

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

NAME: Lavon Denson
ADDRESS: 821 E. Las Animas
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719-216-1758
9/1/15

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.

\$ _____

2 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 job site, 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.

\$ _____

3 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.

\$ _____

Group Exterior

4 Windows:

Lead Abatement Sub will be required if entire project costs is over \$25000.

Remove and replace two windows in rear SW bedroom on main level and change to **double hung windows** with new vinyl thermal break units. Replace two bedrooms units in basement. Units on main level only to have grids to match existing. 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.

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.

\$ _____

5 Concrete sidewalk

Replace city sidewalk across front of house. Approx 6 ft x 60 ft. Pull permits. Compact, add road base and pay attention to sink hole.

\$ _____

6 Metal gates

Off alley, 12 ft Galvanized Steel Chain-Link Drive Double Gate with drop down bar and guides. Install metal post to receive gates. See general specs.

\$ _____

7 Dumpster

Dispose of concrete, construction, misc debris in back yard..

\$ _____

8 Paint shed

Prime and paint shed with 2 coats of SW A100. One color to be selected by homeowner.

\$ _____

10 Siding/Trim Repair and Repaint

Use RRP if bid is under \$25000, use Lead Abatement Contractor for removal/prep of trim if over \$25000.

Replace poorly aligned siding patch on rear of house.
Replace 1x on front entry cover over front door. Use Z flashing.
Caulk all window trim with 35-50 yr sealant.
Remove unneeded cables, staples, nails, etc.

Prep,Prime as needed and 2 coats of Exterior SW A100 or equal paint. use lead lok/ equal on positive lead fascia,trim and soffit.

Owner to select color for body and one color for trim.

\$ _____

11 Gutter

Replace only 1 gutter on left front elevation and install downspout on left side (East) with flexible extension.

\$ _____

Work Description

Group Kitchen

12 Kitchen Counters

Replace tile counters with laminate post formed. No laminate back splash. Save tile back splash if possible.

\$ _____

Group Bath up

13 Demo Tub Surround

Remove existing tile surround and substrate.
Remove shower valve.

Level existing tub., repair, patch/shim subfloor as needed

Remove vanity and sink and medicine cabinet.

\$ _____

14 Cement Board

Insulate exterior wall of bathroom, add 1/2 inch cement board.

\$ _____

15 Tile Surround

Owner has \$2.50 SF allowance to select tile for tub surround. Seal grout after completion.

\$ _____

16 Tub/Shower Valve

Install anti scald chrome finish Delta , Moen or equal.

\$ _____

17 Vanity/Top

Replace vanity and top, install unit with drawers to match existing. Composite granite or marble top with integral sink. New faucet. Owner has \$500 allowance. New shutoffs, supply and ptrap.

\$ _____

18 Medicine cabinet

Replace medicine cabinet, owner has allowance of \$150 to include taxes.

\$ _____

19 Painting

Prime, clean as needed. Apply two coats of satin or eggshell finish, owner to select color. One for walls and ceiling and one for trim.

\$ _____

Group Electrical

20 GFI, CO, SD, Misc.

Install GFI TR in all wet locations as per PPRBD code. Install Smoke detectors and CO as per PPRBD code.

Replace ceiling light in basement family room with \$75 allowance for fixture only.

Replace entry exterior light with photo/motion sensor LED light. Allowance of \$100 for fixture.

Add ceiling or wall light to basement laundry room.

Add two outlets to office new walls.

\$ _____

21 Basement lights and outlets

Inspect all lights and outlets in basement for proper grounding and wiring. RS to be notified on corrective actions needed and costs.

\$ _____

Work Description

22 Basement office

Add outlets to two new walls.

\$ _____

Group Interior

24 Carpentry/Drywall/Insulation/Paint

Frame wood or metal studs to the two exterior walls of office in the basement,
Insulate walls with R13 fiberglass batts.
Drywall and finish walls, Orange peel texture.
Vinyl base to match existing.
Trim out window.
Paint office walls and ceiling to one color.

\$ _____

25 All Carpet/Stairs

Clean and stretch carpets (as best as possible). Cleaning around furniture is acceptable.

\$ _____

26 Vent Clothes dryer

Hard pipe dryer through rear window. Add new cover if needed.

\$ _____

Total Bid \$ _____
