

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

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**NAME:** Linda Kleinfeldt

**CONTRACTOR:**

**ADDRESS:** 8285 Candon Dr.

**ADDRESS:**

**PHONE:**

**PHONE:**

**DATE:**

**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 Stucco**

**Remove old siding** Remove unused cables, wires. Flash all doors and windows. Apply 3 coat stucco system. Owner to select one standard color for all. Pop outs in front elevation only for doors and windows, include OH door.

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

**3 Windows:**

Remove and replace all windows (**except basement windows**) with new vinyl thermal break units. Install with nailing flanges and add metal drip edge (white or brown to match) above units. Installation of new units to ensure proper operation, self-adhesive air-sealing strip at perimeter, flashing and furring as required, , and repair of interior finishes as needed. All new units to include standard hardware and screens. Owner to select from standard color white or almond. 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. Installation to include repair of adjacent wall finishes, replacement of related trim with like material, and touchup painting to match existing unless otherwise specified.

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

**4 Doors: Entry**

Replace with 6 panel insulated fiberglass door with lite in paint-grade jamb with integral weatherstripping and adjustable threshold. Owner has \$300 allowance for door unit only to include taxes. Hardware to be Schlage or eq keyed **lever** set with single cylinder deadbolt & thumb turn on interior. Installation to include repair of adjacent wall finishes, replacement of related trim with like material, and touchup painting to match existing unless otherwise specified.

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

**5 Storm Door**

Install Larson or equal storm door with top down concealed screen.

Work Description

		\$ _____
<b>6 Sliding Door</b>	Replace exterior rear sliding door with vinyl energy star rated unit. Repair and replace if needed any interior or exterior trim for finish look. Install metal drip edge and flexible flashing around door. Seal bottom threshold.	
		\$ _____
<b>7 Gutters</b>	Remove existing gutters and install 5 inch gutters with downspouts and flexible extensions on all to carry water away from house. Owner to select from standard baked on enamel finish.	
		\$ _____
<b>9 Concrete Driveway/Walkway</b>	Remove and replace cracked driveway (approx 16x33' ), 4 inch thick, 3500 psi, fiber mesh. Remove and replace walkway to front door concrete landing (not to include landing) with 3500 psi fiber mesh concrete. Compact road base and RS to inspect before pour.	
		\$ _____
<b>10 Garage Door</b>	Replace door OH door unit with Steel, uninsulated unit, new weather stripping around perimeter. Reattach garage door opener.	
		\$ _____
<b>11 Fascia , soffit repair</b>	Repair or replace damaged areas. _____ L.F. Remove front guardrail off front door patio.	
		\$ _____
<b>12 Soffit,Fascia,Trim Paint</b>	Prime and paint all wood on exterior of house and garage. Use two coats or SW A100 low temp paint,eggshell or satin. Owner to select one color.	
		\$ _____
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<b>Group</b>	Kitchen	
<b>13 Lighting</b>	Replace fluorescent ceiling light with <b>2 each</b> , 3 foot LED track adjustable lighting in satin nickel.	
		\$ _____
<b>14 Appliances</b>	Replace dishwasher with energy star rated unit. Owner has allowance of \$650 to include taxes but not install. Install Microwave/vented hood over stove, add circuit if needed. Owner has \$300 allowance to include taxes.	
		\$ _____
<b>15 Vinyl floor</b>	Install 1/4 inch under layment and vinyl sheet goods, owner has \$10SY allowance for vinyl selection to include taxes but not install. Move appliances out of kitchen and reinstall. Install toe kick or add vinyl base cove to trim out flooring.	
		\$ _____
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<b>Group</b>	Bath master	

Work Description

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- 16 Demo bath**  
Remove vanity, tub shower valve, surround, **SAVE toilet for reinstall.**  
\$ \_\_\_\_\_
- 17 Shower base**  
Install fiberglass shower base.  
\$ \_\_\_\_\_
- 18 Antiscald ADA sliding Shower Sprayer**  
Install moen , delta or equal, chrome or SS finish valve. Polybutylene to be replaced.  
\$ \_\_\_\_\_
- 19 Shower Surrounds: Cultured Marble**  
  
Provide/install 3/8" cultured marble shower surround +72" above pan. Installation to include (1) recessed soap dish, and (1) corner shelf. Contractor to coordinate locations with Owner. Owner to select from standard colors.  
\$ \_\_\_\_\_
- 20 Cement Board/Drywall**  
Install cement board in surround area. Install backer 2x for grab bars.  
\$ \_\_\_\_\_
- 21 Vanity/Top/Faucet**  
Owner has \$1000 allowance to select unit with top and integral bowl and faucet to include taxes but not install. Provide end cap and filler for top and cabinet if needed  
Supply new shutoffs, supplies and p trap.  
\$ \_\_\_\_\_
- 23 Bath accessories**  
Install towel bars (2), tp holder and shower rod.  
\$ \_\_\_\_\_
- 24 SS Grab Bars**  
Install 43 inch on rear shower wall and two 18-24 inch on end walls. Provide solid blocking for install.  
\$ \_\_\_\_\_
- 26 Bath-Painting**  
Prime, prep, paint with two coats, one color for walls and ceiling and one color for trim.  
Owner to select colors.  
\$ \_\_\_\_\_
- 27 Flooring**  
Replace vinyl flooring in master bath. Owner has \$10 sy allowance for vinyl. Install by contractor.  
Install toe kick or install vinyl cove base on cabinet and walls for professional look.  
\$ \_\_\_\_\_
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- Group Interior**
- 28 Replace Carpet**  
Carpet in living room, master bedroom, closet, hallway, stairs (up) and stop at runway.  
Owner has allowance of \$25/yd for carpet, contractor to pay for 1/2 inch pad and other materials and for removal and install.  
Move furniture as required, personal items by owner.  
\$ \_\_\_\_\_

Work Description

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**29 Patch and Texture Drywall**

Repair any holes made by plumber. Patch hole in upper stairwell and texture.

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

**30 Painting**

Paint upper bedroom walls and hallway wall after drywall patches were done on backside of upper bath. Owner to select one color.

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

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**Group** Electrical

**31 GFIS,SD, CO, and misc**

Install GFIs,SD and CO detectors in all PPRBD locations.  
Replace exterior lights on entry and rear with LED photo activated lights.  
Install new LED light in front of garage to light up driveway.  
Replace fan/light in Living room with \$250 allowance for fixture (owner to select).

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

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**Group** Plumbing

**32 Polybutylene Piping Replacement**

Install pex in crawl space, basement, kitchen, master bath, kitchen, hall bath, upper bathroom, and hose bibs (replace hose bibs too).

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

<b>Total Bid</b> \$ _____
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