

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

NAME: Maximinio and Anthony Martinez

CONTRACTOR:

ADDRESS: 634 N. Royer

ADDRESS:

PHONE: 719-633-0527
719-358-1182

PHONE:

DATE: 2/26/15

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.

\$ _____

2 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.

\$ _____

3 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.

\$ _____

Group Exterior

4 Concrete: Front Porch Flatwork

Remove OSB decking from porch and place 4" reinforced concrete slab with eased edge and broom finish. Confirm finished surface and existing stairs to code, inspect and repair as necessary. All exterior flatwork to be 3000 psi minimum over 4" compacted fill. Concrete prep may vary based on porch wall configuration once OSB is removed. (Porch size appx 16' x 5')

\$ _____

5 Carpentry: Rail and Handrail - Front Porch

Replace railings and stair hand railing, configure handrail for disabled homeowner with ADA approved size/profile and spacing for grab.

\$ _____

6 Carpentry: Wood Deck (Alternative to Concrete)

If porch walls are deficient for installation of concrete slab, provide alternate bid for porch demolition, rebuild, and paint with treated/weather resistant dimensional lumber.

Replace deck and steps in identical configuration to existing. It is the contractor's responsibility to verify that all construction meets current Regional Building Code requirements and to prepare and submit all required drawings necessary to obtain permits.

\$ _____

7 Windows:

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 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, **egress requirements (note rear bedrooms)**, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. It is the contractor's responsibility to submit satisfactory documentation of compliance with this specification to the Housing Division and the Regional Building Dept as required.

\$ _____

8 Painting: Various Exterior Items

Paint various items of exterior, homeowner should have paint cans for color match.

- Porch Rail & Hand Rail
- Window Trim
- Exterior Doors
- Basement Hatch Door

\$ _____

9 Exterior Doors: Front, Rear, and Side

Replace existing exterior doors w/ pre-hung fiberglass entrance doors, include new **Lever handle sets for homeowners disability**, key to match. Insulate jamb void and repair/return adjacent surfaces to original condition, paint to match existing. Coordinate with owner for style of door - half light or quarter light design.

\$ _____

10 Storm Doors: Front, Rear, and Side

Replace storm door with Larsen or eq vented type with locking hardware, install **Lever handle sets for homeowners disability**. Owner to select from standard finishes.

It is the contractor's responsibility to verify the size, handing, and operation of the door, prior to ordering.

\$ _____

11 Basement Access Hatch Door

Replace door with new using similar materials, durability, and overall construction to existing.

\$ _____

13 Portable Restroom:

Provide portable restroom for 1 month due to potential conflict with bathroom rehabilitation and disabled homeowner's medical schedule and needs.

\$ _____

14 Carpentry: Siding & Trim - Porch Soffit

Repair South East corner of porch soffit and gutter junction.

\$ _____

15 Plumbing: Hose Bibb South Elevation

Provide and install new outside frost-free spigot.

\$ _____

Group Interior: Kitchen

16 Carpentry: Cabinetry and Countertop

Provide modular cabinetry with flat panel overlay doors and drawer fronts in natural oak finish. GC to submit cabinet layout with elevations and product details to Housing Division and Owner for approval prior to ordering.

Replace existing base and upper cabinets on South Wall, and install laminate countertop/splash. Install new cabinet and countertop/splash configuration for NE corner of kitchen, to include 2-3 base cabinets in an "L" configuration with uppers. **Confirm with homeowner installation height of new wall cabinets, include roll out shelves in base cabinets, and install pulls on all fronts for homeowner's disability.**

\$ _____

17 Appliances: Range, Hood, and Refrigerator

- Replace range with 30" electric free-standing unit in white, must have ADA compatible **front** controls for homeowner's disability, such as GE model below or equivalent:
- <http://www.homedepot.com/p/GE-Artistry-5-0-cu-ft-Electric-Range-in-White-ABS45DFWS/204370949?MERCH=REC-NavPLPHorizontal1-rr-NA-204370949-N>
- Replace range hood with 30" Broan or eq vented model with integral damper in white. Installation to **include sidewall termination kit. Install wall switch** to control operation of range hood to make accessible for disabled homeowner.
- Replace fridge with entry level, **Energy Star** model, do not plumb for ice maker.
- Bid to include removal, disposal, delivery, and installation.

\$ _____

18 Vinyl Plank Flooring: Kitchen

Install TrafficMaster Allure or similar product for kitchen with wood patterned finish and quarter round or shoe moulding for finish. Homeowner to chose from basic color palette (oak, cherry, pine). Product to be placed under new cabinetry, use appropriate transition at passageways. (Estimated sqft.13'x10')

\$ _____

19 Plumbing: Replace Kitchen Sink and Faucet

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

Installation to include chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines. **No disposal.**

\$ _____

20 Electrical: Kitchen Receptacles

Replace existing Kitchen receptacles with GFCI protected devices as necessary for current building code in the kitchen.

\$ _____

Group Interior: Bathroom

21 Vinyl Plank Flooring: Bathroom

Install TrafficMaster Allure or similar product for kitchen with wood patterned finish and quarter round or shoe moulding for finish. Homeowner to choose from basic color palette (oak, cherry, pine). Product to be placed under new cabinetry, use appropriate transition at passageways. (Estimated 60 sqft.)

\$ _____

22 Electrical: Bath GFCI

Replace Bath receptacles with GFCI protected device.

\$ _____

23 Painting: Interior - Bathroom

Prep and paint bathroom walls and ceiling. Owner to select from standard off-white colors.

Prep and stain all new interior woodwork and doors to match existing. Use antimold/antimildew paint.

\$ _____

24 Plumbing: Replace Bath Fixtures

Replace the following:

- Soaker Tub - Textured bottom for anti slip.
- WC - White, low-flow, right-height model with elongated bowl and seat.
- Lav Faucet - Chrome, 4" single handle.
- Tub/Shower Mixer - Chrome, single handle with anti-scald and pressure balance features.
Low-flow hand-held shower head on slider bar for disabled homeowner.
- Standard tub filler with diverter.

All fixtures must meet ANSI 117.1 and EPA Water-Sense standards.

Faucet installation to include chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ _____

25 Cabinetry: Bathroom

Lavatory Cabinet with Top - Replacement cabinet to have a depth of less than 20" to increase passage width. Integrated cabinet top to blend with color of tub shower surround.

Vanity Wall Cabinet with Mirror - Replace cabinet and mirror with similar storage.

\$ _____

26 Specialties: Stainless Steel Grabbars

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

Provide and install (2) 18" vertical stainless steel grabbars - left and right-hand shower walls.

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

All horizontal grabbars 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.

\$ _____

27 Reconfigure Washer & Dryer Stack

Rotate Washer and Dryer 90 degrees (rear of unit against hallway wall) to increase passage width in bathroom. Modify dryer vent, water lines and electrical supply as necessary.

\$ _____

28 Bathroom Accessories: Towel Bar and Hooks

Install builder grade towel bars, tp holder, and rings at accessible locations for disabled homeowner.

\$ _____

29 Mechanical: Low Sone Bath Fans

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

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

\$ _____

30 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 (1) recessed soap dish & (1) angled corner shelf. Owner to select from standard colors & to coordinate with contractor on location of soap dish & shelf.

\$ _____

Group Interior Front Room

31 Painting: Interior - Front Room

Prep and paint front room walls and ceiling. Owner to select from standard off-white colors. Seal wall cracks as best as possible (note asbestos in texture).

\$ _____

32 Vinyl Plank Flooring: Front Room

Install TrafficMaster Allure or similar product for kitchen with wood patterned finish and quarter round or shoe moulding. Homeowner to choose from basic color palette (oak, cherry, pine). (Estimated sqft.175)

\$ _____

Group Interior: Front Bedroom

33 Vinyl Plank Flooring: Front Bedroom

Install TrafficMaster Allure or similar product for kitchen with wood patterned finish and quarter round or shoe moulding. Homeowner to choose from basic color palette (oak, cherry, pine), use appropriate transition at passageways. (Estimated 110 sqft.)

\$ _____

34 Painting: Interior - Front Bedroom

Prep and paint bedroom walls and ceiling. Owner to select from standard off-white colors. Prep and stain all new interior woodwork and doors to match existing.

\$ _____

Group Interior

35 Electrical: Smoke Detectors

Install smoke detectors in all locations required by PPRBD.

\$ _____

36 Electrical: Light Fixture Replacement

Install new ceiling light fixtures in front bedroom, front room, kitchen, and bathroom. Install vanity wall fixture in bathroom. Use **clear glass fixture shields** as requested by homeowner for increased visibility and safety. Allowance of \$400 for materials and energy efficient bulbs.

\$ _____

37 Electrical: Misc Repairs

Troubleshoot bathroom receptacle circuit and potential conflict with an exterior receptacle, homeowner has noted malfunction. Install GFCI at exterior.

\$ _____

38 Misc. Interior Finishes: Transition Strips, Baseboard, Caulking / Touch up Painting:

- 1) Install transition strips from tile in hallway to various rooms throughout home where absent, if not completed with new flooring.
- 2) Provide and install cost effective baseboard materials in hallway.
- 3) Caulk and touch up paint where cracks exist, such as in hallway where wall and ceiling join.
- 4) Replace a small section of missing grout and adhere tile riser step piece in hallway.

\$ _____

Group Basement

39 Plumbing: Replace Water Supply Piping

Remove and replace specific **sections** of water supply line, which are/were leaking, immediately following water meter in basement. RS will identify specific section where homeowner used "stop leak" product during walk through. A recent Colorado Springs Utility representative noted that the water supply should have a pressure regulator before the meter.

\$ _____

Total Bid \$ _____
