

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

NAME: Constance Bartman

CONTRACTOR:

ADDRESS: 205 S. 23rd Street

ADDRESS:

PHONE: 719-287-2843

PHONE:

11/2015:

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.

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 jobsite, 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:

Remove and replace all windows with new **Wood, double hung** 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 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.

\$ _____

5 Siding-Demo

If bid is over \$25000, an EPA certified subcontractor must pull EPA permit for removal of siding.

Only remove the old siding on front elevation-including porch inside and outside, south elevation of original structure (not add on bathroom), north elevation (not add on side entry and laundry room structure).

Remove drywall in porch area on all walls.

Gable ends (gingerbread and fascias are not to be removed (unless damaged areas need replacement) but should receive Lead lok).

\$ _____

6 Clapboard Siding/Trim

Replace siding and trim (historical replacement) with 5/16x6 inch pine wood beveled lap siding, prime on all sides before install (RS will monitor). Do not replace siding on interior walls of porch.

Make sure porch roof wall flashing is tucked under siding.

Repair soffits with like material.

\$ _____

7 Painting: Exterior

Prep and paint exterior in three 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 if temps are below 50 degrees.Follow manuf. specs

Include painting windows and exterior doors on both sides.

Gable end gingerbread should be multiple colors (3).

\$ _____

8 Blow in Insulation

After siding is removed, blow in walls with fiberglass on older section of house. Wrap with tyvek or equal. Tape all seams.

\$ _____

9 Porch

Overlay decking with 3/4 inch CDX or OSB.

Install drywall over walls, replace any damaged studs, framing.

Mud, tape and texture.

\$ _____

10 Entry Door

Install fiberglass, insulated door, 4 or 6 panel. Trim to match exterior and interior.

Work Description

\$ _____

11 Gutter
Replace gutter/downspout (provide flexible extension) with gutter guard or equal over entry only.

\$ _____

12 Tree Removal
Remove 2 large cotton wood trees in front yard, cut as low as possible.

\$ _____

Group Interior

13 Laminate Flooring
Install laminate floor in porch room. Owner has \$10 allowance /SY to include taxes but not pad or install. Install wood base on perimeter. Contractor to move furniture, owner to move personal items.

\$ _____

14 Painting
Prime and paint interior of porch and doors and windows that were installed including trim on doors and windows. Owner to select one color for walls and ceiling and one color for trim..

\$ _____

15 Laminate Flooring
Remove and install laminate flooring in living room. Provide transition strips as needed. Owner has allowance of \$10/SY for laminate only to include taxes. Pad and install by contractor. Add base shoe as needed and paint. Contractor to move furniture, owner to move personal items.

\$ _____

Group Electrical

16 GFI, SD,CO and misc
Install battery operated units to meet code.
Install LED photo sensor light on front porch exterior wall and back door light. Owner has \$50 allowance for each fixture to include taxes.

\$ _____

Total Bid \$ _____
