

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

NAME: Carolyn R. Hutt

CONTRACTOR:

ADDRESS: 2235 Bruno Circle

ADDRESS:

PHONE: 719-210-9914

PHONE:

DATE: 8/3/2015

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.

\$ _____

Group Exterior

2 Garage Door

Install uninsulated almond or white (owner to select color), replace exterior weather stripping. Reuse opener.

\$ _____

3 Concrete Driveway

Remove and replace cracked driveway (approx 9 ft x 32 ft), 4 inch thick, 3500 psi, fiber mesh. #4 rebar 24 inch OC.
Replace wood edging with rolled steel landscape edging to retain mulch/rock entire length of drive and partial walkway.

\$ _____

4 Gutters:

Install 5" seamless aluminum gutters at all roof eaves. Back edge of gutter to be installed behind roof drip edge. Installation to include a minimum of (2) downspouts on all runs greater than 30'. All downspouts to terminate with an elbow and splash block.

Attention to front entry gutter and install flashing to direct water away from siding. Owner to select from standard colors.

\$ _____

5 Paint exterior

Complete, siding and all wood trim, to include shed.
Paint fascia when old gutters are removed.
Cover ground and shrubs with drop cloth. Pressure wash, Scrape all loose, peeling, blistered, and cracked paint from walls, windows, doors, trim and moldings..
Remove all deteriorated caulking / glazing compound. Remove all hooks, nails, brackets, pipes, and unused fixtures, cables or attachments.
Feather edges and dull gloss with sandpaper. Dispose of chips properly. Caulk and fill holes level to existing surface with acrylic caulk.
Spot prime, with peel stop primer or equal, especially fascia.
All sections of the house, including foundation if previously painted, shed and attached garage shall be painted
Use Sherwin Williams A100 or equal, owner to select one body color and one trim color, 2 coats of satin finish to be applied.

\$ _____

6 Doors: Entry

Replace main Entry door **with lite** insulated fiberglass in paint-grade jamb with integral weather-stripping and adjustable threshold. Installation to include repair and repainting of all adjacent finishes as needed, replacement of related interior trim with like material, exterior air-sealing with 2" self-adhesive tape, installation of 1" thick pre-primed hardboard exterior trim, and Schlage or Kwikset with single cylinder deadbolt keyed alike. **Owner to select with \$450 allowance for door and lockset to include taxes but not delivery.** Bids to include removal & reinstallation of existing storm or security door as needed. It is the contractor's responsibility to verify the size and operation of all Entry door components prior to ordering.

\$ _____

7 Doors: Rear

Replace rear door with 9 lite insulated fiberglass in paint-grade jamb with integral weather-stripping and adjustable threshold. Installation to include repair and repainting of all adjacent finishes as needed, replacement of related interior trim with like material, exterior air-sealing with 2" self-adhesive tape, installation of 1" thick pre-primed hardboard exterior trim. Owner to select with \$450 allowance to include lockset and taxes but not delivery. Schlage or kwikset lever or knob lockset. Bids to include removal & reinstallation of existing storm or security door as needed. It is the contractor's responsibility to verify the size and operation of all Entry door components prior to ordering.

\$ _____

8 Doors: Vinyl Storm

Replace **2 each Entry and rear** storm door with Larson, Emco or eq 200 series, top operable vent type vinyl storm door concealed screen with pneumatic closer and locking hardware.

\$ _____

9 Deck

Rebuild deck including stairs, replace joists and hangers with PT rated material, pull permit, new piers if required by PPRBD, redwood decking and redwood railing and balusters. See drawing. Modify design to include walk way only to rear section of deck.

\$ _____

10 Fencing/Gate

Replace perimeter fencing along Aeroplaza with 6' cedar fencing on metal posts to include one 36 inch width gate. Horizontal members to be 2x4 cedar.. Pickets to be screwed and match existing size. Approximately 80 lf
Replace fence next to garage, approx. 8 ft with one 36 inch width gate.

\$ _____

11 Carpentry

Replace fascia on front entry south side.
Rehang shed door so it sits flush and case put exterior and weatherstrip to keep rain out.
Replace one 4x8 damaged panel in front of house.
Replace attic vents 1x3 trim

\$ _____

12 Brick Remortar

Reattach 3 loose brick next to entry.

Work Description

\$ _____

Group Kitchen

14 Countertop

Replace laminate top in kitchen with post formed top and back splash. Owner to select color/style from local counter top maunfacturers .

\$ _____

15 Plumbing: Replace Kitchen Sink, Faucet, and Disposal

Replace sink and faucet with 2 bowl stainless, **9 inch deep**, and faucet to be selected by homeowner. Allowance of \$450 for faucet and sink to include taxes but not install. All other parts and install by contractor.

Installation and material costs by contractor to include 1/2 hp disposal, chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ _____

Group Bath up

16 Demo Bath

Remove surround, tub, valves, vanity, toilet, med cabinets.

\$ _____

17 Plumbing

Install, moen, delta or equal chrome finished, antiscald lever handle valve.

\$ _____

18 Steel enameled tub

Install white steel enamel tub, new drain and overflow, clean p trap.

\$ _____

19 Cement board/WP drywall

Install as needed in surround area. Install insulation if needed and backer for grab bar.

\$ _____

20 Cultured Marble Surround

Install owner approved marble with 2 corner caddys.

\$ _____

21 Sheet Vinyl Flooring:

Install sheet vinyl flooring at upstairs bath. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes. Install 1/4 inch underlayment.

Owner has \$10 /yd allowance to include taxes but not install.

\$ _____

22 Lav Top & Faucet Set

Replace vanity,lav top with cultured marble top with integral 4" splash & sink bowl. Installation to include matching side wall splash. Owner to select..

New p trap and shutoffs and supplies. Owner has \$550 allowance for cabinet, top and faucet to include taxes but not install.

\$ _____

Work Description

23 Water Closet-Right height	Replace WC at Upstairs Bath with Amer Std or eq 1.6 gpf in white with extra height bowl and seat. New shut offs and supply.	\$ _____
24 Med Cabinet	Install med cabinet to match vanity, wall mounted with mirror , owner has \$200 allowance to include taxes.	\$ _____
25 Bath hardware	Install next step up from builders quality, 30 lbs rated towel bars 2 each, tp holder, shower rod.	\$ _____
26 Painting	2 coats of interior paint for walls and ceiling and trim. Separate trim color if needed. Owner to select.	\$ _____

Group	Bath dn	
27 Demo Bath	Remove surround, tub, valves, vanity, toilet, med cabinets.	\$ _____
28 Plumbing	Install, moen, delta or equal chrome finished, antiscald lever handle valve.	\$ _____
30 Shower base	Install cultured marble shower base. Owner to select color.	\$ _____
31 Cement board/WP drywall	Install as needed in surround area. Install insulation if needed and backer for grab bar.	\$ _____
32 Cultured Marble Surround	Install owner approved marble with 2 soap shelves.	\$ _____
33 Sheet Vinyl Flooring:	Install sheet vinyl flooring at upstairs bath. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes. Owner has allowance of \$10/yd for vinyl to include taxes but not install	\$ _____
34 Lav Top & Faucet Set	Replace vanity,lav top with cultured marble top with integral 4" splash & sink bowl. Installation to include matching side wall splash. Owner to select..Owner has \$550 allowance for cabinet, top and faucet to include taxes but not install. New p trap and shutoffs and supplies.	\$ _____
35 Water Closet-Right height	Replace WC at Upstairs Bath with Amer Std or eq 1.6 gpf in white with extra height bowl and seat. New shut offs and supply.	\$ _____

Work Description

- 36 Med Cabinet**
Install med cabinet to match vanity, wall mounted with mirror , owner has \$200 allowance to include taxes.

\$ _____

- 37 Bath hardware**
Install next step up from builders quality, 30 lbs rated towel bars 2 each, tp holder, shower rod.

\$ _____

- 38 Painting**
2 coats of interior paint for walls and ceiling and trim. Once separate color for trim if needed. Owner to select.

\$ _____

Group Interior

- 39 Wood floor Refinishing**
Remove handrail/guardrail temporarily and furniture.
Prep and sand main level wood floor.
Stain floor , owner to select.
2 coats final coat with water borne finish-satin sheen.

\$ _____

- 40 Storage Unit**
Plan on providing temporary storage unit for furniture storage.

\$ _____

- 41 Carpentry**
Install new stain grade casing around interior doors (6 each-both sides) on lower level to include bathroom and bedroom doors and closet doors and bifold door to mech room.).
Replace trim in upstairs windows.
Stain and lacquer trim, owner to approve stain color.

\$ _____

- 43 Drywall**
Patch holes in garage and fire tape.
2-3 small holes in rooms, size of half dollar.

\$ _____

- 44 Grout/Caulking**
Caulk with tile sanded product to match stone around fireplace edges against metal cover.
Caulk/grout with matching product along base of kitchen cabinets and transition to wood flooring and kitchen.

\$ _____

Group Electrical

- 42 GFI, SD, CO Detectors**
Install new units to meet current codes.

\$ _____

- 45 Ceiling Fans/lighting**
Balance fan over entry way.
Replace fan in master bedroom with homeowner allowance of \$200 to include fan and taxes only. New ceiling box,switch, and install by contractor.
Install track lighting in kitchen ceiling to replace existing light fixture, owner has \$150 allowance to include taxes for fixture only.

Work Description

\$ _____

Total Bid \$ _____
