

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

NAME: Nellene Pine
ADDRESS: 2141 Friendship Pl
PHONE: 2271059-
4335031-
DATE: 6/16

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 Exterior

2 Concrete Drive, walkway, patio

Remove and replace driveway and parking pad (approx. 50'x10' verify), walkway in front yard from driveway to stoop and from city sidewalk to stoop (approx 35'x3', verify), patio in rear (approx 12'x14', verify), redo landing off slider to 30 inch depth per code. Concrete to be 4 inch thick , fiber mesh, broom finish, 3500 psi. Pour a 30 inchx 36 inch landing at rear patio door. Include a 1 1/2 inch pipe handrail at side of landing painted black
Cleanup landscaping on edges as required.

\$ _____

3 Windows:

Remove and replace all windows with new **ALMOND color** vinyl thermal break units. Install metal drip edge (use pre finished color metal). Installation to include cutting back existing siding to expose window flanges, if possible, complete removal and disposal of existing sash and frames, installation of new 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.

\$ _____

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 flexible extension. Owner to select from standard colors.

\$ _____

5 Sliding Vinyl Door

Install **ALMOND color** vinyl sliding door off rear patio with screen. Owner to select from standard color. Finish all exterior and interior trim as needed. Install metal drip edge.

\$ _____

Work Description

6 Front door hinges

Replace front door hinges for to eliminate door sag.

\$ _____

7 Fence Repair

Replace damaged fence pickets on her side of yard and restrain to match as close as possible. Approx. 20 pickets to replace.

Screw off pickets on her side with one screw top and bottom.

SE corner of fence needs support repaired.

\$ _____

8 Painting: Exterior House and Shed

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

Patch and texture any holes.

Owner to select from standard earth tone colors.

Use SWAI00 or equal . Satin or Eggshell, no flat sheens.

Caulk all trim, windows, base.

Remove unused cables, staples, nails,etc.

\$ _____

Group Kitchen

9 Kitchen-Demo

Remove all cabinets, countertops, appliances, **Keep stove,refrig, sink, faucet, garbage disposal.**

\$ _____

10 Kitchen: Cabinetry

Install builder grade (not Lowes, HD, and others bottom end) upper and lower base cabinets. Adjust cabinet height over stove for MW /hood unit. Owner to select stain color.

Uppers to go soffit with scribe molding for top. Include corner neo angle upper cabinet for full accessibility. Extend drywall soffit in corner to fit corner cabinet design.

Corner base cabinet to be Lazy Susan, no dead corners.

Base cabinets to have full depth shelves.

Include drawer bases when possible.

RS to approve design before ordering.

Install handles and pulls off the shelf design.

\$ _____

11 Kitchen;Countertops

Replace Kitchen countertops and L shape bar top with high pressure laminate tops with integral 4" back splash and molded front edge. Install end splash. Owner to select from standard colors..

\$ _____

12 Appliance-dishwasher

Replace dishwasher with EPA water sense model. New drain and supply lines.

Client has \$650 allowance to include taxes but not delivery or install.

\$ _____

Work Description

13 Appliance;combo microwave/hood

Replace exhaust hood with 30 inch over the range microwave,exhaust hood.
Bids to include \$300 allowance for appliance only, including sales tax.
Base bid to include removal and disposal of existing hood, as well as delivery and installation of new unit.
Add dedicated outlet- see electrical.
HVAC to install vent through soffit or roof -see HVAC

\$ _____

14 Kitchen Vinyl Flooring/Pantry

Install vinyl sheet goods or vinyl planking in kitchen over 1/4 inch under layment. Owner has \$12/SY for vinyl material only. Under layment and install by contractor. Install base shoe or rubber cove base to match existing.
Provide **metal trim edge** around crawl space access hatch located in pantry.

\$ _____

15 Reinstall Appliances

Install existing refrigerator and stove.

\$ _____

16 Painting

Repaint kitchen, walls only, owner to select color.

\$ _____

17 Reinstall sink , faucet, GD

New p trap, shutoffs, drains, and supplies.

\$ _____

18 Dishwasher

Install new unit with new lines and make sure it meets code for drain line. Do not want discharge to flow back into sink.

\$ _____

Group Bathroom

19 Bath;Demolition:

Remove and dispose tub, surround, vanity, toilet, medicine cabinet. **SAVE towel** bars and tp holder and shower rod. Provide portolet during project in carport area.

\$ _____

20 BathTub

Install new steel enameled almond or bone color tub. Clean or replace p trap.
Contractor's responsibility to verify size and drain location.

\$ _____

21 Bath: Cement Board/Drywall

Insulate exterior wall if needed.
Install cement board for surround, patch/finish drywall as needed.
Install 2x6 backer board for grab bars.

\$ _____

Work Description

22 Bath; Cultured Marble Shower Surround

Replace shower wall finishes with 3/8" cultured marble surround. New shower surround to extend 72" above bathtub & to include (2) angled corner shelves.
Owner to select from standard colors & to coordinate with contractor on location of shelves.
Window (if in shower area) to be wrapped with same material.

\$ _____

23 Bath Grab Bars; Stainless Steel

Provide & Install (1) 42" stainless steel grab bar at back shower wall.
Provide and install (1) each 18"- 24 inch horizontal stainless steel grab bars at left and right-hand shower walls.
All horizontal grab bars to be mounted 36" above shower pan & securely fastened to 2 x 6 blocking installed in stud bays. Installation to include repair of related wall finishes to match existing.

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24 Bath: Shower Mixer with Handheld

Replace tub/shower valves with single-handle mixer in chrome (Shower only). Substitute adjustable hand-held shower mounted on 24" slide bar for fixed head. Fixture must meet the following criteria: ADA compliant, EPA Water-Sense certified, Anti-scald guard and pressure balancing features.

\$ _____

25 Bath; Medicine Cabinet

Install medicine cabinet with storage and mirror to match bath vanity as close as possible. Owner to select with \$200 allowance to include taxes but not delivery or install.

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26 Bath Vanity

Replace vanity 30 inches with integral sink and composite granite or marble top. Include new faucet (Delta, Moen or equal). Replace shutoffs, supplies and p trap. **Include end cap for counter if available.**
Owner to select with allowance of \$500 to include taxes but not install or delivery.

\$ _____

27 Bath, Laundry Room-Vinyl Floor

Add 1/4 inch under layment, install vinyl sheet goods with pre painted/or stained wood base shoe to match..
Owner has \$10/SY allowance to select vinyl to include taxes but not any other materials or install costs.
Temporarily remove WD for vinyl.
Install new water supplies to laundry washer when reinstalled

\$ _____

28 Bath-Painting

Prime, prep, paint with two coats, one color for walls and ceiling and one color for trim.
Owner to select colors.

\$ _____

29 Bath-Accessories

Reinstall towel bars (2 each), TP holder, Shower rod.

\$ _____

30 Bath-Toilet Right Height WC

Provide and install (1) **almond, bone or similar color** American Standard or eq right-height WC with standard seat. Bids to include replacement of angle stop (chrome finish) and supply line (braided metal or white). GC to provide receipt to Owner for CSU rebate. Substitutions must meet EPA water-sense and ANSI 117 standards.

\$ _____

Group Interior

31 Interior Door lock sets

Replace bedrooms and bathroom doors' handles and pantry door (6 total) with schlage, kwikset or equal lever handles. Ask owner for finish color.

\$ _____

32 Bifolds

All rooms including hall, adjust height and closing of doors, install new hardware as needed for smooth operation and for permanent adjustment.

\$ _____

33 Flooring;Carpet:

Provide and install carpet over 1/2 inch foam pad with tack strip at all bedrooms, closets, hallways. Remove and replace all carpeting at Main floor areas.
Owner has \$25/sy allowance for carpet to include taxes but pad and install by contractor.
Contractor to remove furniture and homeowner to remove personal items. Provide POD or equiv. if needed.
Installation to include trimming of doors as required for proper operation, repair or replacement of tack strip as required, installation of concealed hook strips at all dissimilar materials, and removal of all used goods from site

\$ _____

Group Electrical

34 Misc electrical

Replace fan/light units in master bedroom and living room. Owner has \$250 allowance per unit to include taxes but not delivery or install.
Replace wall switches for fans/lights.

\$ _____

35 Exterior Lights/MW Circuit

Add circuit for microwave.
Replace 3 ea motion sensor LED exterior lights in carport area, patio door, West side of house.
Add GFI to kitchen or require existing, two outlets not protected above counter
Add GFI to bathroom.

\$ _____

Group HVAC

36 Microwave

Vent hood through soffit and sidewall or through roof.

\$ _____

Total Bid \$ _____