

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

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**NAME:** Patricia A. Smith  
**ADDRESS:** 1713 W. Platte Ave.  
**PHONE:** 719-685--0956  
**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.

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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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**2 Lead Based Paint:**

**EPA certified (not RRP) must be employed to remove all window sashes and sills (sills can be scraped and lead-locked by EPA certified crew. Window casing does not have lead 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.

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**Group Exterior**

**3 Windows - Replacement Sash & Frames**

See note in Lead Based Paint, use **EPA certified contractor** for removal.

At all windows:

**Save Swamp cooler** for homeowner and place in Garage.

Remove storm windows and discard.

Remove wood double hung sash, parting bead, and related stops. Window frames with attached exterior and interior trim to remain in place. Provide/install new vinyl thermal break double hung replacement units with pre-finished 1/4 round trim. Bids to include repair of any related finishes, prep & paint of new trim to match existing, and reinstallation of security grilles. Replacement units to be white, and to include standard hardware and screens.

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 prior to receiving final payment.

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**4 Roofing: House and Garage**

Install **Impact resistant** fiberglass reinforced asphalt 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. Owner to select from standard colors.

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**5 Driveway**

Regrade, remove grass in driveway, and install more road base 2-3 inches and mechanically compact. Slope away from house. Go from garage to street sidewalk, Include pad in front of garage.

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**6 City sidewalk/Pan**

**Do not do until hydro jetting sewer and camera to see if sewer line needs repair under this area.**

Replace and pour 3 sections of city sidewalk at driveway with permits. Follow city specs. Pour concrete pan for access to driveway from railroad ties to property line on east side with city permits.

Replace and pour 2 small sections of sidewalk at entry walkway.

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**7 Painting: Exterior House and Garage**

**Painters must have RRP certification and be supplied to RS**

Prep (pressure wash), prime, and paint interior in two color scheme. One color for siding and one color for trim. Exterior doors to be included.

Patch and texture any holes.

Owner to select from standard earth tone colors.

Use SWA100 or equal. Satin or Eggshell, no flat sheens.

Caulk all trim, windows, base.

Remove unused cables, staples, nails, etc.

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**8 Garage Doors**

**Removal of OH garage doors must be done by EPA certified lead abatement company.**

**Please put this cost in Lead abatement line item.**

Install two OH garage doors to garage using prepainted uninsulated steel doors, top panels to have lites. No garage openers. **Note tight ceiling clearances inside. may need to add to header trim to create clearance.**

Install metal drip edge above header trim on doors.

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**9 Gutters: House only**

Install 5" seamless pre painted 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 flexible gutter extension. May need to add multiple extensions to get water away from house. Owner to select from standard colors.

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**10 Crawl Space hatch**

Build new water tight hatch using PT lumber and waterproof membrane on top. Put metal drip edge flashing under siding.

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Work Description

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**11 Mold Removal**

Use a mold certified sub to remove mold in subfloor framing in crawl space.

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**12 HVAC-A/C**

Install minimum 13 SEER A/C unit. See electrical for wiring unit. Remove old HVAC unit from crawl space.

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**13 Clean Duct Work**

Clean all duct work/returns in house with professional company. Emphasize the owner has severe issues with her breathing and to minimize use of chemicals.

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**14 Hydro jet Sewer, Camera**

Outside cleanout access in back yard, hydrojet sewer line and give **report to RS** after camera, DVD. **Do not replace city sidewalk until this is done.**  
We have used Mr. Rooter ( if you need a good sub for this work.)

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**15 Trenches**

Line trenches with heavy duty filter fabric (as used for foundation drains) and fill with gravel. Roll filter fabric on top of gravel and pin in place.  
**This is to be done to make job site safe for workers and still maintain drainage** for HO.

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**Group** Kitchen

**16 Carpentry -Misc.**

Install trim in kitchen/pantry opening. Duplicate fluted trim on other side of this opening.  
Install wood transition strip between wood floor and vinyl in kitchen to match floor as close as possible.  
Build cabinet above stove to match cabinets, include doors to hide venting.  
Add paint grade shelving and face frame to match existing between new cabinet and old uppers.

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**17 Kitchen: Rehab Cabinetry**

Clean and repair all cabinet doors, drawers, and hardware for proper operation.  
Some doors need new hinges-all should match.  
Build and paint cabinet above stove to match cabinets, include doors to hide venting. Door handles/hinges to match existing.  
Install open shelving from new stove cabinet to existing upper cabinet and trim out to match. Do not use MDF or similar board for shelving, can use melamine wrapped shelving.  
Put up paneling inside sink cabinet base to close off rear of cabinet . Owner complained of mice dropping so close off any small holes with steel wool or other product so no opening is available for critters to get into cabinet.

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**18 MicroWave/Vented Hood**

Add unit above stove  
Under HVAC category vent hood cost.  
Under electrical category include dedicated circuit costs  
Owner has \$300 allowance to select MW to include taxes.

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Work Description

**19 Paint-Kitchen Cabinets**

Repaint kitchen cabinets using green VOC water base paint.  
Paint trim installed by carpenter.

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**20 Countertops**

Replace kitchen countertops with high pressure laminate tops with rounded front edge and integral 4" back-splash.  
Replace 18 inch x 6 ft approx. shelf/counter next to table with laminate to match (no back splash needed), add larger brackets to hold shelf/counter securely. Laminate Counter shop should have access to larger brackets used in commercial application.  
Include pass through shelf above kitchen sink.  
Owner to select from standard colors.

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**Group Plumbing**

**21 Kitchen Sink/faucet**

Replace kitchen sink and faucet, p traps, shutoffs and supplies. No garbage disposal. Install stainless steel sink , **18 Gauge**, with single lever faucet pull out sprayer in spout(Moen, Delta, Kohler or equal). Allow \$ \$400 for sink and faucet.  
Check vent and drain of kitchen sink, owner complaints of poor drainage.

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**Group Electrical**

**22 Misc. Electrical**

**Note original panel behind free standing pantry cabinet. New panel mounted on rear of home.**

Owner complaints of tripping circuit in kitchen. Install GFIs in kitchen. Need to install another circuit and GFI on South wall left side of stove.  
Poor lighting in kitchen, replace ceilingfan/light with two 3 ft LED track lights and add one hanging ceiling light above kitchen table (put this light on separate switch.)  
Run dedicated circuit to new location of microwave/vent in kitchen  
Replace exterior lights with LED/photo fixtures. Add second exterior light for back entrance-may be able to tap into light around the corner from rear entrance. Then install two fixtures in rear area. Do not replace entry exterior light.  
Add 30 Amp service for A/C unit.

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**Group Interior**

**23 Drain Pan**

Place drain pan (without drain hole) under washer (do not use one with drain hole).

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**Group HVAC**

**24 Vent MW Hood**

Vent hood through outside wall.

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