

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

NAME: Linda Kaufhold
ADDRESS: 2412 N. Logan Ave
PHONE: 719-634-6130
DATE:

CONTRACTOR:
ADDRESS:
PHONE:

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

Group Exterior

2 Doors: Entry Repair Only

Front & Back:

Provide/install Hager (or EQ) 860S jamb weatherstripping and 756S door bottom sweep in white with matching fasteners.

\$ _____

3 Windows - Replacement Sash & Frames

At all windows: EXCEPT GARAGE & LR PICTURE WINDOW WHICH ARE TO REMAIN AS IS

Remove storm windows and discard. Security grilles to be set aside and protected for reinstallation by contractor.

Remove wood double hung sash or fixed unit, parting bead, and related stops. Window frames with attached exterior and interior trim to remain in place. Provide/install new vinyl thermal break double hung or fixed replacement units with pre-primed 1/4 round trim. Bids to include repair of any related finishes, prep & paint of new trim to match existing, and reinstallation of security grilles. Replacement units to be white, and to include standard hardware and screens.

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 prior to receiving final payment.

NOTE: SE Bedroom window to have a solar heat gain coefficient (SHGC) of .35 or less.

\$ _____

4 Gutters: Repair Only

At back patio cover:

Thoroughly clean all loose material from inside of gutter trough and seal all joints, penetrations, and folds with 100% clear silicone sealant. Provide & install aluminum gutter screens at length of back patio cover.

\$ _____

5 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 the report and to include in their bid recommended mitigation measures for all positively identified components in 'poor' condition. All work related to those components must be carried out utilizing properly certified personnel. Components remaining in place are to be primed with a 20 year encapsulant, 'Leadlok,' 'Ecobond,' 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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Group Electrical

6 Electrical: (Rewire Home)

move all wiring with related switch boxes and lights at back patio area.

Relocate distribution panel in Kitchen to exterior below meter socket. New panel to be 100A min with all branch circuits labeled in permanent marker. Old distribution panel in Kitchen to be retained as a junction box and fitted with removeable cover.

Provide (2) GFCI protected exterior WP receptacles: (1) at front and (1) at rear of home.

Provide & install (4) 2 globe exterior flood lights - 1 @ each corner of back patio cover, 1 in the center of the back patio cover & 1 to the south of the meter socket. Verify locations with Owner prior to installation.

Provide (1) 20A branch circuit with 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. Retain use of existing receptacle locations wherever possible.

Provide separate 110V receptacles for the refrigerator & gas range with 110V supply for the range hood and switched 110V supply below sink for dishwasher & disposal.

NOTE: Replace range hood with non-vented Broan (or EQ) in white. Replace ceiling fluorescent above sink with comparable type & size.

Provide (1) 20A small appliance circuit @ the Laundry with (1) receptacle for the washer & a separate 30A circuit with (1) 220V receptacle for the dryer.

Provide (1) 20A branch circuit with switched disconnect for the heating equipment.

All BR's to be supplied with grounded arc-fault type receptacles in locations & spacing per current NEC. Retain use of existing receptacle locations wherever possible.

Install 110V hard-wired smoke detectors with battery backup @ all BR's & Hallways.

Install battery operated CO detectors: (1) each level at locations per manufacturer.

Existing wiring for light fixtures & switch legs to be checked for proper operation, polarity, and grounding. Repair or resupply as needed. All light fixtures to be properly secured to code-compliant boxes, all ceiling fans to be properly secured to blocking in ceiling framing, and all missing or damaged switches and cover plates to be replaced with new.

\$ _____

Group Mechanical

6 Mechanical: AC

Replace AC unit at back patio. It is the responsibility of the general contractor and the mechanical subcontractor to prepare and submit all documentation required for permitting by PPRBD, and to provide evidence of compliance with all relevant Energy Codes prior to receiving final payment.

NOTE: Bids to include removal of fresh air duct to crawl space, stucco patch, & touch-up painting to match existing.

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Group Bathroom

7 Plumbing: Replace Fixtures

WC: Remove & set aside for reinstallation after flooring.

Lav Top: Replace existing with same size cultured marble with integral sink and backsplash. Owner to select from standard colors.

Lav cabinet: Remove & set aside for reinstallation after flooring.

/ Faucet: Reuse existing.

Tub: Replace with white fiberglass shower pan with 4" curb & non-slip, textured surface. Size to match existing.

Tub/Shower Mixer: Delta (or EQ) T13420-H2OT single handle in polished brass finish with anti-scald and pressure balance features. Replace fixed shower head with hand-held personal shower mounted to slide-bar, also in polished brass finish.

fixtures must meet ADA & EPA Water-Sense standards.

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8 Shower Surrounds: Cultured Marble

Provide/install 3/8" cultured marble shower surround +72" above pan. Installation to include window wrap, (1) recessed soap dish, and (1) corner shelf. Contractor to coordinate locations with Owner. Owner to select from standard colors.

NOTE: Bids to include removal of all FRP wall finishes & repair of related wall surfaces as needed prior to painting.

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9 Specialties: Stainless Steel Grabbars

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

Provide and install (1) each 18" vertical stainless steel grabbars at left and right-hand shower walls, and (1) 24" stainless steel grabbar at rear shower wall.

Provide & Install (1) folding padded foam shower seat at back shower wall with related 2 x 6 blocking installed in stud bays.

All horizontal grabbars to be mounted 36" above shower pan & securely fastened to 2 x 6 blocking installed in stud bays.

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10 Mechanical: Low Sone Bath Fans

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

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

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11 Painting: Interior

Bath:

Prep and paint walls and ceiling, and wooden vanity cab. Bids to include all necessary repair of wall & ceiling finishes prior to painting. Owner to select from standard off-white colors.

Door & related trim to remain as is.

\$ _____

12 Sheet Vinyl Flooring:

Install sheet vinyl flooring at Bath. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes.

Minimum specifications:

ilder grade with felt backing
imum thickness: .070 in
ear limited warranty
ID/FHA approved

wner to select from standard colors.

\$ _____

13 Shower Door(s):

Provide/Install (1) 6' high sliding type shower door with frame. Polished brass with standard glazing options.

\$ _____

Work Description

14 Asbestos:

See attached report identifying regulated asbestos containing materials (RACM). Demolition & disposal of RACM to be carried out per applicable State & Federal regulations. The Owner 'opt-out' for residential projects does not apply.

Prior to releasing the project site for rehabilitation, evidence of 3rd Party clearance testing must be submitted to the Housing & Community Initiatives Division & the Owner.

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Group Kitchen

15 Appliances:

Replace refrigerator with 21 cu ft Energy Star rated top freezer model in white.

Replace dishwasher with standard size under-counter type in white.

NOTE: Bids to include replacement of sink disposal.

Base bid to include removal and disposal of existing appliances, as well as delivery and installation of new appliances, in addition to \$1650 allowance for the cost of the appliances only, including sales tax.

\$ _____

Total Bid \$ _____
