



OGDEN CITY CORPORATION

INVITATION TO BID

470 30th St - REHAB



Prepared by Sean Mathis

Ogden City Community Development

4/10/2025

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INVITATION TO BID
470 30th St - REHAB

Ogden City is accepting sealed bids from Contractors interested **in the rehab construction of a single-family residence located at 470 30th Street, 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, April 15, 2025, at 9 AM. We will meet at 470 30th 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 1st Floor Information Desk, 2549 Washington Blvd., Ogden, UT by **Wednesday, April 30, 2025, no later than 3 PM.** At which time, bids will be opened and read aloud at the 7th 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 CORPORATION

INVITATION TO BID

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 **470 30th** Street, 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

Senior Project Coordinator

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 \$3,000,000 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 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) 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.

- d) 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.

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.

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 April 15, 2025 at 9 AM**. We will meet at the **470 30th 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: **April 30, 2025, 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 "470 30th St REHAB".

Submit Bid To:

Ogden City Corporation
c/o 2nd Floor Information / Constable Desk
ATTN: Purchasing Office
"470 30th 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 2nd floor Information / Constable desk at the Municipal Building located 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 the weekends and observed 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 7th 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 or at (801) 629-8742.

The question-and-answer period ends at **3 PM on Monday, April 28, 2025.**

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>.

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: 470 30th Street

PROJECT #: HMSD24-003
DATE: March 11, 2025

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.

HUD Housing Standards: HOME-Assisted units must meet standards in NSPIRE 24 CFR part 5. Local building codes meet or exceed requirements. Refer to local and Ogden City rehab standards.

Ogden City Rehab Standards: In addition, all work to be performed by the contractor must meet The "Ogden City General Requirements 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.

SECTION 3

Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. § 1701u) and associated regulations 24 CFR Part 75. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

Each month the contractor will provide payroll reports to Ogden City for Section 3 reporting. The contractor will also provide employment notices to Ogden City for announcement of new hire positions to Section 3 eligible workers.

Bids Due:

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. Use \$0.00 for permit portion.
2.	Fencing	<ul style="list-style-type: none"> Remove existing 36" high pig fencing from West and East property lines. Approximately 150 lf. Install new 6' high Chain link fencing around rear yard. From back of house around to back of house. Include 10 lf driveway swing gate off back corner of home where existing gate resides. <p><i>*All new installed fencing must meet Ogden City ordinances.*</i></p>
3.	Landscaping	<ul style="list-style-type: none"> Install landscaping per landscape plan provided by Ogden City. For bidding, use \$8000 allowance. Cut down all trees in yard and two in the West neighbors yard at side of our garage. Coordinate with neighbor when the work will be completed. (2 large trees and 8- medium to small trees. Include removal of shrub at back of house. Install automatic timer and pressurized sprinkler irrigation system to front and rear yards. Provide hose spigot for garden area. <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"> Clean home including windows and cabinets. Remove any junk and debris in any crawl spaces attics or basements. Remove all cables and hardware from exterior of home. Remove front window awning. Remove old tin siding from front and side gables to expose wood detail underneath. Remove any existing gutters and downspouts. Remove wood sheathing from basement windows. Remove tile flooring in Kitchen, hallway and bathroom areas. Include removal of subflooring. Remove Kitchen countertop, sink and plumbing underneath. Do NOT damage cabinets. Remove bathroom toilet, tub, vanity, surround tile, flooring tile, and any hardware. Entire gut job.
5.	Structural	<ul style="list-style-type: none"> Replace subfloor as needed in Kitchen and Bathroom to ensure floor is level and planes prior to new tile flooring system installation. Enlarge Attic Access to 30"x22".
6.	Concrete & Masonry	<ul style="list-style-type: none"> Remove all existing concrete drive, parking, and back entry steps from behind City sidewalk. Protect City sidewalk and drive approach from damage. Grade for slope and water discharge away from both homes. Install minimum of 4" of 1' gravel under concrete. Install downspout pipes as needed. Pour and broom finish concrete drive, parking pad, and back entry steps. Approximately 1000 sf of new concrete. Lift front porch steps to bring back to original state. Tuckpoint CMU blocks on back addition of home. Fill in basement windows with brick masonry. Ensure sealed and no water

		<p>penetration through openings when completed.</p> <ul style="list-style-type: none"> • Install concrete overlay on front porch and steps.
7.	Railings	<ul style="list-style-type: none"> • Sand, clean and rattle can paint front porch iron railing and post. Black • Install new black iron railing on East side of back entry steps.
8.	Roofing	<ul style="list-style-type: none"> • Install new seamless aluminum gutter system to home. Include downspouts, extenders, and splash blocks as needed. Any downspouts dropping onto driveway or walks needs to terminate into a drain pipe under concrete, with bubbler into landscaping of yard. • Reseal all roof penetrations and make sure roof has a minimum of 10-year life span. Provide letter from Contractor stating condition and life. <p><i>*All dips, depressions, and structural failures must be straightened and/or repaired before new roofing system is installed. *</i></p>
9.	Exterior Finish	<ul style="list-style-type: none"> • Repair and patch in any missing aluminum soffit and fascia around roof edge of home. Missing in several spots. • Prep and paint exterior of rear CMU addition per color specs. <p><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></p> <p><i>*Lead base paint safe work practices is required on all painting scopes of work.</i></p> <p><i>*All painted surfaces must receive minimum of two coats of paint applied.</i></p>
10.	Electrical	<ul style="list-style-type: none"> • Install new tamper proof outlets and new switches and covers (white) throughout. • Install new smoke alarms and carbon detectors per code. • Add exhaust fan/light and switch to bathroom for venting. • Provide disposal circuit and switch at kitchen sink. • Update all electrical in the home to code. add circuits as needed. • Provide new breaker panel in laundry area. Service meter to home has been updated. do not update what is not needed. • Add 220v circuits to Laundry and Kitchen for oven range. • Install new lights per specs. Use \$1000 lighting allowance.
11.	Plumbing	<ul style="list-style-type: none"> • Install new stops at all fixtures. • Install drip leg on all gas supplied water heaters, when missing. • Replace toilets complete. • Camera sewer line from house to street and advise Project Coordinator of condition. Schedule inspection at the beginning of construction. • Replace and or provide freeze less hose bibs to front and rear of home. • Install new Moen or equal tub shower valve kit. Moen Model # T2903EPBL • Remove all galvanized plumbing lines and replace with new Pex or equal piping to all fixtures in Bathroom and Kitchen. • Install new 40- gallon water heater. Rheem Model # XG40T12EN38U1 • Include expansion tank and safety straps. • Install new double basin stainless steel Kitchen sink. Include new under counter plumbing and connections. • Install new pull-down Kitchen faucet. Moen Model # 87627EIBL • Install new bathroom faucet. Moen Model # 84346BL • Install new tall height elongated toilet to bathroom. KOHLER Model # K-78279-0 • Include new wax ring or thick ring for tile floor. Caulk toilet to floor when installed. • Install new ceramic coated tub in bathroom. Bootz Model # 011-7201-00 • Include all piping as needed to replumb tub.

		<ul style="list-style-type: none"> • Install new bathroom vanity with sink kit. Glacier Bay Model # EV30P2-WH • Include all new plumbing connections underneath cabinet. • Provide and install new 1/2HP Insinkerator disposal Model # 79883A-ISE and all plumbing required. <p><i>*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.</i></p> <p><i>** All plumbing drain lines must drain properly as part of plumbing scope.</i></p>
12.	Mechanical	<ul style="list-style-type: none"> • Provide and install new 90% or better furnace in basement area. Tie into existing duct work system. Include new AC unit sized according to needs of home. Place AC unit on Northeast corner of home. Include all piping, tubing, linesets, and unit pad and level. • Provide and install all new vent covers in home. Including cold air vents. • Install drip leg on all gas-supplied furnaces, when missing. • Clean all supply and return air ducts. <p><i>*Note: Provide a new clean furnace filter at completion of project construction.</i></p>
13.	Insulation	<ul style="list-style-type: none"> • Inspect attic for insulation insure minimum of R-49. • B. Install r-13 batts to rim joists and basement walls where accessible.
14.	Windows	<ul style="list-style-type: none"> • Provide new 2" faux blinds to all windows. (White) • Provide and install (13) new Andersen 100 Series composite windows. Ensure windows are installed plumb and square. Include foam insulation around jambs, install trims and caulk as needed to fill and seal gaps. • Bathroom shower window to be solid pane entirely sealed and waterproof. <p><i>*All vent able windows require screens be installed.</i></p>
15.	Doors	<ul style="list-style-type: none"> • Remove and replace front entry door complete with new fiberglass 3 panel type and stained to color specs. Model #FF3790 Feather River Doors • Remove and replace rear entry door complete with new fiberglass 3 panel type and stained to color specs. Model #EO4738 Jeld-Wen • Install new knobs, deadbolts, and hinges to match color specs. Schlage Model # FB50N G PLY 622 • Provide and install 5 new 6-panel interior hollow core doors to both bedrooms, bathroom, closet and Kitchen to Laundry area. Jeld-Wen Model # THDJW136500708. Paint to match color specs. Include hardware to match specs. Schlage-Model # F40 GEO 622. Provide and install door stops to prevent wall damage.
16.	Drywall, plaster	<ul style="list-style-type: none"> • Repair all damaged drywall or plaster throughout home. • Repair all cracks in walls and ceilings prior to primer coating.
17.	Finish Carpentry	<ul style="list-style-type: none"> • Save all interior base boards and casing trims. Sand, prep and paint. Do not just paint over old crappy looking painted trims.
18.	Accessories	<ul style="list-style-type: none"> • Provide towel bars and paper holders in bathroom. Glacier Bay Model # BTH-033-306 • Provide shelf and rod in all closets. • Provide shower rod where missing. • Install 1/4" plate mirrors in all bathrooms. Bid 30"X30".
19.	Cabinetry & Tops	<ul style="list-style-type: none"> • Save all existing Kitchen cabinets. Sand, prep, prime and paint per color specs. • Install all new hardware on Kitchen cabinets, knobs, pulls, hinges, latches per color specs. • Install new quartz countertop per color specs.
20.	Paint	<ul style="list-style-type: none"> • Prep, prime, and paint all interior walls, ceilings and trims two tone paint

		<p>scheme per color specs.</p> <ul style="list-style-type: none"> • Prep, prime and paint all interior wood trims per color specs. • Prep and Kilz paint entire basement area along with the steps and stairwell. <p><i>*Minimum of two coats of paint to all surfaces. Including doors and trims.</i></p>
21.	Floor Coverings	<ul style="list-style-type: none"> • Sand, prep, stain, and finish hardwood flooring in front room. • Install carpet to hallway and all three bedrooms. • Install new tile flooring to bathroom and Kitchen areas. • Install new vinyl sheet flooring in Laundry area. Provide metal trim at door ways and around basement access door. Include sheet flooring on access door with trim. Install hidden door lift handle in access door and hook system to hold door open when accessing basement area. <p><i>*All subfloors must be repaired to plane level and true prior to installation of any finish flooring materials</i></p>
22.	Appliances	<ul style="list-style-type: none"> • Provide and install new oven/range. Whirlpool Model# WFE525SOJV • Provide and install new refrigerator. Whirlpool Model# WRS321SDHB • Provide and install new microwave. Whirlpool Model# WMH32519HV <p>Use \$2700 allowance.</p>
23.	General	<ul style="list-style-type: none"> • Have property inspected for termite activity. • Have property lead tested at conclusion of construction. • Need to install Radon Mitigation System.
24.	Tile/ Marble	<ul style="list-style-type: none"> • Install new kitchen backsplash tile per color specs. Include Schluter trim on all edges of tile. • Install new tub tile surround per color specs. Include Schluter trim on all sides of tile except where tile meets tub caulk.
25.	Garage/ Shed	<ul style="list-style-type: none"> • Replace roof beam through center of garage. Install 2- 9.5" LVL. Include hardware to attach to exterior CMU walls and post to beam in center. • Replace and damaged roof rafters. Ensure all rafters plane out. Shim and repair as needed prior to roof sheathing. • Install ½" roof sheathing with vapor barrier membrane. • Install new 36" roofing metal (color Green) to entire roof. Include all metal flashings and trims as needed to encapsulate new roofing edges. • Pressure wash all CMU walls, tuckpoint repair joints as needed and paint exterior of garage per color specs. • Provide and install new (2)- 8'x8' OH Garage doors with auto openers. Provide two remotes. White color. • Remove and replace to garage man doors on exterior with new fiberglass style. Paint Color white. Include hardware and knobs keyed alike to house doors.

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

Color Specifications

470 30th Street

Type	Item	Color	Description
Roofing	30 Year Architectural	NA	Keep existing, check all penetrations and seal as needed.
Exterior Paint	Body	Bold Brick	SW 6327 Addition and garage only. Do not paint house brick
	Gable	White	
	Trim	White	
	Porch	Essential Gray	SW 6002
	Foundation	Essential Gray	SW 6002
Interior Paint	Walls	Slumber Sloth	SW9606
	Ceiling	Slumber Sloth	SW9606
	Trim	White	
	Doors	White	
Electrical	Switch/ Outlet/Covers	White	
	Interior Lighting	Matte Black	
	Exterior Lighting	Matte Black	
Plumbing	Faucets and Trim	Matte Black	
	Bath Vanity	White	
	Vanity Top	White	
	Tub/Shower Surround	Emilia- 12x24	Floor and Décor #101067049 Grout= Mapei 5103- Cobblestone
Windows	Composite	White	Andersen 100 Series composite vinyl
Interior Doors	Six panel	White	
	Hardware	Matte Black	
Exterior Doors	Front	Walnut Stained	
	Rear	White	
	Hardware	Matte Black	
Accessories	Hardware	Matte Black	
Bathroom Cabinets	Shaker Style	White	
Kitchen Cabinets	Shaker Style	White	Use existing painted white.
Kitchen Countertop	Quartz	White	
Kitchen Backsplash	Tile	New York SOHO 4x8	Floor and Décor #100086917 Grout= Mapei 5077- Frost
Floor Coverings	Carpet	Mocha Latte	Shaw- Well Timed Series
	Hardwood	Dark Walnut	Sand, Prep, stain and clear finish
	Kitchen FloorTile	New York SOHO 8x16	Floor and Décor #10884402 Grout= Mapei 5077- Frost
	Bath Floor Tile	Emilia- 12x24	Floor and Décor #101067049 Grout= Mapei 5103- Cobblestone
Appliances	Stove/ Micro/ DW	Black	
Fireplace		NA	
Railing/ Back Porch	Rod Iron	Black	
Front Porch Rail	Rod Iron	Black	Rattle can paint existing

Verify all colors and options with Ogden City before ordering

470 30th Street - Light Fixtures

Home Depot Lighting

Quantity	Style	SKU	
Front Porch	Flush Mount	1005758021	Commercial Electric 13" LED
Back Entry	Wall Sconce	1003989263	Globe Electric- LED
Front Room	Fan Light	1009108785	Modern 52" LED
Kitchen	Flush Mount	1006740313	Commercial Electric 15" LED
Kitchen Cabinet (2)	Puck	1005842372	Commercial Electric- 3 Light Kit
Laundry	Flush Mount	1005758021	Commercial Electric 13" LED
Main Bath	Wall Sconce	1006368805	Artika Tivoli 27" LED
Main Bath	Exhaust Fan/ Light	1007708589	AKICON- Black Matte LED
Hallway Upper	Flush Mount	1005758021	Commercial Electric 13" LED
Bedroom 1	Flush Mount	1005758021	Commercial Electric 13" LED
Bedroom 2	Flush Mount	1005758021	Commercial Electric 13" LED
Bedroom 3	Flush Mount	1005758021	Commercial Electric 13" LED
Basement	Flush Mount	1005758021	Commercial Electric 13" LED
Garage Front	Motion Light	1004296835	RING- Outdoor smart Light- LED
Garage Interior (2)	Flush Mount	1005758021	Commercial Electric 13" LED



BEDROOM

LIVING ROOM

KITCHEN

BATHROOM

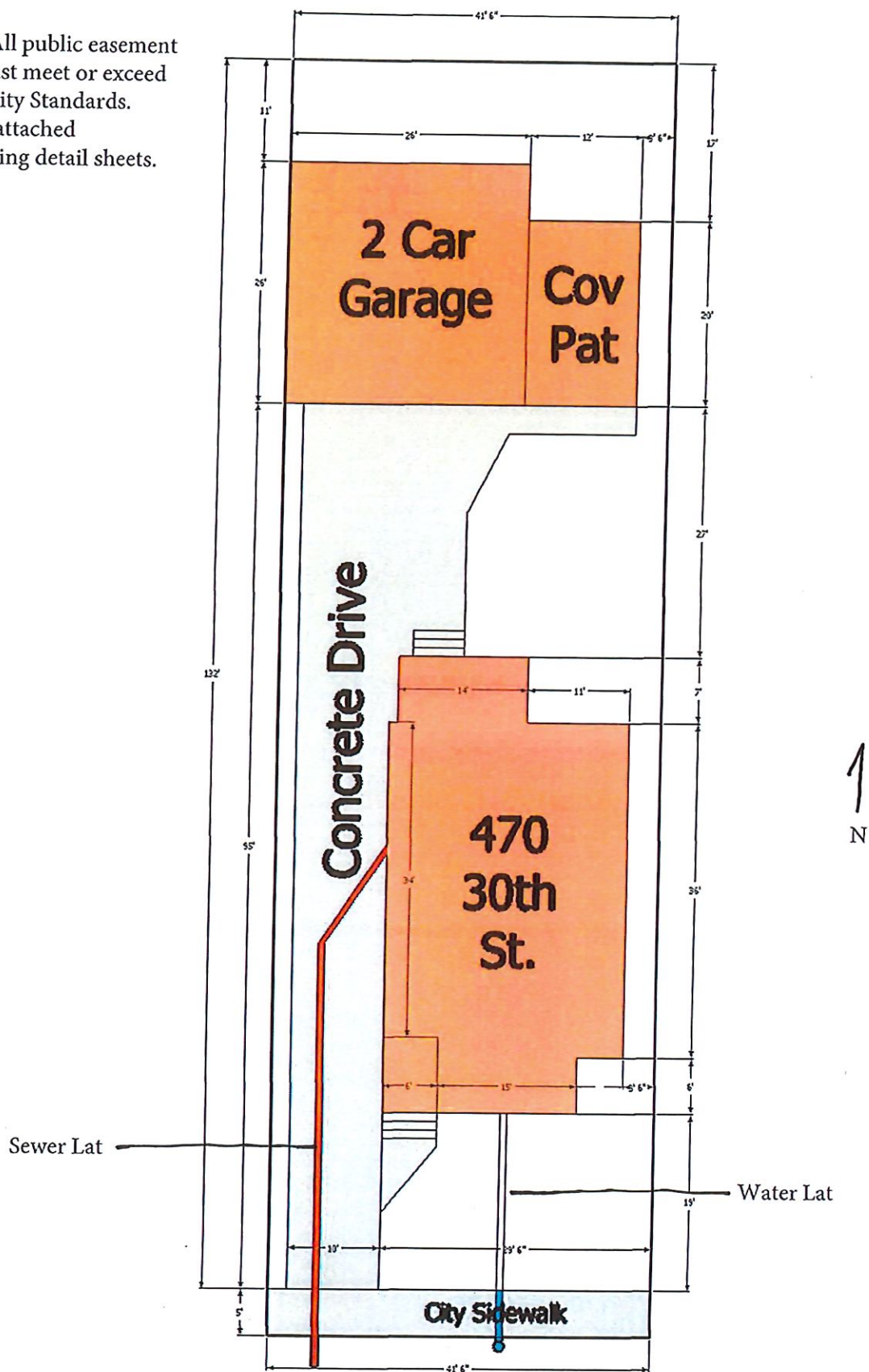
EXTERIOR

SLUMBER SLOTH SW 9606



Main Floor Plan- 470 30th

*Note: All public easement work must meet or exceed Ogden City Standards. Refer to attached Engineering detail sheets.



Site Plan- 470 30th Street

HMSD PROJECT SCHEDULE OF VALUES	
Address: 470 30th Street	
Activity #: HMSD24-003	
Contractor:	
Date:	

	Line Items	Total Costs	Sub-Contractor Name
1	Permit and Fees		
2	Fencing		
3	Landscaping	8000	Allowance
4	Demo & Cleanup		
5	Structural-Framing		
6	Concrete & Masonry		
7	Railings		
8	Roofing		
9	Exterior Finish		
10	Electrical		\$1000 allowance for lighting
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	2700	Allowance
23	General		
24	Tile/Marble		
25	Garage		
	Subtotal		
	Contingency	20000	
	Contractor's Fee (15%)		
	Total		

Contractor's Signature

Date