OGDEN CITY CORPORATION

INVITATION TO BID

2248 Van Buren Avenue

Prepared by Sean Mathis
Ogden City Community Development
9/22/2025

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2248 Van Buren Avenue

Advertisement

Ogden City is accepting sealed bids from Contractors interested **in the rehab construction of a single-family residence located at 2248 Van Buren Avenue, 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.gov/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 **Wednesday October 1, 2025, at 9:00 am. We will meet at 2248 Van Buren Avenue 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 2nd Floor Information / Constable Desk, 2549 Washington Blvd., Ogden, UT by **Wednesday October 15, 2025, no later than 2 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 **2248 Van Buren Avenue**, 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.

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 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.

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 of 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.

l) 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 **Wednesday October 1, 2025 at 9:00 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: October 15, 2025, No later than 2 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 Rehab Contract title, see below.

Submit Bid To:

Ogden City Corporation
c/o 2nd Floor Information Desk
ATTN: Purchasing Office
"2248 Van Buren - 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 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 1st 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.gov.

The question-and-answer period ends at **11 AM on Tuesday, October 14, 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.gov/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: 2248 Van Buren Ave

PROJECT #: HMSD25-002
DATE: September 22, 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 NSPIRE standards in 24 CFR Part 5.703. 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. HOME-assisted rehabilitation projects must meet 24 CFR Part 35.

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: 10/15/2025

REHABILITATION SCOPE OF WORK

Keybox Code: 2549

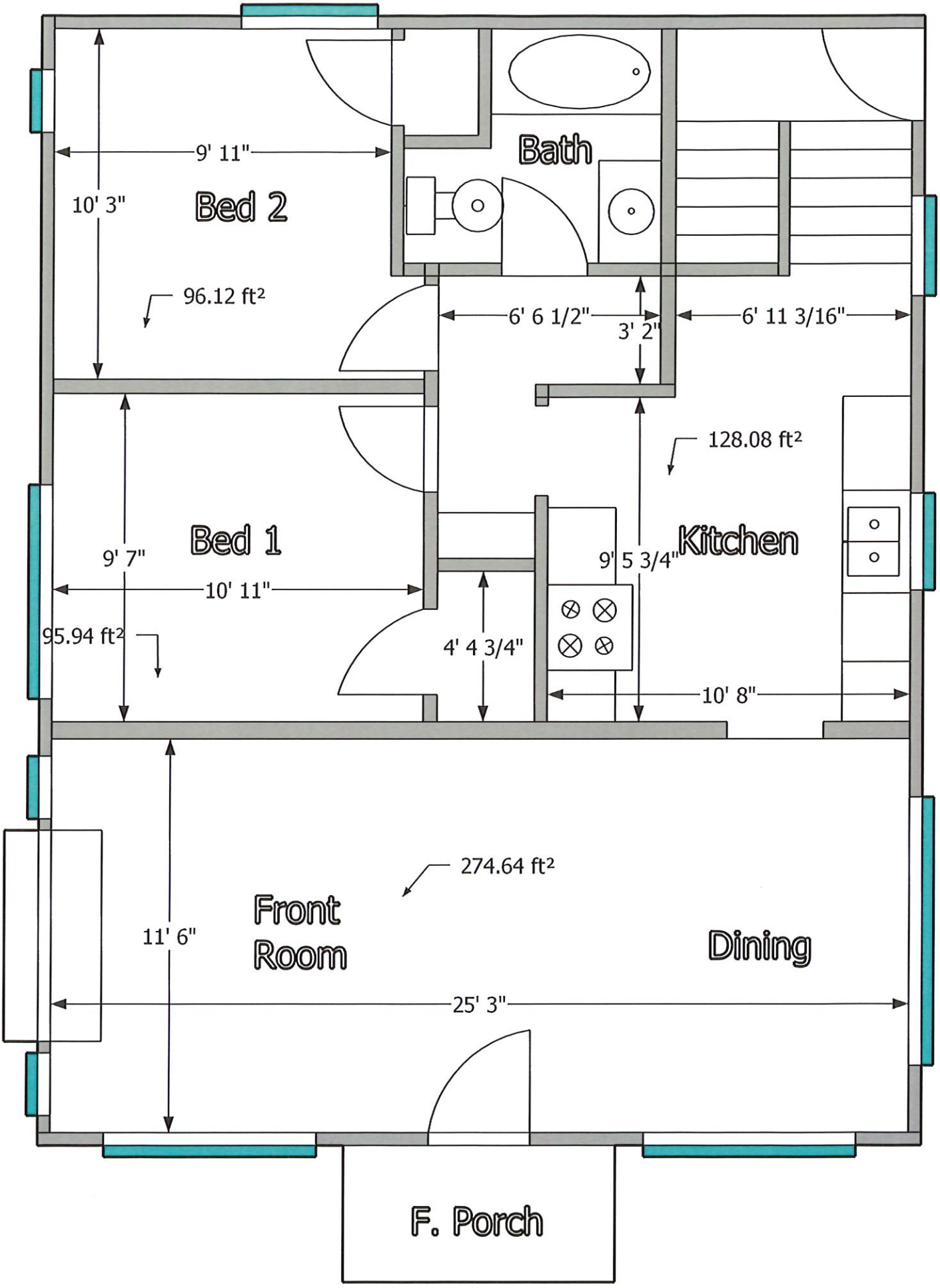
	Category	Description
1.	Permits and Fees	*Contractor to obtain all required building permits and inspections from Ogden City Building Department.
2.	Fencing	NA *_All new installed fencing must meet Ogden City ordinances._*
3.	Landscaping	• Install landscaping per landscape plan provided by Ogden City. • Remove trash tree near rear entry. Cut stump flush to ground level and poison. • Remove shrubs on both sides of front porch. Kill off elm trees in bushes. • Install automatic sprinkler irrigation system to park strip, front and rear yards. Install drip system to flower beds. Include backflow valve and auto

		programmable timer. • Scrape park strip, front and side yard and level. Remove all weeds, debris, and rocks over 1" in size. • Install sod turf grass to park strip, front and rear yards. • Install metal flower bed curbing on both sides of front porch per landscape plan. • Install plants and mulch per landscape plan. Include weed barrier under mulch. ***All irrigation system designs, must be approved by Ogden City staff before installation.****
4.	Demo & Cleanup	• Clean home including windows and cabinets. • Remove any junk and debris in any crawl spaces attics or basements. • Remove tile ceiling in front room. • Remove little decorative mirrors from walls in Front Room.
5.	Structural	NA
6.	Concrete & Masonry	• Tuckpoint chimneys as needed. • Remove front sidewalk from city walk to front steps. • Detach front porch railings and posts. Support roof as needed. Save existing rod iron rail and posts for reinstallation. • Remove front porch steps. Leave front porch and repair damage. • Install 3" deep of 1" gravel for new sidewalk and front porch steps. • Form and pour new concrete steps with 5 bag mix with broom finish. • Form and pour new 4" concrete sidewalk from steps to city walk with 5 bag mix and broom finish.
7.	Railings	• Remove or support front porch step railings. Reinstall after new porch steps are poured. • Rattle can paint front rod iron railings and posts. Black
8.	Roofing	• Remove existing rain gutters and downspouts as needed to tear off roofing system. Save gutters for reinstallation at completion of roofing. • Remove satellite dish and old tv antennae. • Tear off existing asphalt and cedar shake roofing systems down to skip slats. • Install 7/16 OSB to the entire roof. • Install ice and water shield and weather barrier membrane. • Install flashings and drip edge metals. • Install new 30-year or better Architectural shingle roofing system. Include turtle vents as needed for ventilation. • Tar all penetrations and flashings as needed. • Reinstall existing gutters and downspouts. • Install new metal chimney cap. ***All dips, depressions, and structural failures must be straightened and/or repaired before new roofing system is installed. ****
9.	Exterior Finish	• Prep, prime, and paint all exterior wood trims around exterior of home. Minimum two coats of quality grade paint on all wood finishes. • Prep prime and paint rear entry and front entry doors exterior and interior sides. • Clean and paint exterior foundation of home. Include front porch stoop. ***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***

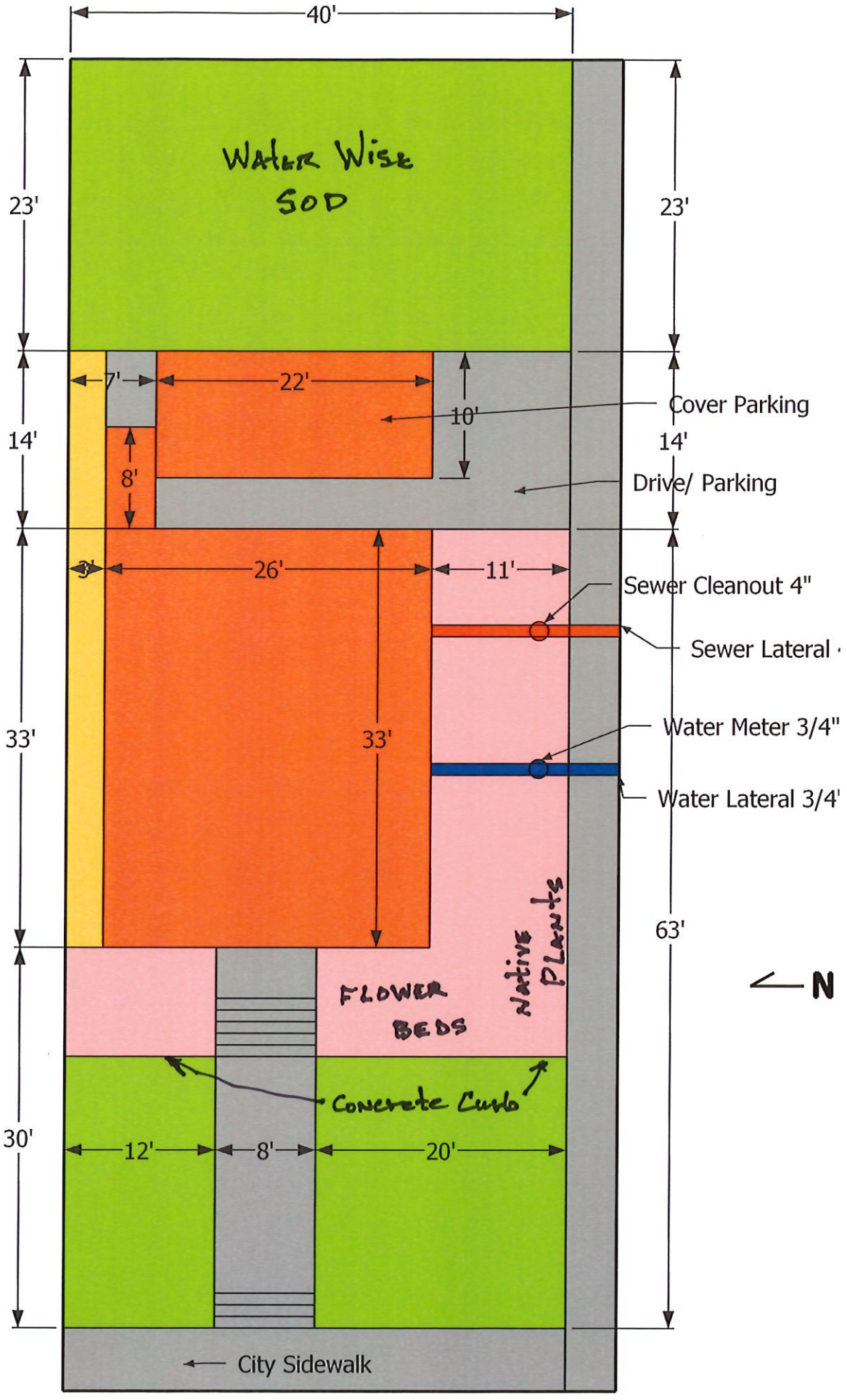
		to paint. ****Lead base paint safe work practices is required on all painting scopes of work.*** ****All painted surfaces must receive minimum of two coats of paint applied.***
10.	Electrical	• Install new tamper proof outlets and new switches and covers (white) throughout. • Install new smoke alarms and carbon detectors per code. • Upgrade power meter service panel with minimum 100 amp service and grounding rods per code. • Replace all exposed knob and tube wiring in home.
11.	Plumbing	• Install new stops at all fixtures. • Install drip leg on all gas supplied water heaters, when missing. • Replace toilet complete. American Standard- Rumson- Model=719AA101.020 • Remove and replace bath vanity faucet with new Moen- Genta- Model=84760BL. • Recaulk tub to tile and bath vanity to wall. • Add PRV to water main. • Replace iron piping with PEX where accessible. • 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. ****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.*** ***** All plumbing drain lines must drain properly as part of plumbing scope.***
12.	Mechanical	• Service and green sticker furnace. • Install drip leg on all gas-supplied furnaces, when missing. • Clean all supply and return air ducts. • Install new basic programmable thermostat. ****Note: Provide a new clean furnace filter at completion of project construction.***
13.	Insulation	• Inspect attic for insulation insure minimum of R-49. • B. Install r-13 batts to rim joists and basement walls where accessible.
14.	Windows	• Provide new 2" faux blinds to all windows. (White) • Basement bedroom window needs a window catch mounted on ceiling. • Install mounted step on wall under one window with the window catch to meet egress. ****All vent able windows require screens be installed.***
15.	Doors	• Add closet bifold doors to basement bedroom closet. • Provide and install door stops to prevent wall damage.
16.	Drywall, plaster	• Repair all damaged drywall or plaster throughout home. • Install new ½" drywall to front room ceiling. Light texture finish.
17.	Finish Carpentry	• Need to install handrail on top portion of stairs to basement.
18.	Accessories	• Provide towel bars and paper holders in bathroom. • Provide shelf and rod in all closets. • Provide shower rod. • Install ¼" plate mirrors in all bathrooms. Bid 30"X30".
19.	Cabinetry & Tops	• Keep all existing cabinetry and countertops in Kitchen and Bath.
20.	Paint	• Prep, prime, and paint two tone paint scheme to interior of home. Two coats

		of premium latex interior paint. Per color specs. • Paint unfinished basement area Kilz white. ***Minimum of two coats of paint to all surfaces. Including doors and trims.***
21.	Floor Coverings	• Install new carpet on basement steps. • Clean all floor tile grout with quality cleaner. ***All subfloors must be repaired to plane level and true prior to installation of any finish flooring materials***
22.	Appliances	NA
23.	General	• Have property inspected for termite activity. • Have property lead tested at conclusion of construction.
24.	Tile/ Marble	• All existing tile work will remain. • Clean all existing grout with vinegar and baking soda or quality grout cleaner.
25.	Garage/ Shed	• Tear off existing shed roof. • Install new 7/16" OSB, Feltex dryin paper, drip edge metal, and 30 Year Architectural shingles. • Prep, prime, and paint exterior of shed. • Build new door for shed with hinges and locking latch.

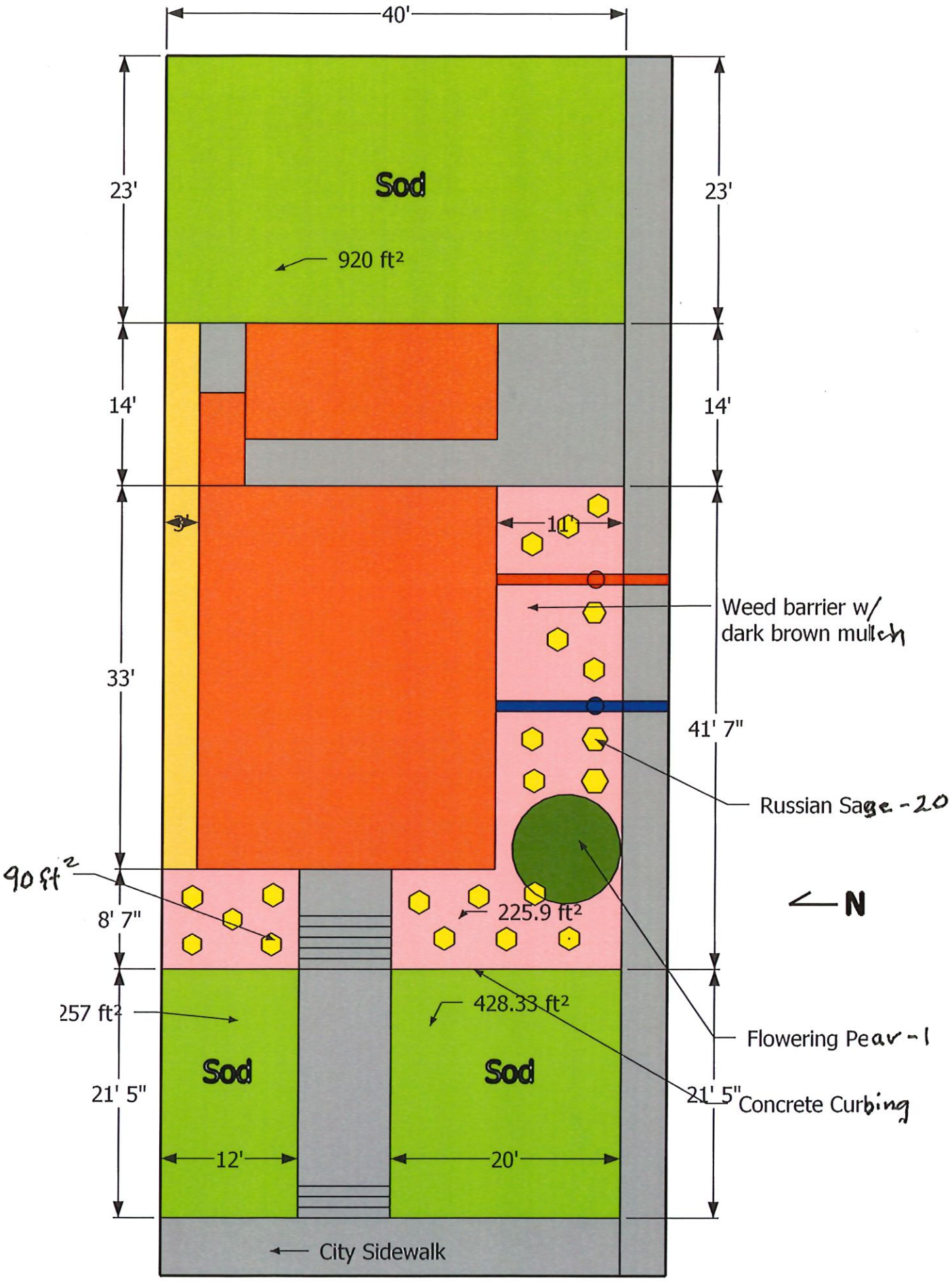
Contractor to verify with Ogden City staff, all product types and color schemes before ordering and installation.



Main Floor Plan



Site Plan- 2248 Van Buren



Landscape Plan

	HMSD PROJECT SCHEDULE OF VALUES
	Address: 2248 Van Buren Avenue Activity #: HMSD25-002 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		
23	General		
24	Tile/Marble		
25	Garage		
	Subtotal		
	Contingency	**20000**	
	Contractor's Fee (15%)		
	Total		

Contractor's Signature Date