall, Texture, and Bi-Fold Doors: Repairs

- 1) Repair drywall and texture at rear wall of W&D closet locations affected by plumbing, ducting, and electrical replacement.

- 2) Ensure normal operation of bi-fold doors after repairs to washer and dryer closet are complete.

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25 Appliances:

Replace range with 30" electric free-standing unit in white. Range **controls to be located on front of range** versus rear, for homeowner's limited reach and height.

Replace range hood with 30" Microhood in white.

Replace dishwasher with Energy Star rated model in white.

Bids to include \$1,400 allowance for appliances only, including sales tax.

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

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26 Carpentry: Cabinetry above Range

Replace cabinet box above range with similar white face frame to accommodate increased size of microhood and provide necessary clearance for range. If similar style or box size does not exist, use a white filler panel to match.

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Group Living Room

27 Floor Covering Transition Strip Entry:

Remove and replace oak transition strip with like type at entry. Use solid wood material and match stain as best as possible.

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28 Electrical: Misc Repairs

Troubleshoot north and west wall receptacles for normal working operation in Living Room.

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Group Garage

29 Specialties: Metal Pipe Railings

Provide and install 1.5" diameter metal pipe, powder coated railing from door adjacent to dining room to garage floor. Confirm with homeowner placement on right or left side of steps.

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Total Bid \$ _____
