

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

NAME: Margaret Bakker
ADDRESS: 2613 Gomer Ave.
PHONE: 719-660--8248
719-578--8654
DATE: 2/23/2015

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

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.

\$ _____

Group Exterior

2 Doors: Entry

Replace main Entry door with simialr style door but use an insulated fiberglass in paint-grade jamb with integral weather-stripping and adjustable threshold. Installation to include repair and repainting of all adjacent finishes as needed, replacement of related interior trim with like material, exterior air-sealing with 2" self-adhesive tape, installation of 1" thick pre-primed hardboard exterior trim, and Schlage or eq polished brass lever type keyed knobset with single cylinder deadbolt keyed alike. Bids to include removal & reinstallation of existing storm or security door as needed. It is the contractor's responsibility to verify the size and operation of all Entry door components prior to ordering.

\$ _____

3 Windows:

Remove and replace all windows with new vinyl thermal break units. Installation to include 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 1" thick pre-primed hardboard 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.

\$ _____

4 Vinyl Siding

Clean vinyl siding with appropriate cleaners and pressure washer.

\$ _____

5 Tree Removal

Remove all volunteer trees next to foundation and ones growing through fence Top off at fence when needed and use root killer.

Work Description

\$ _____

6 Trash removal-dumpster

Remove all trash on sides, front and rear yard, to include pile of debris and dirt on west side of house. Include removing loose brick next to ramp on east side.

\$ _____

7 ADA Ramp

Remove and replace ramp with aluminum modular unit similar to aluiramp.com. Ramp to go approx 20 feet towards sidewalk and then to landing to turn towards end of driveway. RS to approve design.

\$ _____

8 Gutter/Downspout repair

Replace two downspouts on front of house and extend downspouts away from house.

\$ _____

9 Install window master Bedroom

Unit must meet egress.36 inch x 36 inch slider. Install on north side where overhead door header existed to reduce installation costs. Trim out exterior vinyl and interior to match existing.

\$ _____

10 Door: Ext. laundry room

Replace door with similar style door but use an insulated fiberglass in paint-grade jamb with integral weather-stripping and adjustable threshold. Installation to include repair and repainting of all adjacent finishes as needed, replacement of related interior trim with like material, exterior air-sealing with 2" self-adhesive tape. new locksets. Allowance of \$400 to include taxes but not delivery or install.

\$ _____

11 Storm Door-laundry room

Install larsen or equal half glass with hidden screen.

\$ _____

12 Concrete driveway

Remove and pour 10 ft X 32 feet approx. 4 inches thick 3500 psi mix with fiber mesh. Remove walkway next to house on west side.

\$ _____

Group Kitchen

14 Demo Kitchen

Remove cabinets and countertops. Save good upper cabinets and place in laundry room. Save pantry unit especially for laundry. Clean with disinfectant all cabinets on interior.

\$ _____

15 Upper cabinets

Install 39 to 42 inch uppers. RS to approve design. Install door pulls .Owner to select style and color/stain. No blind corners, install corner cabinet on left side of sink, include 24 inch deep cabinet over refrigerator and cabinet over stove. Replace pantry unit with slide out shelves. upper cabinet where refrigerator now stands to make clearance for pantry.

\$ _____

16 Base Cabinets

Install cabinets, no blind corners,factory slide out shelf for left side of sink cabinet. RS to approve design. Drawer pulls. Base cabinet with 3 drawers to replace location of current refrigerator.

\$ _____

Work Description

17 Carpentry: Countertops

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

\$ _____

18 Plumbing: Replace Kitchen Sink, Faucet, and Disposal

Replace sink and faucet with 2 bowl stainless, 9 inch deep and Moen/equal 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.

\$ _____

19 Dishwasher/Stove

Replace Dishwasher and electric stove with self cleaning unit. Owner to select with allowance of \$1250 to include taxes. Delivery and install by contractor.

\$ _____

20 Refrigerator

Move unit to other side of kitchen and eliminate last drawer base. Relocate water supply for ice maker.

\$ _____

Group Laundry Room

22 Laundry room

Install used upper and base cabinets from kitchen.

\$ _____

23 Countertop

Install post formed laminate top with 4 inch back splash. Owner to select style. Approx 6 ft in length.

\$ _____

Group Bathroom

24 Demo Bath

Remove bath tub, toilet, cabinet, mirror vanity, light fixture, hardware.

\$ _____

25 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.

\$ _____

26 Vanity/Top

Allowance of \$500 for vanity and granite composite top. New faucet, replace p trap, shutoffs and supplies. Owner to select with \$500 allowance.

\$ _____

Work Description

27 Plumbing: WC

Provide and install (1) white American Standard or eq 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.

\$ _____

28 Medicine cabinet

Install 36 inch cab with shelving and mirror. Unit to be selected by owner. \$200 allowance to include taxes but not delivery.

\$ _____

29 Tile floor

Install tile floor with 1/4inch cement board. Owner to select style with allowance of \$1.50 SF to include taxes.

\$ _____

30 Widen door

Enlarge door opening to receive 2 ft- 6 inch door unit,trim out as needed. Replace shelving as needed in linen storage area.

\$ _____

31 Zero Clearance shower base

Install 34 x 60 inch zero clearance shower base with flexible roll in shower dam.

\$ _____

32 Bath hardware

Install towel rod, tp holder and towel ring, and heavy duty shower rod.

\$ _____

Group Shawn's Room

33 Floor in closet

Make opening in closet floor to receive recessed wall mounted toilet. Approx. 18 inches x 24 inches. Header off joists as needed to accomplish this.

\$ _____

34 Install Wall mounted sink

Install wall mounted sink next to toilet in closet space. height to be determined by Shawn and mother. Faucet to have one handle for Shawn to operate.

\$ _____

35 Crawl space Concrete Pad

Pour concrete footer/ pad under opening to frame walls and support joists, shower base with drain access.

\$ _____

36 Medicine Cabinet

Install medicine cabinet above sink. Allowance of \$100 for owner to select.

\$ _____

37 Framing

Frame floor and walls to enclose shower base, insulate walls and floor and screw on OSB on outside of walls when plumbing is completed.

\$ _____

Work Description

38 Cultured marble basin
Install basin with flanges at approx 18 inches below subfloor. \$ _____

39 Cement board
Install cement board on interior walls of opening, \$ _____

40 Cultured marble surround
Install surround on interior walls of opening and 3 foot up on walls of opening and on sub floor surrounding opening. \$ _____

41 Toilet
Install wall mounted toilet with sensor for automatic flush so toilet seat will flush out with cultured marble floor. \$ _____

Group Plumbing

42 Rough in Plumbing
Rough in for Shawns toilet, basin under toilet and sink. Re plumb kitchen sink as needed. \$ _____

Group Electrical

43 Electrical:
Provide (1) 20A branch circuit with GFCI protected receptacle at each Bath. Include Shawns half 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 & electric range with 110V supply for the microwave/ hood
Repair switched 110V supply below sink for dishwasher & disposal. \$ _____

Group Interior

44 Replace Interior doors
Replace 8 interior doors with 4 or 6 panel doors units. New casing and door hardware. Door to master bedroom to be 36 inch. \$ _____

45 Adjustable shelving
Install vinyl coated shelving for Shawn's bedroom. Allowance of \$200 for material. \$ _____

Group Painting

46 Exterior and Interior
Paint door trim and doors (interior and exterior). Include trim in kitchen. Include exterior metal supports in front of house. 2 coats of paint in bathroom, Shawn's room, kitchen. Owner to select colors, one for walls and one for trim. \$ _____

Group Drywall

Work Description

47 Patch drywall

Patch drywall in Shawns closet, bathroom as needed, kitchen behind stove and behind sink as if needed.

\$ _____

Total Bid \$ _____
