



OGDEN CITY CORPORATION
REQUEST FOR PROPOSAL
SINGLE FAMILY HOME DEVELOPMENT – 605 N. JACKSON AVE.



Prepared by Jeremy Smith

Community Development

September 25, 2025

OGDEN CITY CORPORATION
REQUEST FOR PROPOSAL
SINGLE FAMILY HOME DEVELOPMENT – 605 N. JACKSON AVE.

ADVERTISEMENT

Ogden City is requesting sealed proposals from qualified Proposers for the acquisition, and development, and home construction of the residential property currently owned by the Ogden City.

Proposal packets are available and may be obtained by downloading from the Ogden City website at <https://www.ogdencity.gov/264/Purchasing>

Proposers are responsible for securing any and all addenda issued.

A **non-mandatory pre-proposal meeting** will occur on **October 7, 2025, at 10:30 AM** to be held at 7th Floor Conference Room of the Municipal Building, 2549 Washington Blvd., Ogden, UT. All firms intending to submit a proposal are **encouraged** to attend the meeting to obtain relevant information.

Sealed responses to this RFP shall be submitted to the Purchasing Office, c/o 2nd Floor Information / Constable Desk, 2549 Washington Blvd, Ogden, UT, 84401 by **October 23, 2025, no later than 11 AM.**

LATE PROPOSALS WILL NOT BE ACCEPTED.

Ogden City reserves the right to accept or reject any proposal as it best serves its convenience and/or is found to be in the best interest of the City.

Ad Published: September 27, 2025

OGDEN CITY CORPORATION

REQUEST FOR PROPOSAL

SINGLE FAMILY HOME DEVELOPMENT – 605 N. JACKSON AVE.

I. INTRODUCTION

Ogden City desires to obtain proposals from experience residential developers for the acquisition, development, and home construction of a residential property currently owned by Ogden City.

Goals/Objectives

Ogden City strives to promote quality housing, improve living environments, and expand economic opportunities throughout our neighborhoods. Through our quality neighborhood revitalization planning efforts, we have identified 605 N. Jackson Ave. as a project that has great potential to impact the overall goals stated above. The city seeks to partner with a qualified real estate developer to take ownership and develop the project area as a single-family home, for-sale to owner-occupant, subdivision. Required responsibilities of the selected Responder shall include, but are not limited to:

- **Financial Capacity** – Respondent to demonstrate ability to finance the land development and home construction of multiple units.
- **Pre-Development Consultation** – Respondent to coordinate all the necessary consultants required for the property development. This may include but not be limited to the following: Civil Engineer, Architect, Structural Engineer, Geotechnical Engineer, Landscape Architect.
- **Land Development** – Respondent to coordinate all necessary permits and site approvals for the development of the property. Respondent responsible for installation of all improvements of necessary infrastructure and land development improvements of the project. These improvements include but are not limited to: debris removal, grading and retaining, site infrastructure utilities (i.e. sewer, water, storm drain, gas, electric, communication), curb & gutter, sidewalk, drive

approaches, driveways, roadways, fencing, landscaping. Respondent responsible for demolition and removal of any existing structures, trees etc. and relocation of existing utilities to complete development.

- **Concept Design** – Respondent to use the attached architectural exhibits as a basis for design guidelines the City would support the development of the property (See Exhibit B).
- **Home Construction Drawings** – Respondent for the production and coordination with architects and/or home designers for all home construction drawings necessary to submit and obtain a building permits from Ogden City building services department (i.e. architectural, civil, structural engineering & SWPP permits).
- **Home Construction** – Respondent is a licensed general contractor that has the capacity to build new homes on a timetable and quality acceptable to City and developer.
- **Home Sales** – Respondent to demonstrate ability to actively sell units using multiple marketing programs.
- **City Coordination** - Respondent to work with Ogden City Community Development staff throughout design and construction process. This includes concept design, construction drawings, and construction of project, and sale of each unit.

It is anticipated that this RFP process will result in one contract award. **The RFP document will become part of the final contract.**

II. SCOPE OF WORK or SPECIFICATIONS – Refer to Exhibit A

III. MANDATORY OR NON-MANDATORY MEETING

A non-mandatory pre-proposal meeting will occur on **October 7, 2025, at 10:30 AM** to be held at 7th Floor Conference Room of the Municipal Building, 2549 Washington Blvd.,

Ogden, UT. All firms intending to submit a proposal are **encouraged** to attend the meeting to obtain relevant information.

Please allow at least one (1) hour for the preproposal meeting. All firms intending to submit a proposal are encouraged to attend to obtain relevant information.

IV. RESPONSE TO RFP

Ogden City is seeking proposals from providers capable of providing all the work described in the Scope of Work including attachments.

A. Each Proposal must include, as a **minimum**, the following information:

1. Authorized Representative – Indicate name, address, email and telephone number of the company submitting the proposal.
 - a. Include the name and contact information of the person designated as authorized to contractually bind the offer.
2. Company Experience - A description of the respondent's experience and capability of fulfilling this contract if awarded.
 - a. Include company history with biographies and/or resumes for principal contacts.
 - b. Include past performance on similar projects
 - c. Experience with land development, overseeing home sales and home warranty customer service.
 - d. List at least 3 agencies or external stakeholders involved in previous projects and their contact information.
3. Team Information – Provide the names of any outside consultants and/or subcontractors to be utilized, including contact information and a brief description of their role(s) in the project.
 - a. Include degree and depth of professional qualifications
4. Proposed schedule for completing scope of work.
5. Project Proforma - Provide detailed sources and uses / proforma showing financial capacity / resources to beginning to completion of the project. Detailed information included what fund sources would be used for the land acquisition, improvements,

- vertical construction, sales, marketing, and property management/maintenance. Responder to provide information that demonstrates a sound understanding of real property finance from inception to completion of projects. Proforma to include offered purchase price for land from the city, estimated development and home construction costs, financing & marketing expenses, home sales price, include a price guarantee period (See scope of work attachment for minimum required information).
- B. For City record-keeping purposes, please do not use spiral or wire binding methods. The following methods will be accepted:
- a. Submitted as loose leaf with binder clip
 - b. Submitted in a regular 3-ring binder
- C. Proposals submitted to Ogden City are considered public records, unless protected within [Utah Code 63G-2-1.](#)

V. EVALUATION OF PROPOSALS

Proposals will be evaluated in accordance with the criteria listed below:

A. Company & Team Experience	15 Possible Points
B. Development & Home Concept Proposal	35 Possible Points
C. Proposed Schedule	15 Possible Points
D. Project Proforma	35 Possible Points

*A total of **100 possible points** may be awarded to one proposal.*

The selection committee will primarily be composed of City employees. On occasion, consultants may be invited to participate in the review.

Note that proposals that are received after the deadline or not conforming to the RFP requirements may be deemed non-responsive and eliminated. Each Proposer bears sole responsibility for the items included or not included in the response submitted by that Proposer.

All proposals in response to this RFP will be evaluated in a manner consistent with the Ogden City policies and procedures. Ogden City reserves the right to disqualify any

proposal that includes significant deviations or exceptions to the terms, conditions and/or specifications in this RFP. Ogden City reserves the right to disqualify a proposal due to any late response, no response or missed deadline.

In the initial phase of the evaluation process, the selection committee will review all responsive proposals in a cursory manner to eliminate from further consideration proposals which in the judgment of the evaluation committee fail to offer sufficient and substantive provisions to warrant further consideration. At the conclusion of this initial phase, finalist proposals will be selected for detailed review and evaluation.

Ogden City may require an in-person presentation by a Proposer to supplement their written proposal.

Being selected and entering into an agreement does not guarantee the Proposer will be extended any specific amount of work.

VI. SUBMISSION OF PROPOSALS

By October 23, 2025, no later than 11 AM; Proposers shall submit five (5) copies of the proposal in a sealed envelope.

On the envelope, indicate your company's name and the RFP name.

Submit to:

Ogden City Corporation

c/o 2nd Floor Information / Constable Desk

ATTN: Purchasing Office

“SINGLE FAMILY HOME DEVELOPMENT – 605 N. JACKSON AVE”

2549 Washington Blvd.

Ogden, UT 84401

LATE PROPOSALS WILL NOT BE ACCEPTED.

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

The sealed Proposal may also be hand-carried to the 2nd Floor Information / Constable Desk at the same address.

No facsimile or email transmittals will be accepted.

It is the sole responsibility of those responding to this RFP 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.

VII. INSURANCE REQUIREMENTS

The successful Proposer 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:

1. **Commercial General Liability:** Minimum of \$3,000,000 commercial general liability coverage 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.
2. **Business Automobile Liability:** \$1,000,000 combined single limit per occurrence for bodily injury and property damage for owned, non-owned and hired autos.

3. 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.

4. Professional Liability: Minimum of \$1,000,000 aggregate with \$500,000 per occurrence

B. Each insurance policy required by this Agreement shall contain the following clauses:

1. "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".

2. "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:

1. "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 Ogden 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 of 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 of 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.
- J. For purposes of this contract, under the "**Certificate Holder**" section, list the following information:

Ogden City Corporation
2549 Washington Blvd.
Suite 510
Ogden, UT 84401

VIII. 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 RFP. 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 RFP.
- 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 the information submitted, and to request additional information from any Proposer.
- E. Ogden City will make every effort to ensure all Proposers 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 Proposer. Ogden City assumes no liability for any costs incurred by Proposers 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 Proposer.
- 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 – The Proposer guarantees the proposal is not a product of collusion with any other Proposer and no effort has been made to fix the proposal price or any Proposer or to fix any overhead, profit or cost estimate of any proposal price.

J. Award of Contract - The selection of the company will be made by a selection committee comprised of city employees. Ogden City reserves the right to negotiate and hold discussions with prospective service providers as necessary, however, Ogden City may award this contract without discussing proposals received from prospective service providers.

a. The selected company shall enter into a written agreement with Ogden City.

b. Ogden City reserves the right to cancel this Request for Proposal.

c. Ogden City reserves the right to reject any or all proposals received. Furthermore, Ogden City shall have the right to waive any informality or technicality in proposals received, when in the best interest of Ogden City. Ogden City reserves the right to segment or reduce the scope of services and enter contracts with more than one vendor.

K. Pursuant to the Utah Government Records Access and Management Act (GRAMA), records will be considered public after the contract is awarded. If Proposer wishes to protect any records, a request for business confidentiality may be submitted to the Ogden City Records Office at the time of submittal. The form can be accessed through the Recorder's webpage at this link: https://www.ogdencity.gov/DocumentCenter/View/19762/May-2021-Business-Confidentiality-Claim_revised

IX. ADDITIONAL INFORMATION

Price Guarantee: If applicable, all pricing must be guaranteed for one (1) year. Following the guarantee period, any request for price adjustment must be for an equal guarantee period and must be made at least 30 days prior to the effective date.

Requests for price adjustment must include sufficient documentation supporting the request and demonstrating a logical mathematical link between the current price and the proposed price.

Any adjustment or amendment to the contract will not be effective unless approved by Ogden City.

Price Reductions: It is understood and agreed that the City will be given the immediate benefit of any decrease in the market, or allowable discount.

The contractor will only be allowed to invoice for the cost of services / goods in compliance with the submitted proposal as accepted by Ogden City Corporation.

- A. Invoices must contain a complete description of the work / service / goods that were performed / provided, the contract price for each service, the City purchase order or contract number, and address of service location or delivery address.
- B. Upon the Award of Contract, the Contractor may receive a request to process payments electronically.
- C. If offered by Contractor, Ogden City seeks a discount for early payment. The City shall only take such a discount if earned.
- D. Invoices shall be promptly sent to the following address:
Ogden City Corporation
c/o Community Development
2549 Washington Blvd. #120
Ogden, Utah 84401

X. GOVERNING INSTRUCTIONS

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

XI. RFP SCHEDULE

Ogden City will follow the timetable below. Ogden City reserves the right to modify the dates due to unforeseen circumstances. Revision of dates, specifically the RFP response deadline will result in an RFP amendment. Amendments will be published in the City's Purchasing webpage - <https://www.ogdencity.gov/264/Purchasing>

EVENT	TARGET DATE
Open RFP Process	September 25, 2025

Ad – Standard Examiner	September 27, 2025
Pre-Proposal Meeting In-Person	October 7, 2025; 10:30 AM
Last day for Q&A	October 15, 2025; No later than 11 AM
RFP Response Deadline	October 23 20025; No later than 11 AM
Committee Review and Selection process	To Be Determined
Contract Start Date	To Be Determined

XII. CONTACT INFORMATION

For any questions related to this RFP, please contact the Ogden City Purchasing Office via email purchasing@ogdencity.gov

The question-and-answer period ends at 11 AM on October 15, 2025.

Please check the City’s Purchasing webpage for any published Q&A 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.

EXHIBIT A

SCOPE OF WORK / SPECIFICATIONS

605 N. JACKSON AVE – INFILL DEVELOPMENT PROJECT SCOPE OF WORK / SPECIFICATIONS

1. Entitlement

- Project was approved by planning commission on June 4th 2025.
- Respondent responsible for completing all remaining entitlement and approvals necessary to complete development (see exhibit B)

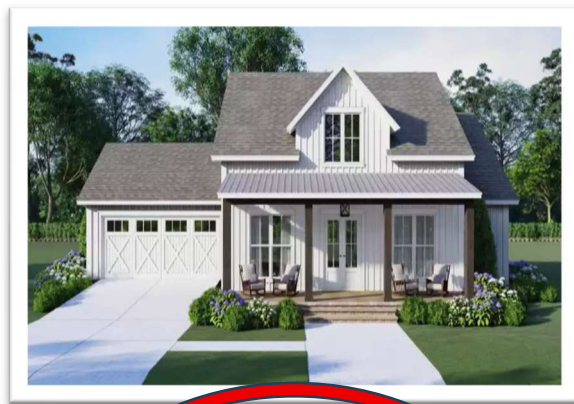
2. Development

- Respondent responsible for completing all improvements necessary to deliver building lots in a finished condition (see exhibit B).
- Improvements include all necessary work required to build single family homes including but not limited to sewer, water, storm drain, all street improvements, curb and gutter, sidewalks, drive approaches, dry utilities including power, gas, electric and communication utilities)
- Land to be delivered in its current state. Respondent responsible for any structure, trees, plant life, hardscape, fencing debris removal/demolition. Respondent responsible for addressing any challenges presented by land conditions including but not limited to geotechnical, subsurface water conditions, existing utilities, any possible relocation of offsite utilities and transition work.
- Respondent required to work with canal company to remove vegetation, trees debris from existing canal, excavate and pipe/cover canal to canal company standard.
- Development to be completed in a single phase.
- See exhibit B for preliminary improvement plans – To be used as a general layout & estimating. Respondent responsible for final improvement drawings.

3. Home Design

- Photographs below to be used as design guidelines. Respondent to include conceptual renderings / photographs to demonstrate they type style and overall design proposed. Detailed construction drawings are not required
- Typical Architecture Design – 3 bedroom 2 bath minimum, Typical finished square footage minimum of 1,600 - Homes to have prominent Front Porches
- Garages to be deemphasized and setback from front elevation. Rear, side-turned entry or detached garages to be incorporated in design.

- Full unfinished basement with walk-out access and egress windows.
- Exterior Materials, Hardie Board, LP Smartside or comparable siding Including trim. Masonry Accents.
- No Vinyl Siding or Stucco,



Garage not to extend past front porch

Site Work

Utilities

Water	Ogden City
Sewer	Central Weber
Electric	Rocky Mountain
Gas	Enbridge

Setback and Grading

- Setbacks to meet city standard.
- Grade as required for proper drainage.
- Fully Landscaped – Comply with new waterwise city landscaping ordinance
Front Yards to be Fully landscaped. Use water efficient sod turf.
- Fully automated sprinkler systems, including drip system. Include required backflow valve to protect City water system from contamination.
- Cement curbing included in front yard flowerbeds

Basement

- ADU ready unfinished basement – Install all footings, foundations, window bucks, door bucks, and bearing walls. Provide plumbing stubs for future kitchen and bathroom. Provide basic electrical required by code with keyless lighting and adequate distribution panel for future basement expansion.

Fencing

- Install new fencing – 6' chain link with privacy slats or solid vinyl fencing to provide complete backyard fenced area.

Concrete

- Provide all concrete per code to install driveway, pads, caps, stairs and sidewalks.

Framing

Exterior and Interior Walls

- Constructed per building code.
- Siding and trim to be Hardiboard, LP Smart Side or comparable material over FELTEX exterior wrap or comparable material. Exteriors must also meet Ogden City planning department requirements.

Rafter and Floor Joists

- Constructed per plan.

Porches

- Front Porch: Concrete cap per plan with concrete sealer – Cap to extend 3 inches past foundation.
- Framed porch columns with Harristone or equal manufactured stone masonry on bottom portion.
- Back Porch: Treated-Wood framed platform and stair stringers completely covered in Trex decking materials or comparable product.
- Porch Railing (If required). Thick Railing – 1.5”- 2.5” Rails



Cornice

- Constructed per plan

Windows

- Vinyl-framed, double pane with Low-E glass.
- ½ screens throughout (except for fixed glass windows).

Blinds

- Located in all windows (except basement windows).

Type:	Levelor (or Comparable)
Style:	2” Faux Wood (PVC)
Color:	White

Exterior Doors

- Front entrance door -- 3'0"x 6'8" Fiberglass – Therma Tru entry door- Or comparable model #CCA260-SDL. Drilled for knob and deadbolt.
- Back entry door per plan -- 3'0"x 6'8" Therma Tru or equal Fiberglass-two panel per spec sheet with half-light and interior blinds inside of glass.
- Garage man door -- 3'0"x 6'8" Therma Tru or equal Fiberglass two panel per spec sheet. Drilled for knob and deadbolt.
- Garage Door – 16'0"x 8'0" aluminum door per plan with auto opener.
- All exterior doors to come pre-hung with factory weather strip and threshold.
- Include all door hardware, knobs and bolts.

Insulation

- Exterior walls – R-19
- R-49 blown in flat ceilings areas where accessible.
- Polycel foam all windows, corners, plumbing or electrical penetrations. (per 2006 IRC)

Roofing

- Shingles --- Architectural/Dimensional shingle.
- Warranty --- 30 year Manufacturers Warranty.
- Color --- Weathered Wood

Soffit & Fascia

- Aluminum type materials. Use ventilated soffit at all eaves per code.
- Install aluminum gutters and downspouts on all drainage eaves. Color to match home trim

Energy Requirements

Builder to follow prescriptive requirements from 2006 IEC, described in table below (6):

Table 402.1.1
Insulation and Fenestration Requirements by Component^a



CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION ^{b,e} SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
1	1.20	0.75	0.30	30	13	3 / 4	13	0	0	0
2	0.65 ^j	0.75	0.30	30	13	4 / 6	13	0	0	0
3	0.50 ^j	0.65	0.30	30	13	5 / 8	19	5 / 13 ^f	0	5 / 13
4 except Marine	0.35	0.60	NR	38	13	5 / 10	19	10 / 13	10, 2ft	10 / 13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5 ^h	13 / 17	30 ^g	10 / 13	10, 2 ft	10 / 13
6	0.35	0.60	NR	49	19 or 13+5 ^h	15 / 19	30 ^g	15 / 19	10, 4 ft	10 / 13
7 and 8	0.35	0.60	NR	49	21	19 / 21	38 ^g	15 / 19	10, 4 ft	10 / 13

^a R-values are minimums, U-factors and SHGC are maximums, R-19 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.

^b The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

^c "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

^d R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.

^e There are no SHGC requirements in the Marine Zone.

^f Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.

^g Or insulation sufficient to fill the framing cavity, R-19 minimum.

^h "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

ⁱ The second R-value applies when more than half the insulation is on the interior of the mass wall.

^j For impact rated fenestration complying with Section R301.2.1.2 of the IRC or Section 1608.1.2 of the IBC, maximum U-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

Millwork

Cabinets - Please provide a bid for Poplar cabinets with a Shaker style door (see photo). Cabinets will have the following specs:



Kitchen	36" Base	36" uppers w/ crown molding.
Master Bath	36" Base	30" uppers (if req'd per plan)
Secondary Bath	48" Base	30" uppers (if req'd per plan)

Utility / Linen	per plan only	
All Cabinets	Pre-finished w/ picture frame doors	Painted
Hardware	Knobs, pulls, and hinges	

Interior Doors and Trim

Interior Doors	6'8" Hollow core 3 panel Shaker style
Door Casing	3 1/4" MDF Square edge 5 1/4" Header
Window Trim	3 1/4" MDF casing with window sill in Living, Dining, and Kitchen All other windows are MDF sill only, no casing.
Base Trim	4 1/4" MDF Square edge
Shelving	Particle Board
Closet Rods	Alloy
Wainscott	N/A

HVAC

Equipment

- High Efficient HVAC - 90% efficient furnace or better.
- AC- size accordingly
- Digital Programmable Thermostat
- Sizing, location, installation of unit, furnace, and registers as per load calculation and engineered HVAC design criteria – Must be able to provide required Manual J & D to pull building permit.
All Manual J & D design fees required for permit.

Plumbing

Piping

- Waste and vent piping to be schedule 40 PVC.
- Includes (2) standard freeze-less hose bibs.
- Sewer line to be schedule 30 J.M. sewer pipe.
- Washer connections to be in catch-a-drip box.
- Interior piping to be Rehau Everloc system, or equal.
- Washer Fiberglass Pan w/ Trap & Drain.
- Water line for refrigerator ice maker in water box.

Appliances

Range	Required
Microwave	Required
Dishwasher	Required

Flooring, Countertops, & Shower Walls

Countertops & Backsplash

Kitchen Tops	Quartz or Granite
Vanity Tops	
Utility Tops	

Shower / Tub Walls

- White Cultured marble to be used at master and secondary tub/shower walls.

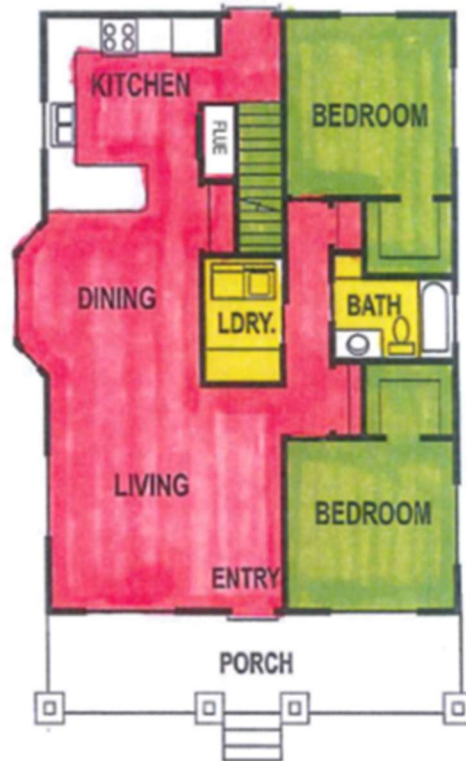
Flooring

- Main Floor family room, dining, kitchen, hallways, spaces / bathroom & Kitchen to have laminate wood flooring. Bedrooms and family rooms can be carpet, bathrooms and laundry areas to be tile.
- Laminate Wood Flooring – Floor & Décor Duralux – Or Comparable
- Shaw Carpet – Well Timed – Or comparable
- Carpet Pad 3/8” rebond pad. Installed in all carpeted locations including stairs.
- Tile – Soho 12” x 24” – Or comparable

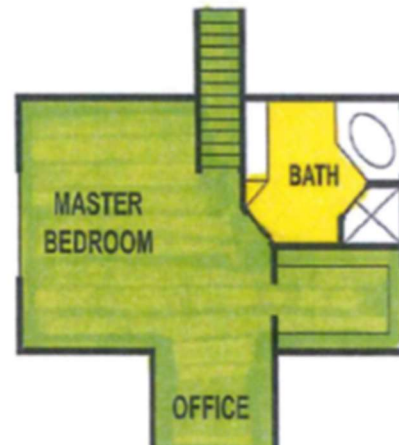
Flooring Example – See following Sheet

Option -4

Premium Laminate Wood
Flooring - Additional Layout



-  Carpet
-  Premium Laminate Wood
-  Tile



Painting & Drywall

Exterior

- All trim to be caulked as necessary and painted to final finish.
- 2 Tone paint – Complete Coverage

Interior

- All walls to be ½" gypsum board-taped, floated and final floated. Green board or equal to be used in all tub/shower surrounds. All ceilings to be 1/2" sheetrock, 5/8" where required by code. Ceilings to be light textured. Eggshell latex wall paint in all finished sheet-rock areas.
- Trim will be caulked & sanded.

Detached Garage / If Applicable

- To be built with in kind materials as home.
- Gable/ Roof line and exterior colors to match home.
- Electrical to include GFI circuits, lighting, and overhead garage door, per plan.
- No Drywall or insulation required on detached garage.

Possible Site Plan Options

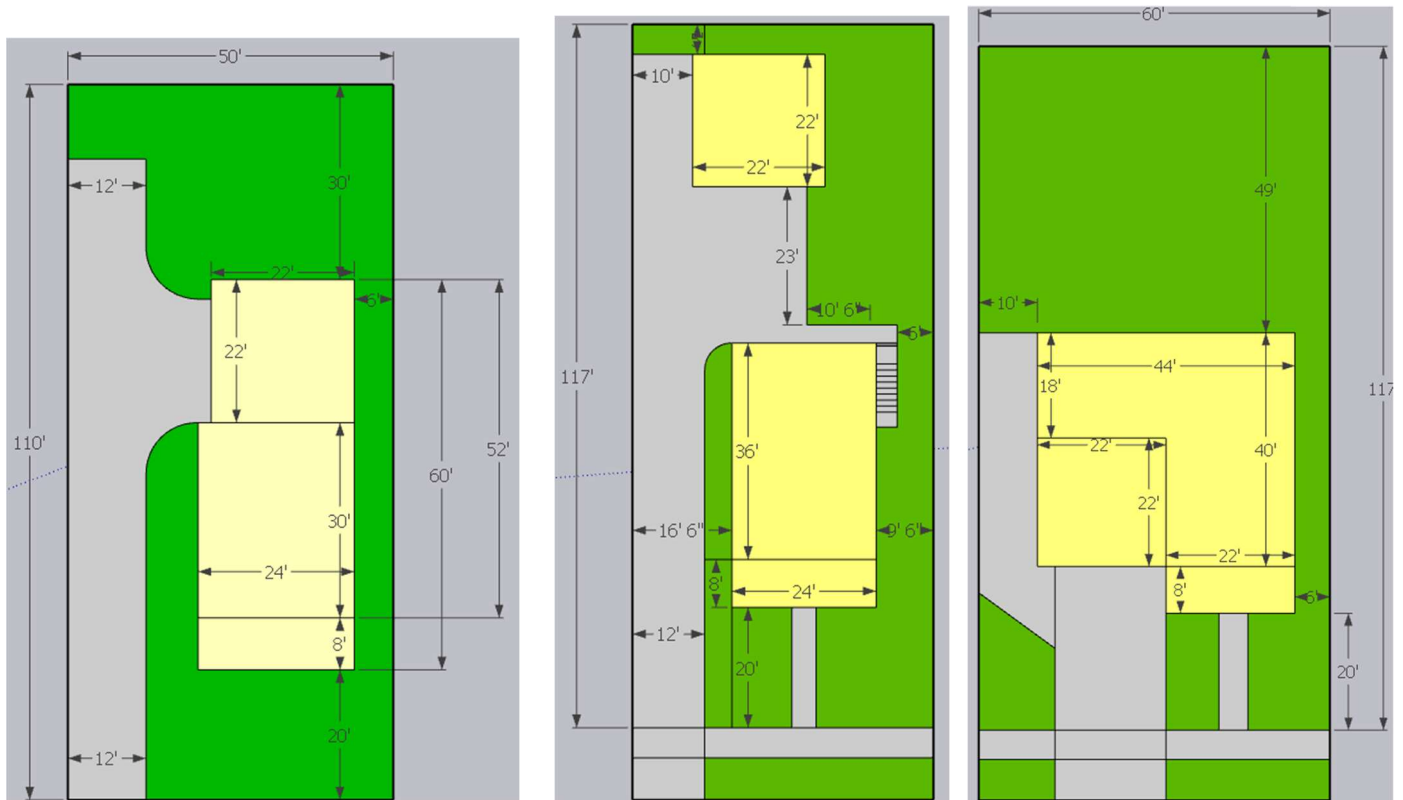


EXHIBIT B

Planning Commission Report / Preliminary Plat Approval / Preliminary Development Construction Drawings