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

NAME:	Karin M. Moseley	**CONTRACTOR:**	
ADDRESS:	814 S. Prospect St.	**ADDRESS:**	
PHONE:	719-475-8415	**PHONE:**	
10/2015		**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.

$_____

Group Exterior

4 Rear Storm door
Adjust frame so it will not latch during humid time of year.

$_____

5 Windows: Detached Garage

Remove and replace all **garage only 2 each (sliders or fixed** windows with new vinyl thermal break units. Flash and trim exterior as needed.
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.

$_____

6 Exterior Garage Entry Door
Replace exterior garage door with fiberglass 6 panel door unit and levered lockset keyed to house locks. Flash and trim exterior as needed. Caulk and paint. Owner to select color

$_____

7 Garage OH doors
Install white, steel paneled uninsulated sectional garage door units. ReFrame opening as required, trim as needed for installation. Flash and caulk.
Install garage door openers with remotes.

$_____

8 Concrete Slab/Apron/parking
Prep and pour 4 inch, 3500 psi with fiberglass, sloped to front inside garage.
Form and pour 6 ft x 20 ft approx apron with same specs in front of garage to asphalt.
Form and pour parking slab next to garage 12 ft x 20 foot -approx.. slope away from garage and towards alley. Same specs
Pour 3 ft X 14 Approx. sidewalk to tie into existing sidewalk in backyard.

$_____

9 House Rear Landing
Remove and replace landing that is 4 ft x 5 ft 1 inch aprox. below rear threshold. Concrete to be 3500, fiber mesh. Add one step to keep step at 7 3/4 inches
Remove and replace approx 2 walkway sections and with one step included where it has heaved off backdoor walkway.

$_____

10 Trim/ Removal trees
Trim all trees in back yard professionally and radically.
Remove one large elm next to house on North side of house.

$_____

11 Painting: House and Garage
EPA certified contractor must lead lok chipping and peeling paint if bid is over $25000.
Prep and paint exterior in two color scheme, match exisiting colors if owner prefers, include exterior doors that were installed. Owner to select from standard colors. Remove unneeded cables, wires, staples, nails, etc. patch holes, caulk all trim. Use SW Al00 low temp paint or equal.

$_____

12 Fencing
Cedar pickets with metal posts and 2x cedar rails, use screws, no staples
Replace 3 post on North side of yard with metal post and brackets.
Install 6 ft cedar picket and rail fence with metal post and one 36 inch gate from garage to existing fence towards house. Approx. 14 ft length-verify.
Install 6 ft fence from the above fence towards alley, approx 20 foot length-verify
Install 6 ft cedar picket fence on metal post on West side of garage, approx. 6 ft length.
Install 6ft fence in front yard next to laundry room, approx 4 ft-verify.
Install approx 12 foot-verify fence from laundry room fence to tie into existing fence.
Remove short fence going from alley to north property line, approx 50 LF-verify.

$_____

13 Crawl Space
Install owner supplied liner for vapor barrier.
Install insulation between remaing joist.

$_____

14 Gutter/Downspout
Over rear entry door only

$_____

15 Garage Fascia Wrap
Install aluminum wrap around entire garage fascia,soffit and exposed sheating at roof line.

$_____

16 **Trash Removal**
Remove trash next to garage door.

$_____

Group Bathroom

17 **Demo bath**
Remove toilet as needed but reinstall each evening. **Provide portolet** for owners and workers. Remove damaged subfloor and patch.

$_____

18 **Insulation**
Add R13 fiberglas to opened up walls, and foam in window.

$_____

19 **Drywall/Cement Board**
Install drywall on walls, cement board in surround area, , mud tape, and texture. Patch hole in ceiling. ADD blocking for grab bars.

$_____

20 **Cultured marble shower pan**
Install 34 inch x 60 inch shower pan

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21 **Shower Surrounds: Cultured Marble**

Provide/install 3/8" cultured marble shower surround +72" above pan. Installation to include window wrap, (1) recessed soap dish, and (1) corner shelf. Contractor to coordinate locations with Owner. Owner to select from standard colors.

$_____

22 **Shower seat**
Install ADA folding shower seat on left side of shower

$_____

23 **Grab Bars**
Add SS 42 inch along back of shower, 24 inch at faucet wall, and 18 inch vertical at step out side of shower.

$_____

24 **Paint**
Prime and paint two coats, owner to select one color for walls and ceiling. One color for trim

$_____

25 **Tile floor**
Install new tile supplied by owner on floor over 1/2 inch cement board. **Level floor as** r**equired**. Grout with owner selected color grout.

$_____

26 **Bath accessories**
Install two 30 # rated towel bars and shower curtain rod along with TP holder.

$_____

27 **Bath Door Trim and Base**
Case out unit to match existing as best as possible. Add base to match existing house.

$_____

28 Bath Vanity and top
Install 24 inch vanity and cultured marble or granite top with integral bowl (owner has bought vanity and top only. Owner wants Delta faucet 257171LF-SS . Contractor to Supply faucet,ptraps, water supplies and shutoffs.

$_____

29 Light Bar
Install light bar (owner has bought) over med cabinet-need to raise existing electrical box.

$_____

30 Medicine Cabinet/Mirror
Purchase and install Allen and Roth or equal LW098A01, 24.75 x 30.25 inches , surface mount. allowance of $135.00 for fixtures. Remember to plan on raising electrical above med cabinet.

$_____

31 Install Recessed Cabinet
Install recessed owner supplied unit on side wall.

$_____

Group Kitchen

32 Demo Kitchen
Remove remaining cabs, counters and appliances (**Refrigerator to be kept for reuse.)**

$_____

33 Upper Cabinets
Install L shape layout with builders grade cabinets to ceiling. Trim out top as needed. RS to approve layout. Owner to select stain from standard colors.

$_____

34 Base Cabinets
Install builders grade base cabinet with full depth shelving (no lazy susan in corner-supply corner unit with shelves) in corner. Include cabinet pulls and knobs for owner with grip issues. Provide RS with layout.

$_____

35 Countertop
Install laminate countertop with post formed back splash. Owner to select from standard color.

$_____

36 Plumbing: Replace Kitchen Sink, Faucet, and Disposal

Replace sink and faucet with 2 bowl stainless, 9 inch deep,and Moen/ Delta or eq single handle faucet in chrome with separate hand-held sprayer. **NO garbage disposal wanted.**

Installation to include chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

$_____

37 Vinyl flooring
Install Allure vinyl floor planking or equal over 1/4 inch under layment. Screw floor where squeaks exist. Owner to select with $12/SY allowance for vinyl. Install by contractor. Finish wood base with base shoe or rubber cove base. Provide transition as required.

$_____

38 Drywall/Insulation/Paint

Remove remaining drywall if needed for electrical runs. Add R13 fiberglass insulation, foam around windows, 1/2 inch drywall mud, tape, and texture. Owner to select only one paint color for walls and ceiling. Prime and paint.

$_____

39 Appliances

PROVIDE AND INSTALL dishwasher and exhaust hood above stove . Owner to select all appliances. owner has new stove, install only.

Bids to include $800 allowance for appliances only, including sales tax and delivery. Base bid to include all labor and materials required for removal, disposal, and installation of new appliances.

$_____

Group Electrical

40 Electrical: (Rewire Home)

ɔvide AFCI as needed to meet current codes.

ɔvide (1) 20A branch circuit with GFCI protected receptacle at Bath.
tall light above sink and close to shower. $100 allowance for both fixtures.
ɔvide (2) 20A small appliance circuits with GFCI protected receptacles @ the Kitchen countertops in locations and spacing per current NEC.
tall LED undercounter lighting under L shape uppers.
parate light switch for under counter lighting.
ake general lighting in Kitchen a 3 way.
ɔvide separate 110V receptacles for the refrigerator & gas range with 110V supply for the range hood and switched 110V supply below sink for dishwasher & disposal.
tall battery operated 10 year battery Smoke in bedroom only: locations per code.
ɔvide underground supply to garage and install sub panel and 3 ceiling lights, outlets for openers and one on wall under windows, 4 each exterior LED light with dusk to dawn 270 degree motion detector- three on garage and one on rear of house ($400 allowance for all).
d $50 allowance to replace front entry exterior light with LED.
Existing wiring for light fixtures & switch legs to be checked for proper operation, polarity, and grounding. All light fixtures to be properly secured to code-compliant boxes, all ceiling fans to be properly secured to blocking in ceiling framing, and all missing or damaged switches and cover plates to be replaced with new and matching finishes.

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Group Plumbing

41 Plumbing

Kitchen-repair kitchen drain to receive sink, NO garbage disposal, dishwasher and provide water supply to refrig.
Water lines-replace galvanized lines with PEX, copper can remain if sized properly. this includes replacing all hose bibs with frost proof shutoffs.
Bathroom-Install pan and provide supplies and drain for new vanity, check shower valve and drain. Reinstall toilet.

$_____

Group Interior

Work Description

42 **Blown insulation**
Drill, blow in fiberglass insulation, patch holes on all exterior walls from outside.

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43 **Door locksets**
Replace all door knobs with lever style openers.

$_____

44 Low Voltage
Install phone line into kitchen above counter and one in master bedroom. Lines can be run on outside of building discreetly.

$_____

45 **Interior Door Unit**
Install new door unit , try to match existing, and stain or paint for Tarin bedroom, new lever door hardware.

$_____

Total Bid $_____