

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

NAME: Beth A. Miller
ADDRESS: 2623 N. Arcadia St.
PHONE: 719-520-1983
DATE:

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.

\$ _____

Group Sitework

2 Tree Trimming & Hauling:

Remove existing dead tree branches that may pose threat to residence or garage structure.

Haul any misc. rubbish items in back yard as designated by homeowner.

\$ _____

3 Wood Fencing:

Remove and replace all perimeter fencing with 6' cedar fencing on metal posts. (See General Specifications Manual for additional details). Bids to include replacement of gates in existing locations.

\$ _____

Group Exterior

4 Aluminum Ramp: Back Patio

Install modular aluminum ramp and landing from back patio to back gate at 1:12 grade, include concrete pad at end of ramp.

\$ _____

5 Roofing:

Install 30 year fiberglass reinforced asphalt architectural shingle over underlayment per PPRBD and manufacturer. Installation to include removal and disposal of all layers of existing roofing, new 2" GSM drip edge at perimeter, repair or replacement of all roof jacks as required, repair or replacement of all step and sidewall flashings as required, and replacement of up to 64 sq ft of roof sheathing with plywood or like material in plane with existing - sheathing at ridge currently looks deficient. Owner to select from standard colors.

(Garage included in this line item)

\$ _____

6 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 concrete splash block. Owner to select from standard colors.

(Does not include garage)

\$ _____

7 Carpentry: Siding & Trim

Repair areas of damaged siding, soffit, fascia, and wrapped beam ends with similar materials.
Residence and detached garage.

\$ _____

8 Windows:

Remove and replace windows with new vinyl thermal break units.

Fixed picture windows (upper/transom) on front elevation to remain. Rear slider to be replaced with French Doors and included in following Exterior Doors line item.

Installation to include complete removal and disposal of existing sash and frames, installation of new retrofit insert 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.

\$ _____

9 Doors: Exterior

1) Replace **front entry door and below grade exterior door** with 6 panel 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 eq polished brass lever type keyed knobset with single cylinder deadbolt keyed alike. It is the contractor's responsibility to verify the size and operation of all Entry door components prior to ordering.

2) Rear slider to be replaced with: **French Patio Door (72" x 80" White Pre Hung Right-Hand In Swing Fiberglass Door with Brick Mold) to provide access to ramp. Patio door to be Energy Star qualified.** Meet same installation and specs as above including handlesets. Note: even transition required from finished floor height in front room to door threshold to exterior modular ramp.

\$ _____

10 Doors: Overhead Garage

Replace overhead garage door and opener with insulated sectional type.

It is the contractor's responsibility to verify the size and operation of the door, as well as the condition of the existing tracks and hardware, prior to ordering.

\$ _____

11 Doors: Vinyl Storm

Replace lower level storm door with Emco or eq 200 series operable vent type vinyl storm door with pneumatic closer and locking lever type hardware. Owner to select from standard colors & finishes. It is the contractor's responsibility to verify the size & handing of the door prior to ordering.

\$ _____

12 Painting: Exterior

Prep and paint exterior in two color scheme, two coats. Owner to select from standard colors. Includes **residence and detached garage**. Must use Sherwin Williams low temperature paint or equivalent.

\$ _____

Group Interior

13 Painting: Interior

Front Room - Prep and paint walls, ceiling, stairwell, and trim. Owner to select from standard off-white colors, two coats.

Include new HVAC return vent and corner bead repair in line item.

\$ _____

14 Stairs

Upper - Remove Carpet, refinish risers and treads and provide/install carpet runner.

Lower - Remove Carpet, coat with durable non-slip paint/coating and provide/adhere anti-slip tread strips.

\$ _____

15 Appliances: Energy Star Refrigerator

Replace refrigerator with 28" (17 cu ft min) Energy Star rated top freezer model in white.

Bids to include \$1000 allowance for appliance only, including sales tax.

Base bid to include removal and disposal of existing refrigerator, as well as delivery and installation of new refrigerator.

\$ _____

16 Vinyl Plank Flooring: Main Level

Install vinyl plank flooring in front room. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes. Owner to select from standard colors - allowance of \$2.50 sqft for materials.

Provide underlayment or specialty transitions as necessary to achieve minimal height difference between finish floor height and back patio door threshold to access ramp.

\$ _____

17 HVAC: Duct Cleaning

Perform duct cleaning to improve indoor air quality and remove residue in ducting.

\$ _____

18 Plumbing: Upstairs Bath

Replace drain to vanity cabinet sink, verify working order of water supply connections and lines.

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19 Plumbing: Shower Pan with Partial Surround

Enlarge existing (58" x 28") roll in shower to (76" x at least 28" wide) custom floated, zero threshold tiled shower pan using 2"x2" mesh mat tiles.

Demo existing knee wall and construct new floor to ceiling height wall, match existing surround tiles as best as possible and construct tile shelving to homeowners preference. Remove first course of tile adjacent to pan at existing shower to run waterproofing membrane or redguard up shower surround wall before installation. On opposite side of newly constructed wall provide sheetrock/tape/texture/paint/basetrim.

\$ _____

20 Mechanical: Low Sone Bath Fans

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

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

\$ _____

21 Vinyl Plank Flooring: Lower Level

Install vinyl plank flooring for lower living room and bedroom to encapsulate asbestos tile - see asbestos report. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes.

Finish height of floor to match existing finish height of tile in bathroom, include underlayment as necessary. allowance of \$2.50 sqft for materials.

\$ _____

22 Electrical: Misc Repairs

- 1) Replace / install GFCI receptacles for standard receptacles in all applicable kitchen, bathroom, and exterior locations, where present.
- 2) Check all devices for loose, damaged, or missing components and cover plates. Repair and/or replace as needed.
- 3) Replace light fixtures in lower level bathroom.
- 4) Install / replace smoke and CO detectors throughout home as required by PPRBD.

\$ _____

Total Bid \$ _____
