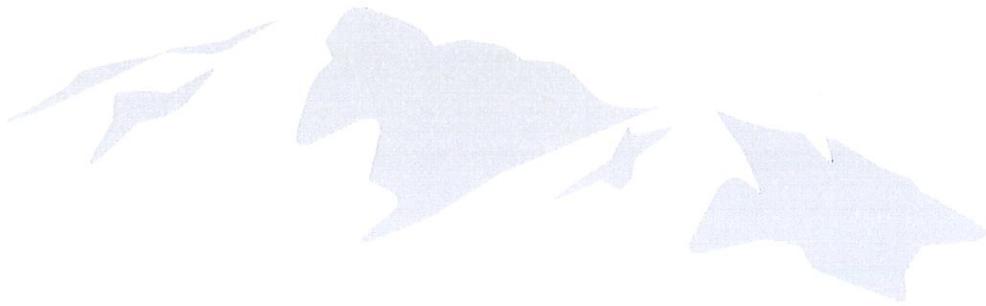




**OGDEN CITY CORPORATION**

**INVITATION TO BID**

**833 Kershaw St - REHAB**



Prepared by **Sean Mathis**

Ogden City Community Development

2/7/23

**OGDEN CITY CORPORATION**  
**INVITATION TO BID**  
**833 Kershaw St - REHAB**

Ogden City is accepting sealed bids from Contractors interested **in the rehab construction of a single-family residence located at 833 Kershaw St, Ogden, Utah.** All work must meet current industry standards and all federal, state and local rules and regulations.

Bid information packets may be downloaded from the Ogden City Website located <https://www.ogdencity.com/264/Purchasing>.

Bidders are responsible for securing any and all addenda issued.

Licensed contractors submitting bids must be able to comply with insurance and bonding requirements and have experience with underground wet and dry utility installation and removal and replacement of Street Pavement.

In view of the fact that this project is funded in part with federal monies provided in this contract, each prospective contractor shall comply with the bid requirements set forth in Executive Order 11625 and Section 3 of the Housing and Urban Development Act of 1968. In addition to the aforementioned bid requirements, the contractor awarded the bid, and each subcontractor and lower tier contractor thereafter shall be subject to the following federal contract provisions:

Form HUD-4010, Federal Labor Standards Provisions.

- Davis Bacon Act (40 U.S.C. 276 a-a7)
- Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330)
- Copeland Anti-Kick-Back Act (18 U.S.C. 847 and 40 U.S.C. 276c)
- Executive Orders 11246 (Equal Employment Opportunity) and 11625, and Section 3 of the Housing and Urban Development Act of 1968 regarding employment, training and

contracting opportunities (12 U.S.C. 1701u). 'The work to be performed under this bid specification / contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3 shall, to the greatest extent feasible, be directed to low- and very-low income persons, particularly persons who are recipients of HUD assistance for Housing.

A pre-bid meeting will be held **Tuesday, February 14, 2023, at 9:00 am. We will meet at 833 Kershaw St, Ogden, UT.** Please allow at least one (1) hour for the pre-bid meeting. All contractors intending to submit a bid are **ENCOURAGED** to attend to obtain relevant information concerning the project.

Sealed bids shall be submitted to the Purchasing Office, c/o the 1<sup>st</sup> Floor Information Desk, 2549 Washington Blvd., Ogden, UT by **Tuesday February 28, 2023, no later than 3 PM.** At which time, bids will be opened and read aloud at the 7<sup>th</sup> Floor Conference room of the same address. **LATE BIDS WILL NOT BE ACCEPTED.**

The City reserves the right to accept or reject any bids that best serve its convenience and/or is found to be in the best interest of the City.

Ogden City encourages and welcomes bids from small, local, women and minority owned businesses and other disadvantaged business enterprises.

**OGDEN CITY CORPORATION**  
**INVITATION TO BID**  
**833 Kershaw Street**

**I. SCOPE OF WORK**

Contractor will be responsible for furnishing and installing the equipment, facilities, services and appurtenances thereto as included in the Contract Documents. The work generally includes, but is not limited to, the following: the rehab construction of a single-family residence located at **833 Kershaw St**, Ogden, Utah.

Contractor will be responsible for:

- Review of construction or specification documents prior to submitting a bid.
- Attend the pre-bid meeting to obtain relevant information (ENCOURAGED).
- Competitively bidding required work, negotiating and contracting with subcontractors to accomplish the work, as applicable.
- Completing the Project on time and within budget per the plans and specifications.

THE ATTACHED DOCUMENTS ARE COPYRIGHT PROTECTED AND ARE THE PROPERTY OF OGDEN CITY AND MAY NOT BE REPRODUCED FOR ANY OTHER PROJECT UNLESS WRITTEN AUTHORIZATION IS OBTAINED.

**PROJECT MANAGER: Sean Mathis**

**Ogden City Community Development**

**Desk: 801-629-8935**

## **II. BID CONTENT**

Ogden City will accept bids from contractors that are capable of providing all of the work described in the drawings and specifications. Applicants shall include qualifications for work set forth in the Scope of Work for which it proposes to provide services. Each bid must include, at a minimum, the following information:

1. Exhibit B – BID FORM
2. Bid Security

## **III. BID REVIEW AND ASSESSMENT**

Bids will be reviewed based on the requirements indicated in Section II. Ogden City Corporation shall have the right to verify the accuracy of all information submitted and to make such investigation, as it deems necessary to determine the ability of a prospective Contractor to perform the obligations in the response. Ogden City reserves the right to reject any response where the available evidence or information does not satisfy Ogden City that the prospective Contractor is qualified to carry out properly the obligations of the response, is a person or firm of good reputation or character for strict, complete, and faithful performance of business obligations, or if the prospective Contractor refuses to cooperate with and assist Ogden City in the making of such investigation.

Section 3 Clause

## **IV. SECTION 3**

All Section 3 covered contracts shall include the following clause (referred to as the Section 3 Clause):

A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD assisted

projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative or workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

(Added section) G. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent

feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

## **V. INSURANCE REQUIREMENTS**

The awarded Contractor shall procure and maintain for the duration of the contract the required insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of this agreement. The Contractor shall pay the cost of such insurance.

- a. The amount of insurance shall not be less than:
  - i) Commercial General Liability: Minimum of \$4,000,000 in general aggregate with \$1,000,000 for each occurrence. Policy to include coverage for operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable) written on an occurrence form.
  - ii) Business Automobile Liability: \$1,000,000 combined single limit per occurrence for bodily injury and property damage for owned, non-owned and hired autos.
  - iii) Workers' Compensation and Employer's Liability: Worker's Compensation limits as required by the Labor Code of the State of Utah and employer's liability with limits of \$1,000,000 per accident.
- b. Each insurance policy required by this Agreement shall contain the following clauses:
  - i) "This insurance shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty days prior written notice by certified mail, return receipt requested, has been given to the Ogden City Corporation".

- ii) "It is agreed that any insurance or self-insurance maintained by Ogden City Corporation, its elected or appointed officials, employees, agents and volunteers shall be excess of Contractor's insurance and shall not contribute with insurance provided by this policy."
- c. Each insurance policy required by this Agreement, excepting policies for Workers' Compensation, shall contain the following clause in a separate endorsement:
  - i. "Ogden City Corporation, its elected and appointed officials, employees, volunteers and agents are to be named as additional insureds in respect to operations and activities of or on behalf of, the named insured as performed under Agreement with Ogden City Corporation."
- d. Insurance is to be placed with insurers acceptable to and approved by Ogden City Corporation. Contractor's insurer must be authorized to do business in Utah at the time the license is executed and throughout the time period the license is maintained, unless otherwise agreed to in writing by Ogden City Corporation. Failure to maintain or renew coverage or to provide evidence of renewal will be treated as a material breach of contract.
- e. City shall be furnished with original certificates of insurance and endorsements effecting coverage required within, signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received by the city before work begins on the premises.
- f. City reserves the right to require complete, certified copies of all required insurance policies at any time.
- g. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respect to the City, their elected and

appointed officials, employees, agents, and volunteers; or Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

h. Contractor shall include all its contractors as insured under its policies or shall furnish separate certificates and endorsements for each contractor. All coverages for Contractor's contractors shall be subject to all the requirements stated herein.

i. Nothing contained herein shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property resulting from the activities of Contractor or its agents, employees, invitees, or contractors upon the Premises during the License Period.

Contractor's Obligation to Verify Employment Status: Contractor shall register and participate in the Status Verification System and comply with Utah Code Ann. Section 63G-11-103 of the Utah Identity Document and Verification Act.

## **VI. BONDING REQUIREMENTS**

Submission of a Bid constitutes a promise that the Bidder will enter the Contract Documents in the form presented in the Contract Documents. Bidders should carefully examine all Contract Documents, including the required Bonds and insurance to be provided by the Bidder.

### **A. BID SECURITY**

- a) Amount of Bid Security: A Bid Security must accompany each Bid. The total amount of the Bid on which Bid security is to be based shall be the sum of all items of the Bid constituting the maximum amount of the possible award to the Bidder. The Bond amount must equal at least five (5) percent of the total amount of the Bid. The Bid Security may be in the form of a Cashier's check or Bid Bond. No other form of Bid Security will be accepted.

- b) Bid Bond: The Bond shall accompany and be attached to the Bid and shall be issued by a surety company authorized to do business in the State of Utah. The Bond shall guarantee that the Bidder, if awarded the work will promptly enter into the Construction Contract to perform the work in the manner required by the Contract Documents.
- c) Cashier's Check: If a cashier's check is used in lieu of a Bid Bond, the cashier's check must be drawn on a bank doing business in the State of Utah and made payable to Ogden City Corporation. Note that personal or company checks are not acceptable as bid security. If a cashier's check is used in lieu of a Bid Bond or if the Bid Bond does not specifically so provide, a certificate from an approved surety company guaranteeing execution of performance and payment bonds in the full amount of the bid must accompany the bid.
- d) Return of Bid Security: Owner will return Bid security to Contractor within seven (7) days after receipt of the Construction Contract by Ogden City Purchasing Division. Bid Bonds and cashier's checks of the lowest three Bidders will be held until the Construction Contract is awarded and a signed copy received by Ogden City Purchasing Division or all bids have been rejected. All other bid securities shall be returned following the bid opening. The liability of Owner in regards to the checks shall be limited only to the return of the checks.
- e) Default: In the event of failure or refusal of the Bidder to enter into the Construction Contract and the delivery to the Owner a Performance Bond, Payment Bond and any other Bonds or documents required by the Contract Documents after Notice of Intent to Award by the Owner, the Bidder forfeits the sum of the Bid Bond or cashier's check as liquidated damages to the Owner.

## **B. CONTRACT SECURITY – PAYMENT, PERFORMANCE, AND OTHER BONDS**

- a) Prior to OWNER executing the Agreement, CONTRACTOR shall file with the OWNER a good and sufficient performance Bond and a payment Bond, each in the sum of not less than 100 percent of the Contract Price.

- b) The Bonds shall be executed by the CONTRACTOR and secured by a company duly and regularly authorized to do a general surety business in the State of Utah and named in the current list of Companies holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies as published in current Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department, with an underwriting limitation equal to or greater than the Contract Price which the Bond guarantees or with a current "A-" rating or better in A.M. Best Co., Inc.'s, Best Insurance Reports, Property and Casualty Edition.
- c) Said Bonds shall guarantee the faithful performance of the Construction Contract by the CONTRACTOR and payment of labor and materials. They shall inure by their terms to the benefit of the OWNER. Neither this nor any other provision requiring a performance Bond shall be construed to create any rights in any third-party Claimant as against the OWNER for performance of the Work under the Construction Contract.
- d) If the surety on any Bond furnished by CONTRACTOR is subject to any proceeding under the Bankruptcy Code (Title 11, United States Code) or becomes insolvent or its right to do business is terminated in the State of Utah or it ceases to meet the requirements of this Article, CONTRACTOR shall, within 15 days thereafter, substitute another Bond and surety, both of which must be acceptable to OWNER.

## **VII. GENERAL TERMS AND CONDITIONS**

- a) Qualified respondents shall be Licensed Contractors in the State of Utah, for this type of work, and who meet Ogden City's insurance and bonding requirements, and have experience with all work defined in the scope of work.
- b) For projects that are security-sensitive in nature, Ogden City reserves the right to conduct a criminal background check of each person who will be providing services in response to this Invitation to Bid. If requested, Contractor shall submit a BCI Criminal History Report dated within 30 days of response to RFP for each

employee who will be on-site, that shows "Criminal History Verified" and has Arrest History attachments. Employees who have any convictions on their BCI record may be subject to further review and approval by Ogden City. Ogden City may reject any response to this RFP that involves services from a person or entity that Ogden City determines is unfit or unqualified to fulfill the requirements of this bid.

- c) All work must meet current industry standards including all Federal, State and local rules and regulations.
- d) Ogden City reserves the right to request clarification of information submitted, and to request additional information from any proposer.
- e) Ogden City will make every effort to ensure all offerors are treated fairly and equally throughout the entire advertisement, review and selection process. The procedures established herein are designed to give all parties reasonable access to the same basic information.
- f) Cost of Developing Proposals – All costs related to the preparation of proposals and any related activities are the sole responsibility of the offeror. Ogden City assumes no liability for any costs incurred by offerors throughout the entire selection process.
- g) Proposal Ownership - Once submitted, all proposals, including attachments, supplementary materials, addenda, etc. become the property of Ogden City and will not be returned to the offeror.
- h) Conflict of Interest - No member, officer, or employee of Ogden City, during his or her tenure shall have any interest, direct or indirect, in this contract or the proceeds thereof, except as permitted by Ogden City policy.
- i) Non-Collusion - Offeror guarantees the proposal is not a product of collusion with any other offeror and no effort has been made to fix the proposal price or any offeror or to fix any overhead, profit or cost estimate of any proposal price.
- j) Ogden City reserves the right to accept or reject any submittal as it best serves convenience and/or is found to be in the best interest of the City.
- k) Ogden City reserves the right to reject any irregular submission and reserves the right to waive any irregularity in submissions.

- I) Ogden City encourages and welcomes bids from small, local, women and minority owned businesses and other disadvantaged business enterprises.

## **VIII. GOVERNING INSTRUCTIONS**

This ITB will constitute the governing document for submitting Bids and will take precedent over any oral representations.

## **IX. PREBID MEETING**

A pre-bid meeting will be held on **Tuesday February 14, 2023 at 9:00 am**. We will meet at the **833 Kershaw St, Ogden, UT**. Please allow at least one (1) hour for the pre-bid meeting. All contractors intending to submit a bid are **ENCOURAGED** to attend to obtain relevant information concerning the project.

## **X. SUBMITTAL & BID OPENING**

**A. Submittal: February 28, 2023, No later than 3 PM**; firms shall submit two (2) copies of all documents required in one sealed envelope addressed to Ogden City's Purchasing Office.

Refer to Bid Content section for the required documents. On the envelope, indicate your firm's name and the "833 Kershaw St REHAB".

Submit Bid To:

Ogden City Corporation  
c/o 1<sup>st</sup> Floor Information Desk  
ATTN: Purchasing Office  
"1127 23<sup>rd</sup> St - REHAB"  
2549 Washington Blvd.  
Ogden, UT 84401

**LATE BIDS WILL NOT BE ACCEPTED.**

If the sealed bid is submitted by mail or other delivery service, it must be received prior to the submission deadline.

The bid may also be hand-carried to the 1st Floor Information Desk (west entrance of the Municipal Building) at the same address.

**No facsimile or email transmittals will be accepted.**

It is the sole responsibility of those responding to this Invitation to Bid to ensure that their submittal is made to the correct location and in compliance with the stated date and time. City offices are closed on holidays.

Once submitted, all bids, including attachments, supplementary materials, addenda, etc. become the property of Ogden City and will not be returned to the offeror. These are considered public records unless protected within [Utah Code 63G-2-1.](#)

**B. Bid Opening:** Shortly after the deadline, bids will be opened and read aloud at the 1<sup>st</sup> Floor Conference Room located at the same address.

**XI. CONTACT INFORMATION**

For any questions related to this ITB, please contact the Ogden City Purchasing Office via email [purchasing@ogdencity.com](mailto:purchasing@ogdencity.com) or at (801) 629-8742.

The question-and-answer period ends at **3 PM on Monday February 27, 2023.**

Please check the City's Purchasing webpage for any published Q&A or Addenda document(s) that might have already addressed your questions or concerns - [https://www.ogdencity.com/264/Purchasing.](https://www.ogdencity.com/264/Purchasing)

**Thank you for your interest in doing business with Ogden City!**

**OGDEN CITY COMMUNITY DEVELOPMENT DIVISION**  
**REHABILITATION SCOPE OF WORK**

OWNER: Ogden City Corporation  
ADDRESS: 833 Kershaw Street

PROJECT #: HMSD23-002  
DATE: January 31, 2023

Codes: All work to be performed under this project must meet the minimum requirements of the applicable building, housing, mechanical and electrical codes, as adopted by Ogden City. Interpretations and clarifications of the codes and their applicability to this project shall be directed to the Ogden City Inspections.

Ogden City Rehab Standards: In addition, all work to be performed by the contractor must meet the "Ogden City General Requirements of All Contractors and Subcontractors for Housing Rehabilitation Projects." Contractors questioning the intent of any item in the work write up or the General Requirements can request Ogden City Community Development Division to supply additional information in writing on such items to ensure full understanding is achieved by all parties.

Lead Hazards: If this home was built prior to 1978 it was inspected for lead hazards, or it is assumed to contain LBP. Safe work practices apply to this project. This home must pass a lead clearance test at completion. Contractor will be responsible for any costs associated with re-cleaning and re-testing to pass clearance.

**Bids Due: February 28, 2023**

**REHABILITATION SCOPE OF WORK**

Keybox Code: 2549

Category	Description
1. Permits and Fees	*Contractor to obtain all required building permits and inspections from Ogden City Building Department. <b>\$632.89 is permit portion of line item.</b>
2. Fencing	<ul style="list-style-type: none"><li>• All existing chain link fencing to remain in place. Clear off all brush, trees saplings, and brush from fabric.</li></ul> <p><i>*All new installed fencing must meet Ogden City ordinances. *</i></p>
3. Landscaping	<ul style="list-style-type: none"><li>A. Remove two bush/shrubs at each front corner of home.</li><li>B. Remove tree in back yard at back of house foundation. Do not cut down pine tree.</li><li>C. Remove two trees along East fence line in backyard.</li><li>D. Trim tree branches hanging over garage from West neighbors' trees.</li><li>E. Remove landscape blocks around AC unit.</li><li>F. Remove t-post and hog wire fence on East side of yard.</li><li>G. Install landscaping per landscape plan provided by Ogden City.</li></ul> <p>Note: Install sod turf grass whenever it is available for purchase. When out of season, broadcast of grass seed is allowed.</p> <p><i>*All irrigation system designs, must be approved by Ogden City staff before installation. *</i></p>
4. Demo & Cleanup	<ul style="list-style-type: none"><li>• Clean home including windows and cabinets.</li><li>• Remove any junk and debris in any crawl spaces attics or basements.</li><li>• Remove and dispose of existing Kitchen appliances.</li><li>• Dispose of all left behind paint and chemical materials in basement accordingly.</li><li>• Remove all curtain rods, curtains, and hardware. Patch holes.</li></ul>
5. Structural	<ul style="list-style-type: none"><li>• Attic access in hallway needs to be reframed and finished to 22"x30". Include trim to hold up lid.</li><li>• Remove front porch decking. Advise on structure below once demo</li></ul>

		<ul style="list-style-type: none"> <li>completed.</li> <li>Install new Trex decking type on front porch. See color specs.</li> </ul>
6.	Concrete & Masonry	<ul style="list-style-type: none"> <li>Remove existing concrete drive strips, parking pad in front of garage, and back porch landing. Approximately 350 sf.</li> <li>Prepare grade to slope away from home. Install 2" of gravel to area new concrete is to be poured.</li> <li>Form and pour new 4" concrete driveway, parking, and patio per site plan. Approximately 850 sf.</li> <li>Fix all foundation cracks with epoxy fillers prior to painting.</li> </ul>
7.	Railings	<ul style="list-style-type: none"> <li>Scrape, clean, and repaint front porch rod iron. Black rattle can paint.</li> </ul>
8.	Roofing	<ul style="list-style-type: none"> <li>Install new seamless aluminum rain gutters, downspouts, and extenders to entire home.</li> <li><b><i>*All dips, depressions, and structural failures must be straightened and/or repaired before new roofing system is installed. *</i></b></li> </ul>
9.	Exterior Finish	<ul style="list-style-type: none"> <li>Scrape, clean and paint front porch concrete steps per color specs.</li> <li>Remove all aluminum fascia metal and install new.</li> <li>Replace wind damaged aluminum soffit pieces.</li> <li>Remove wood fascia boards weather rotten. Install new 1x6 fascia boards to entire home.</li> <li>Northwest front corner siding trim is broken. Patch or replace if possible.</li> <li>Paint foundation of home per color specs.</li> </ul> <p><b><i>*Pre paint prep work on all exterior surfaces, requires the removal of all loose paint, weather rot wood replaced or filled and treated with wood hardener prior to paint.</i></b></p> <p><b><i>*Lead base paint safe work practices is required on all painting scopes of work.</i></b></p>
10.	Electrical	<ul style="list-style-type: none"> <li>Install new tamper proof outlets and new switches and covers (white) throughout.</li> <li>Install interlinked smoke alarms and carbon detectors per code.</li> <li>Remove existing overhead power to garage. Install new underground 110v 30amp service wire to garage. Include conduit, boxes, and hardware as needed.</li> <li>Remove and replace two bath sconce lights over vanity with new brushed nickel sconce lights.</li> <li>Provide electrical circuit under kitchen sink for new disposal.</li> <li>Save all existing dome lights throughout home. They will stay or be reinstalled.</li> <li>Bedroom 3 has a junction box on West wall. Bring back outlet at that location.</li> <li>Remove all exposed knob and tube wiring in basement. Run new circuits as needed.</li> <li>Install cover plates on all exposed junction boxes in basement.</li> <li>Remove and replace front porch ceiling light with flush mount StoreSKU# 1004120302 at Home Depot.</li> <li>There are three exterior lights on back of home. The middle one needs to be abandoned with overhead garage power. The two on the outside corners install new motion spot lights. White</li> </ul>
11.	Plumbing	<ol style="list-style-type: none"> <li>Install new stops at all fixtures.</li> <li>Install drip leg on all gas supplied water heaters, when missing.</li> <li>Existing toilet to stay. Remount with new wax ring and clean for final.</li> <li>Remove bath vanity faucet and replace with new Moen or equal brushed</li> </ol>

		<p>nickel single handle.</p> <p>E. Save bath vanity kit and reinstall after floor tile.</p> <p>F. Install new shower valve and trim kit at bathroom tub/ shower.</p> <p>G. Install new stainless steel double basing kitchen sink. Include new p-trap drain kit.</p> <p>H. Install new Moen or equal pull-down kitchen faucet. Brushed nickel.</p> <p>I. Install new 1/2hp Badger disposal with air switch in countertop.</p> <p>J. Provide water box at fridge location for ice maker.</p> <p>K. Test sump pump discharge and advise.</p> <p>L. Remove all galvanized water lines and replace with PEX lines to all fixtures.</p> <p>M. Sewer is connected to neighbors. We need to run our own sewer lateral out to Kershaw street and cap off from neighbors at property line.</p> <p>N. Replace and install new freeze less hose bibs to front and rear of home.</p> <p><b>*Test existing water line to ensure water pressure meets minimum 50 p.s.i. If not, water lateral needs to be replaced. Coordinate with Ogden City for CO.</b></p>
12.	Mechanical	<p>A. Service and green sticker furnace and AC unit. Need to know if units have 5 year or more life span.</p> <p>B. Install drip leg on all gas-supplied furnaces, when missing.</p> <p>C. Clean all supply and return air ducts.</p> <p><b>*Note: Provide a new clean furnace filter at completion of project construction.</b></p>
13.	Insulation	<p>A. Inspect attic for insulation insure minimum of R-38</p> <p>B. B. Install r-13 batts to rim joists and basement walls where accessible.</p>
14.	Windows	<p>A. Provide new 2" faux blinds to all windows. (White)</p> <p>B. Remove and replace basement window with new white vinyl frame. Must ensure window is watertight upon installation completion.</p> <p><b>*All vent able windows require screens be installed.</b></p>
15.	Doors	<ul style="list-style-type: none"> <li>Remove and replace garage man door with new steel six panel. Include all hardware and reframe as needed to accommodate size of new door.</li> <li>Provide and install door stops to prevent wall damage.</li> <li>Remove and replace front door with new FeatherRiver, fiberglass pre-stained door. Twp panel with 6 window lites.</li> <li>Remove and replace rear entry man door with new steel six panel. Include all hardware and reframe as needed to accommodate size of new door.</li> <li>Install new keyed alike knobs and deadbolts to front, rear and garage man doors.</li> <li>Remove existing storm front door and replace with new Anderson 3000 series with built in slider screen.</li> </ul>
16.	Drywall, plaster	<p>A. Repair all damaged drywall or plaster throughout home.</p>
17.	Finish Carpentry	
18.	Accessories	<p>A. Provide towel bar, towel hook, and paper holder in bathroom. Burshed Nickel.</p> <p>B. Provide shelf and rod in all closets where missing.</p> <p>C. Provide shower rod where missing.</p> <p>D. Keep existing med cabinet and mirror. Replace hinges and knob with Satin Nickel hardware</p> <p>E. Paint address label block white and replace Gold numbers with new Black numbers.</p>
19.	Cabinetry & Tops	<ul style="list-style-type: none"> <li>Bath vanity cabinet to stay. Clean for final.</li> <li>All Kitchen cabinets to stay. Touch up stain as needed.</li> <li>Install pulls and knobs to all existing kitchen cabinets. Brushed Nickel.</li> <li>Install new toe kick boards to existing kitchen cabinets. Match color to</li> </ul>

		<p>existing.</p> <ul style="list-style-type: none"> <li>• Remove existing kitchen laminate countertop.</li> <li>• Install new granite kitchen countertop per color specs.</li> </ul>
20.	Paint	<ul style="list-style-type: none"> <li>• Prep and paint all walls, ceilings and trim two-tone paint scheme. Minimum of two coats to cover with premium interior latex paint.</li> </ul>
21.	Floor Coverings	<ul style="list-style-type: none"> <li>• All existing carpet flooring will be saved. Protect with plastic during construction and shampoo all carpets at completion of project.</li> <li>• Save existing Kitchen floor tile. Clean all grout lines to new look.</li> <li>• Install new bathroom floor tile per color specs.</li> </ul> <p><b><i>*All subfloors must be repaired to plane level and true prior to installation of any finish flooring materials</i></b></p>
22.	Appliances	<ul style="list-style-type: none"> <li>• Install new stainless-steel dishwasher, microwave, oven/range, and refrigerator.</li> </ul> <p>Use <b>\$3000 allowance</b>.</p>
23.	General	<p>A. Final clean professionally for listing photos.</p> <p>B. Have property lead tested at conclusion of construction.</p>
24.	Tile/ Marble	<ul style="list-style-type: none"> <li>• Remove all existing tile in bathroom floor, wall, and bath surround.</li> <li>• Install new tub tile surround per color specs. Include vapor barrier, and hardi backer board as needed.</li> <li>• Install new bathroom floor tile per color specs.</li> <li>• Install new kitchen backsplash tile per color specs.</li> </ul>
25.	Garage/ Shed	<ul style="list-style-type: none"> <li>• Tear off existing roofing on garage.</li> <li>• Install new 7/16 OSB and dry in materials.</li> <li>• Install new drip edge, flashings, roof vents as needed.</li> <li>• Install new 30-year Architectural shingle roofing system to match as close as possible to existing house roofing color.</li> </ul>

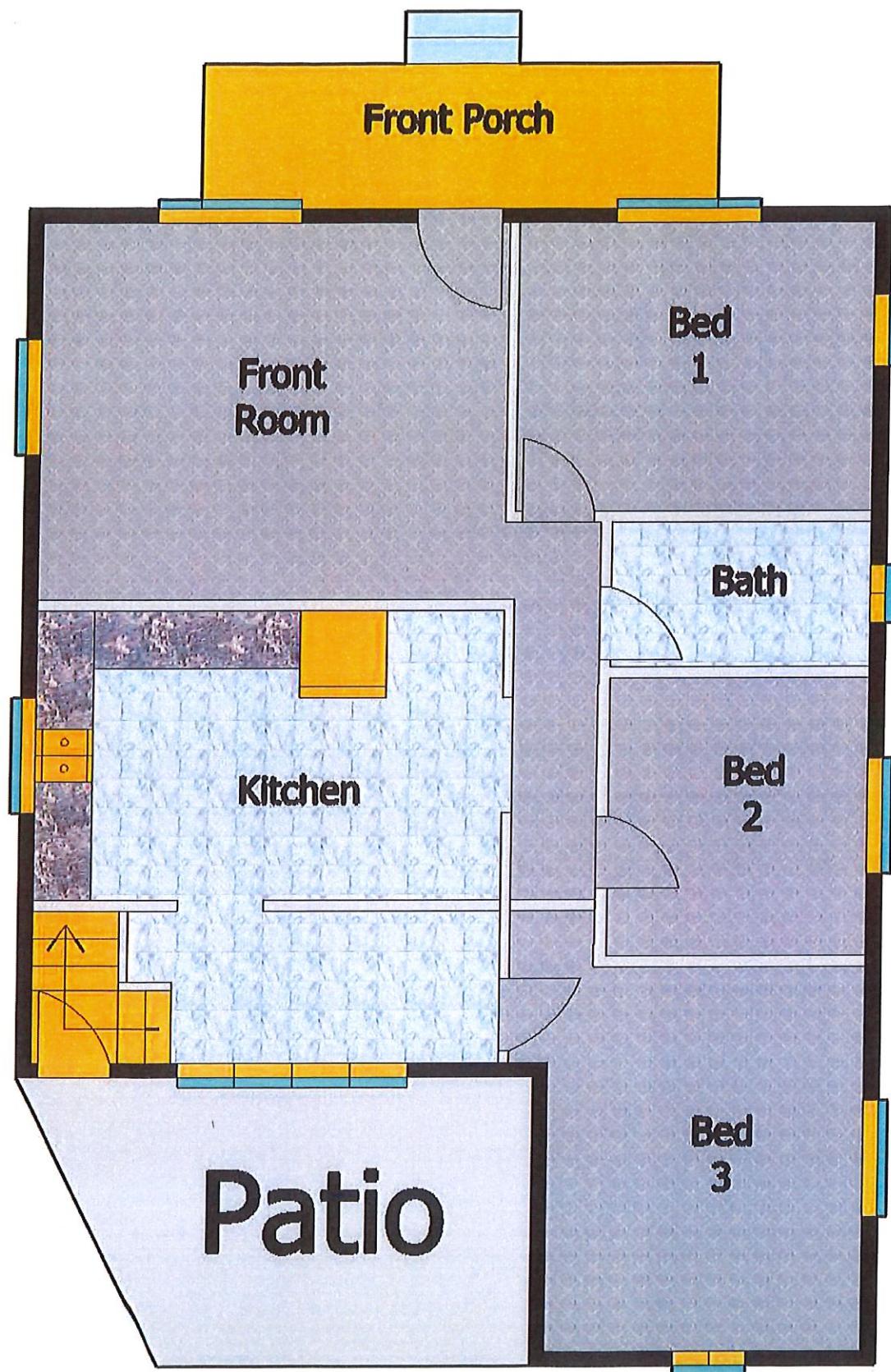
**\*Contractor to verify with Ogden City staff, all product types and color schemes before ordering and installation. \***

## Color Specifications

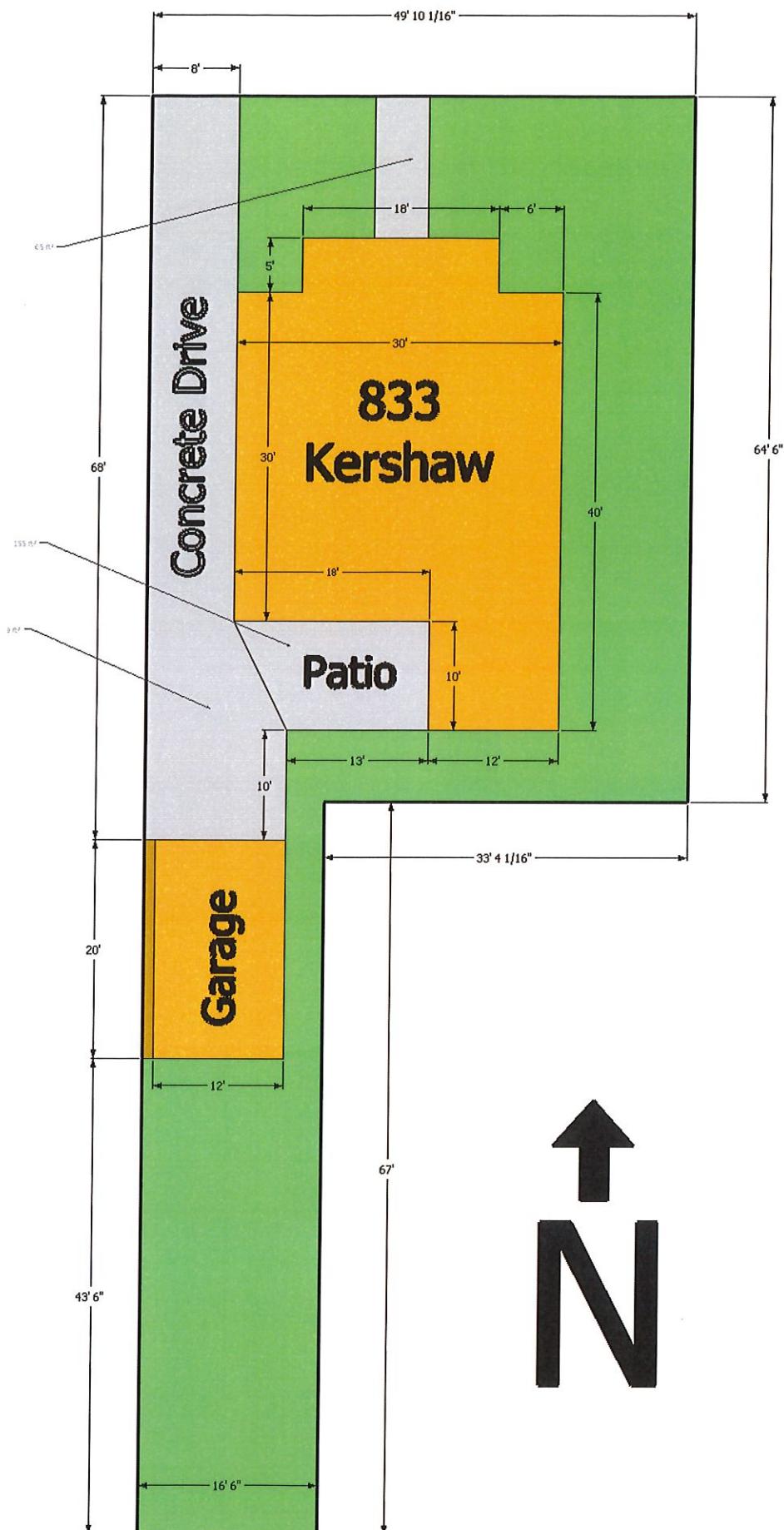
### 833 Kershaw St.

Type	Item	Color	Description
Roofing	30 Year Architectural	Match House	
Exterior Paint	Body	NA	Garage roof to match existing roofing on home.
	Gable	NA	
	Trim	white	white aluminum fascia and soffit materials
	Porch	Foggy Wharf	Trex deck color
	Foundation	Repose Gray	SW 7015
Interior Paint	Walls	Drift of Mist	SW 9166- Satin Finish
	Ceiling	Drift of Mist	SW 9166- Satin Finish
	Trim	White	Semi-gloss
	Doors	White	Semi-gloss
Electrical	Switch/ Outlet/Covers	white	
	Interior Lighting	Satin Nickel	Use Existing
	Exterior Lighting	White	Flush mount on front porch, new wall sconce on rear
Plumbing	Faucets and Trim	Satin Nickel	
	Bath Vanity	Use Existing	
	Vanity Top	Use Existing	
	Tub/Shower Surround	Newport Ivory	Tile-100903632- Mapei #104 grout
Windows	Vinyl	Use Existing	
Interior Doors	Six Panel	Use Existing	
	Hardware	Use Existing	
Exterior Doors	Front	Walnut Stained	FeatherRiver fiberglass two panel with 6-glass lites
	Rear	white	new steel six panel
	Garage	white	new steel six panel
	Hardware	Satin Nickel	
Accessories	Hardware	Satin Nickel	
Bathroom Cabinets	Shaker Style	Use Existing	
Kitchen Cabinets	Shaker Style	Use Existing	
Kitchen Countertop	Granite	Golden River	Floor and Décor # 100224310
Kitchen Backsplash	Tile	Metro Gray	4x16#=100837129- Mapei #77
Floor Coverings	Carpet	Use Existing	
	Laminate	NA	
	Bathroom Floor Tile	Newport Ivory	Tile-100903632- Mapei #104 grout
Appliances	Stove/ Micro/ DW	Stainless	Microwave, Refrigerator, stove, dishwasher
Fireplace		NA	
Railing/ Back Porch	Rod Iron	Black	Front Porch
Front Porch Rail	Rod Iron	Black	Front Porch

\*Verify all colors and options with Ogden City before ordering\*



# Floor Plan- 833 Kershaw



# Site Plan

ACA PROJECT SCHEDULE OF VALUES	
	Address: 933 Kershaw St.
	Activity #: HMSD23-002
	Contractor:
	Date:

	Line Items	Total Costs	Sub-Contractor Name
1	Permit and Fees		
2	Fencing		
3	Landscaping		
4	Demo & Cleanup		
5	Structural-Framing		
6	Concrete & Masonry		
7	Railings		
8	Roofing		
9	Exterior Finish		
10	Electrical		
11	Plumbing		
12	Mechanical		
13	Insulation		
14	Windows		
15	Doors		
16	Drywall		
17	Finish Carpentry		
18	Accessories		
19	Cabinetry & Tops		
20	Paint		
21	Floor Coverings		
22	Appliances	3000	
23	General		
24	Tile/Marble		
25	Garage		
	Subtotal		
	Contingency (6%)		
	Contractor's Fee (15%)		
	Total		

Contractor's Signature

Date