

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

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**NAME:** Shadow Reed

**CONTRACTOR:**

**ADDRESS:** 4331 Deerfield Hills Rd

**ADDRESS:**

**PHONE:** 719-271-1632

**PHONE:**

**5/2015**

**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**

**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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**Group Exterior**

**2 Windows:**

**Install metal drip edge above 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.

\$ \_\_\_\_\_

**3 Painting: Exterior**

Prep and paint exterior in two color scheme. Remove any cables not in use, staples,nails. Caulk all trim,open joints. Owner to select from standard colors. Use SW A100 or equal.

\$ \_\_\_\_\_

**4 Garage Door**

Replace with similar, non insulated, raised paneled, steel. Owner to choose from standard colors. reuse automatic door opener.

\$ \_\_\_\_\_

**5 Tree Removal**

Remove trees against foundation on south side of home .Apply root killer.

\$ \_\_\_\_\_

**6 Front Deck**

Pressure wash and Re-stain deck- 2 coats

\$ \_\_\_\_\_

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**Group Kitchen**

**7 Demo Cabinets**

Remove cabinets, countertops , appliances. **Refrigerator , stove, faucet and garbage disposal to be reused.**

\$ \_\_\_\_\_

**8 Plumbing: Replace Kitchen Sink**

Replace sink with 2 bowl stainless Elkay, **9 inch deep, reinstall faucet** with new supplies and shutoffs.

**Reuse disposal**, chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ \_\_\_\_\_

**9 Carpentry: Upper Cabinetry**

Install 39-42 inch cabinets, owner to select style. Trim out top of cabinet with simple trim moulding. Install upper corner cabinet that is fully accessible, no dead storage area. Install **24 inch deep cabinet above refrigerator**. Slide refrigerator to left 18 inches to provide space for additional cabinet.

\$ \_\_\_\_\_

**10 Carpentry: Base Cabinetry**

Install base cabinets, add 18 inch, **3 drawer** base next to refrigerator. Install 12 inch deep upper as base units where existing are, RS to approve layout and cabinets. **Base cabinets with half depth shelves will not be accepted.**

\$ \_\_\_\_\_

**11 Carpentry: Countertops**

Install high pressure laminate countertops with integral 4" back splash and molded front edge. Owner to select from standard colors. Install square edge counter on 12 inch deep cabinet, no back splash.

\$ \_\_\_\_\_

**12 Sheet Vinyl Flooring:**

Install sheet vinyl flooring at Kitchen and Dining Room (Breakfast area) and lower bath Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes. Owner to select, \$10/yd for vinyl only to include taxes. **Install 1/4 inch under layment in kitchen and dining room. Be aware that floor may be wavy due to wide joist spacing on main level. if thicker under layment is needed, a change order will be allowed.**

Minimum specifications:

ilder grade with felt backing

imum thickness: .070 in

ear limited warranty

ID/FHA approved

mer to select from standard colors.

\$ \_\_\_\_\_

Work Description

**13 Appliances:**

Replace hood with microwave/fan unit above stove. Owner to select.  
Replace dishwasher with EPA water sense model in black, owner to select.  
Bids to include \$900 allowance for appliances only, including sales tax ..  
Base bid to include all labor and materials required for removal, disposal, and installation of new appliances.

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**Group Bathroom Lower**

**14 Demo fixtures and Shower base**

Remove vanity, toilet, and shower surround and base.

\$ \_\_\_\_\_

**15 Shower base**

Install fiberglass base, clean out ptrap before.

\$ \_\_\_\_\_

**16 Plumbing: WC**

Replace WC at Downstairs Bath with Amer Std or eq 1.6 gpf in white with standard bowl and seat. may need new toilet flange.

\$ \_\_\_\_\_

**17 Tile Shower Surround**

Replace shower wall finishes and ceiling with 6x6 tile surround. New shower surround to **extend to ceiling and include ceiling** above shower pan & to include (1) recessed shower caddy & (1) angled corner shelf. Owner to select with allowance of \$2.30/SF to include taxes but not delivery or install.

\$ \_\_\_\_\_

**18 Vanity/Countertop**

Install new vanity with cultured marble/composite granite with integral bowl. Owner to select faucet and cabinet/counter with allowance of \$300 to include taxes. Delivery and install by contractor. New shutoffs, supplies and p traps.

\$ \_\_\_\_\_

**19 Medicine Cabinet**

Owner to select with allowance of \$150 to include taxes. Delivery and install by contractor.

\$ \_\_\_\_\_

**20 Bath hardware**

Install shower rod, towel rod, tp holder. Use better quality than builders grade. Towel bar must hold 30 lbs.

\$ \_\_\_\_\_

**21 Drywall/Cement board**

Install cement board in shower area, patch ceiling and any other defects in bathroom.

\$ \_\_\_\_\_

**22 Paint**

2 coats of quality interior paint SW A100 or equal. Owner to select color, Trim can be second color.

\$ \_\_\_\_\_

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**Group Plumbing**

**23 Replace water heater/Clothes washer valves**

Install 9 year, 50 gallon, rated natural gas water heater at existing location. Installation to include all required repairs or upgrades to existing components and enclosure to meet current PPRBD code requirements. Permit to be pulled. **Replace clothes washer shutoff valves.**

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**Group Electrical**

**24 Electrical: Check all circuits**

Client complaints of problem with closet lights in master bedroom and dog room, please identify problem and report to RS.

Provide (1) 20A branch circuit with GFCI protected receptacle at lower 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.  
Install battery operated CO detectors: (1) each level at locations per manufacturer.  
Install garage GFI outlet for overhead door and separate GFI outlet next to panel for homeowner use.  
Install flexible track lighting in kitchen, owner has allowance of \$150 for fixture to include taxes.  
Install new, owner supplied fan in dining room.

\$ \_\_\_\_\_

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**Group Interior**

**25 Carpet:**

Provide and install builder-grade cut pile carpet over **1/2 inch** foam pad with tack strip at 1 bedrooms on main level, closets, and flight of stairs going to basement and including lower landing. Owner allowance of \$25/yd to include taxes only. Pad and install by contractor  
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.  
**Raise baseboard to receive carpet. Screw off particle board as needed.**

\$ \_\_\_\_\_

**26 Painting and Drywall**

Paint Kitchen and dining room, areas of repair, door units and trim on new doors.

\$ \_\_\_\_\_

**27 Replace fan/motor housing**

In lower bath, replace fan/motor housing

\$ \_\_\_\_\_

**28 Lower level**

Reframe door open, remove plywood, drywall and tape and texture, paint. Install doors units-3 each, one at mech room, 2nd door to replace door with screen, 3rd door to replace lower bathroom door. All doors to be cased, painted and all trim added to be painted. Add base in family room, approx 60 LF. Case out door in family room/ bedroom.

\$ \_\_\_\_\_

Work Description

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**Total Bid** \$ \_\_\_\_\_