

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

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**NAME:** Vicki Chase

**CONTRACTOR:**

**ADDRESS:** 2335 Sweet Water Ct. 80919

**ADDRESS:**

**PHONE: 719-646-8576**

**PHONE:**

**DATE: 3/11/15**

**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.

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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**

**Group** Exterior

**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 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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**3 Windows:**

Remove and replace all windows with new vinyl thermal break units. Installation to include cutting back existing siding to expose window flanges, 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, 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.

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**4 Carpentry: Wood Landing & Steps**

Frame 5'x5' wood landing and steps per PPRBD and the following specs:

Corner Posts: 4x4 #1 or Better DFL with Simpson or eq ABA44 standoff type post base fastened to existing concrete with (1) 1/2" x 4" expansion or wedge anchor.  
Perimeter Joisting: 2x12 #2 or Better DFL or HF fastened to corner posts with (2) 1/2" x 6" carriage bolts.  
Solid Joisting: 2x8 #2 or Better DFL or HF 16" oc with Simpson or eq U26 hangers at all joist to perimeter connections. All hanger holes to be filled with 1.5" galvanized common nails.  
Stringers: 2x12 #1 or Better DFL or HF 12" oc with Simpson or eq U28 hangers at all stringer to perimeter connections. All hanger holes to be filled with 1.5" galvanized common nails. Alternate: Install 2x8 pressure blocking with (4) 16p galvanized common nails between each stringer. Stringers to terminate at 2x4 treated kick plate fastened to existing concrete with (2) 1/2" x 4" expansion or wedge bolts. Min 3' clear travel path. 42" preferred. Max R = 7.75" Min T = 10"  
Decking and stair treads to be 2x6 Weather Shield Redwood Tone or eq in reddish brown color fastened to joisting and stringers with 3" exterior grade deck screws (2) per connection flush with deck surface.  
Finishing:  
1/4" Weather Shield Redwood Tone or eq continuous cap over top of posts with 2x4 horizontal members top and bottom. Rail cap to finish 36" min off top of decking.  
Balusters: 2x2 4" oc.

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**5 Carpentry: Siding & Trim**

Repair / re-fasten siding and replace where broken or deteriorated with like-type siding.

Notes:

Remove and install new siding (and small section of asphalt shingles) at top of kitchen bay window  
place soffit type piece under rear patio doors  
add drip edge on top of trim above rear patio doors  
close newly framed opening at lower level - previously slider now exterior door

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**6 Painting: Exterior**

Prep and paint exterior in two color scheme. Owner to select from standard colors.

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**7 Gutters:**

Repair gutters and extend downspouts with elbow and splashblocks

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**8 Carpentry: Framing**

Remove door opening from slider to single exterior door at rear elevation.  
Install plexiglass with framed and sheeted section for top of bay window at rear elevation.

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Work Description

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**9 Doors: Garage Auto - Handles/Locks**

Repair handle mechanisms/locks to provide locking handle for both garage doors.

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**10 Doors: Storm - Front Handleset**

Repair lever to stormdoor.

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**11 Doors: Rear Entry Lower Level**

Install entry door in new framed opening (replaced slider) at lower level back elevation. Use **half lite** insulated fiberglass door in paint-grade jamb with integral weather stripping and adjustable threshold. Hardware to be Schlage or eq polished brass round keyed knobset with single cylinder deadbolt & thumbturn on interior.

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

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**12 Exterior Doors - Dining Room Handleset**

Replace handleset to dining room door.

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**Group Interior**

**13 Painting: Interior**

Stair railing: Newly constructed.  
Front Room: Hole repair, touch-up painting, window sill, and base moulding.  
Dining Room: Repaint railing separating dining and lower level.  
Lower Level: Repaint walls, ceiling, base moulding, and door trim.  
Master Bath: Touch up paint after cabinet removal  
Master Bedroom: Touch up paint after drywall repairs  
Upper Bath: Paint Entire Bath  
Kids Room: Paint Entire Room

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**14 Carpentry: Interior Stair-rail**

Replace railing from main level to upstairs and main level to downstairs, use like type design with dimensional lumber and paint versus stain. Repair railing separating dining from lower level if needed, no replacement.

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**15 Carpentry: Interior Trim**

tall basic mdf moulding in Front Room and Living Room  
tall door trim where needed for doors, reuse any existing, undamaged door trim.

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**16 Carpentry: Interior Doors & Handles**

Replace Interior Doors & Handlesets/knobs in the following locations:

- Entry - Bi-fold door
- Lower Level - W&D Closet Bi-fold door
- Kitchen - Pantry Door (homeowner preference)
- Master Bedroom and Bathroom - both doors, and closet
- Upper Bathroom - Door, and bi-fold for closet
- Kids Room - Door, closet doors, and closet shelf and rail

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**17 Electrical: GFCI's Bathrooms and Kitchen**

Replace receptacles in all bathrooms and kitchen with GFCI protected device.

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**18 Carpeting: Interior**

Provide and install builder-grade cut pile carpet over foam pad with tack strip at living room, dining room, staircases, upstairs hall, master bedroom, and kids bedroom.

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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**19 Electrical: Smoke & CO Detectors**

Install smoke and CO detectors in all locations required by PPRBD.

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**Group Kitchen**

**20 Carpentry: Countertops**

Install preformed countertop/backsplash for kitchen base cabinets. For island bar, order and install an additional sheet of matching laminate countertop.

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**21 Carpentry: Cabinetry**

Remove and replace base cabinetry with like type in oak. Retain cabinet upper boxes, replace doors. GC to submit cabinet layout to Housing Division and Owner for approval prior to ordering.

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**22 Plumbing: Kitchen Sink, Faucet, and Disposal**

Reuse sink and fixture, replace disposal. Inspect angle stops and supply lines, replace if necessary.

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**23 Appliances: Energy Star Dishwasher**

Replace dishwasher in white, select most cost effective Energy Star model. Bid to include removal and disposal of existing dishwasher, as well as delivery and installation.

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**Group** Lower Level

**24 Vinyl Plank Flooring: Lower Level**

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). All areas of lower level including W&D closet, bathroom, and small hall to garage (Estimated: 350 sqft).

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**25 Carpentry: Interior Framing**

Frame sliding door opening to fit a single half lite exterior door.  
Install window sill with plywood at window install in front room bay window

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**26 Drywall: Repairs**

Repair drywall at all locations affected by plumbing replacement at roof and wall at modified door opening. Include tape and texture to match existing.

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**Group** Master Bedroom

**28 Drywall: Repairs**

Repair drywall holes in Master Bedroom by door and where plumbing access to tub exists.

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**Group** Master Bathroom

**29 Vinyl Plank Flooring: Master Bath**

Install over tile flooring, use leveler if necessary and provide transition strip. Remove base cabinet, prior to flooring install.

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: 50sqft)

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**30 Plumbing: Replace Bath Fixtures**

Replace the following:

Soaker tub - remove jetted and replace a 6' soaker with non-slip bottom  
Shower Mixer - Chrome, single handle with anti-scald and pressure balance features. Low-flow shower head and tub filler with diverter.

Verify proper operation of supply lines and drains from ceiling access of lower level.

Fixtures must meet ANSI 117.1 and EPA Water-Sense standards.

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**31 Tub Shower Surround: Ceramic Tile**

Replace shower surround, tub skirt, and bathroom wall/wainscoting due to tub removal.

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**32 Carpentry: Cabinet Removal**

Remove base and wall cabinet from Master Bathroom, confirm with homeowner to retain or dispose.

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**33 Mechanical: Low Sone Bath Fans**

Provide and install Broan or eq low-sone bath fans and verify vent to exterior.

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**Group Lower Lever Bathroom**

**27 Plumbing: Sink and Fixture**

Install the following:

destal sink

✓ Faucet - Chrome, 4" single handle with pop-up.

set toilet and new wax ring upon flooring install

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

Installation to include chrome escutcheon plates, new angle stops and new supply lines.

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**Group Upstairs Bath**

**34 Mechanical: Low Sone Bath Fans**

Provide and install Broan or eq low-sone bath fans and verify vent to exterior.

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**35 Plumbing: Replace Bath Fixtures**

Replace the following:

move shower pan/door and replace with 5' soaker tub, retain rear tile bench.

o/Shower Mixer - Chrome, single handle with anti-scald and pressure balance features. Low-flow shower head and tub filler with diverter.

✓ Faucet - Chrome, 4" single handle with pop-up.

Verify proper operation of supply lines and drains from ceiling access of lower level.

set toilet and new wax ring upon flooring install

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

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

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**36 Vinyl Plank Flooring: Upper Bath**

Install over tile flooring, use leveler if necessary and provide transition strip. Remove base cabinet, prior to flooring install.

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: 50sqft)

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**37 Cabinetry: Upper Bath**

Replace vanity cabinet with integrated cabinet and top.

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