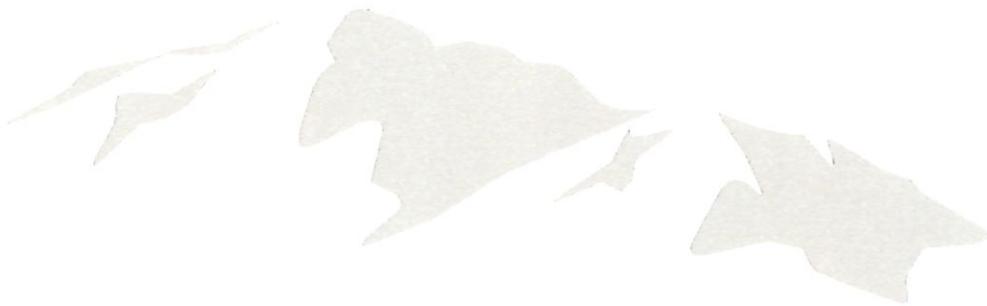




OGDEN CITY CORPORATION

INVITATION TO BID

586 29th St - REHAB



Prepared by Sean Mathis

Ogden City Community Development

12/30/2025

OGDEN CITY CORPORATION

INVITATION TO BID

586 29th St - REHAB

Advertisement

Ogden City is accepting sealed bids from Contractors interested in the rehab construction of a single-family residence located at 586 29th St, Ogden, Utah. All work must meet current industry standards and all federal, state and local rules and regulations.

Bid information packets may be downloaded from the Ogden City Website located <https://www.ogdencity.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 **Monday, January 12, 2026, at 9:00 am. We will meet at 586 29th 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 2nd Floor Information / Constable Desk, 2549 Washington Blvd., **Ogden, UT by Monday January 26, 2026, no later than 1 PM.** At which time, bids will be opened and read aloud at the 1st 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 **586 29th St, Ogden, Utah.**

Contractor will be responsible for:

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

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

PROJECT MANAGER:

Sean Mathis

Ogden City Community Development

Desk: 801-629-8935

II. BID CONTENT

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

1. Exhibit B – BID FORM
2. Bid Security

III. BID REVIEW AND ASSESSMENT

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

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 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 **Monday January 12, 2026 at 9:00 am. We will meet at 586 29th 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: **January 26, 2026, No later than 1 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
“586 29th 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 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 Friday January 23, 2026**

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: 586 29th Street

PROJECT #: HMSD25-001
DATE: December 30, 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: January 26, 2026

REHABILITATION SCOPE OF WORK

Keybox Code: 2549

Category	Description
1. Permits and Fees	<p>*Contractor to obtain all required building permits and inspections from Ogden City Building Department. Bid bond and Performance Bonds are required by Ogden City.</p>
2. Fencing	<ul style="list-style-type: none"> Existing cedar fence at NE corner of lot to be moved to property line once old concrete is removed. Approximately 32lf. Remove existing cedar fencing at new location of driveway approach and parking pad in back yard. Build and install new cedar gates. Two 6' wide swing gates to make a 12' wide opening when opened. Include locking gate latch and hardware as needed. <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. Remove large elm tree in back yard. Grind stump to minimum 6" below grade. Kill stump and remove any roots impeding the grading for new parking pad and driveway area. Install sprinkler irrigation system to entire landscape area. Include backflow preventer, zone valves and auto timer. Install sod, flowers, plantings, and mulch per landscape plan. <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 front porch railing, posts and decking. Temp support front porch roof during this process of replacing porch posts. Remove crown molding from fascia around the house. Remove wallpaper in bedroom and Kitchen areas. Leave wallpaper on Kitchen cabinet doors. Remove all existing LVP flooring from Bedrooms, Kitchen, Living, and bathroom areas. Remove carpet from the stairs to basement.
5. Structural	<ul style="list-style-type: none"> Install new Trex or equal decking to front porch. See Color specs Repair and straighten front porch box beam. Install new porch posts. Design to match exhibit photo attached. Install new wood front porch railing. Design to match exhibit photo attached. Replace back porch posts and beam. Extensive weather rot. Paint to match color scheme specs. Repair stairs to basement make level. Add concrete footer blocks under floor supports in crawlspace area.
6. Concrete & Masonry	<ul style="list-style-type: none"> Remove old parking pad in the rear yard. 220 sf. Located at the NE corner of lot. Remove front city sidewalk across front of property East to West. Do not remove ADA corner. Approximately 200 sf. Remove remaining city sidewalk on East side property line. Approx 200sf Remove front sidewalk from city walk to front porch steps. Approximately 60sf.

		<ul style="list-style-type: none"> • Curb cut East side gutter where new drive approach to be installed. 36" wing cuts off 12' wide approach. For a total 18' wide curb cut approach. • Remove portion of East City sidewalk where new driveway to be installed. 60 sf. • Install new drive approach at new curb cut on East side of property. Approximatley 120 sf. Of compacted gravel base and 6" deep concrete. Compaction test must be approved by City Engineer Inspector. All right of way permits to be included. • Install 60 sf of 6" deep sidewalk through approach area. Compaction test must be approved by City Engineer Inspector. All right of way permits to be included. • Install new drive/ parking pad with minimum 2" deep 1" gravel and 4" minimum 6 bag concrete. 783 sf. • Install new city sidewalk with 4" concrete across front of property and along East side of property. 400 sf. • Install new 4" concrete sidewalk 48" wide from front porch to city walk. 80 sf. All city sidewalks, approaches must meet or exceed Ogden City Engineering standards. Contractor to obtain all permits and inspections from Ogden City Engineering and Building permits.
7.	Railings	<ul style="list-style-type: none"> • Install new front porch wood rail style per picture exhibit attached. • Install new rod iron rail on front porch concrete steps. Black • Install new wood deck railing at back porch. Style to match new front wood rail.
8.	Roofing	<ul style="list-style-type: none"> • Install new 2x6 fascia board and 1x4 two step fascia for solid surfaced for gutter install. Prime and Paint new fascia to match trim color per specs. • Install new aluminum seamless gutters and downspouts to entire home. Include extensions and splash blocks as needed. <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"> • Prep and paint exterior wood siding and trims per color specs. With premium exterior latex paint. Mandatory for two coats of paint. Back roll all spray painted surfaces. • Install new LP lap siding on West side of home back porch wall. Include trim and caulk and paint. • Paint back porch decking with deck over material. See 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 interlinked smoke alarms and carbon detectors per code. Bluetooth linked are acceptable if needed last resort. • Remove and replace service meter with new 100 amp service. Contractor to coordinate with Rocky Mountain Power as needed for switch over. • Move laundry 220v from Kitchen to basement. • Update and remove any knob and tube circuits to bring up to code.
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 Kitchen sink with new double basin stainless steel. • Replace Kitchen faucet with new Moen pull down. Model # 87627SRS. See

		<p>color specs.</p> <ul style="list-style-type: none"> Save and reinstall disposal under Kitchen sink. Replace ptrap and drain pipes with new. Move laundry plumbing from Kitchen to basement. Will need a lift pump to get to sewer lateral. Save a remount existing toilet. Include new was ring and water supply line. Sewer has been camera and lateral needs pipe burst from back of curb to house. Include install of new cleanout at home. Replace and or provide freeze less hose bibs to front and rear of home. <p>*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.</p> <p>** All plumbing drain lines must drain properly as part of plumbing scope.</p>
12.	Mechanical	<ul style="list-style-type: none"> Service and green sticker furnace and AC unit. Install drip leg on all gas-supplied furnaces, when missing. Clean all supply and return air ducts. <p>*Note: Provide a new clean furnace filter at completion of project construction.</p>
13.	Insulation	<ul style="list-style-type: none"> Inspect attic for insulation insure minimum of R-49. Install r-13 batts to rim joists and basement walls where accessible.
14.	Windows	<ul style="list-style-type: none"> Save existing 2" faux blinds to all windows. (White) <p>*All vent able windows require screens be installed.</p>
15.	Doors	<ul style="list-style-type: none"> Install bypass closet door in bedroom #1. 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.
17.	Finish Carpentry	NA
18.	Accessories	<ul style="list-style-type: none"> Save existing towel bars and paper holders in bathroom. Save existing shelf and rod in all closets. Save existing bathroom med cabinet mirror.
19.	Cabinetry & Tops	<ul style="list-style-type: none"> Remove existing Kitchen countertop and replace with new Quartz top. See color specs. Save existing Kitchen cabinets. Do not damage.
20.	Paint	<ul style="list-style-type: none"> Prep and paint interior walls and trim per color specs. Leave ceiling white as is existing. <p>*Minimum of two coats of paint to all surfaces. Including doors and trims.</p>
21.	Floor Coverings	<ul style="list-style-type: none"> Install new laminate flooring to Living Room and Kitchen areas. See color specs. Install new carpet and pad to both bedrooms and basement stairs. See color specs. Install new tile flooring in bathroom. See color specs. <p>*All subfloors must be repaired to plane level and true prior to installation of any finish flooring materials</p>
22.	Appliances	<ul style="list-style-type: none"> Remove and replace dishwasher with new stainless model. Model # FFCD2413US Existing fridge and oven/range save, clean, and reinstall.
23.	General	<ul style="list-style-type: none"> Have property lead tested at conclusion of construction. Home has tested above the HUD limits for Radon. Install Radon mitigation system to crawlspace of home.

24.	Tile/ Marble	<ul style="list-style-type: none"> Remove wood Kitchen backsplash and replace with new tile. Include Schluter trim around entire exterior of tile border. Matte Black.
25.	Garage/ Shed	<ul style="list-style-type: none"> Provide and install a 10' x 8' garden shed. Include asphalt shingle roof, wood floor, one roof vent, and one 48" wide barn door. Include all hardware as needed. T111 panel siding painted to match house. Install shed 3' from boundary fences on 11' x 13' gravel pad. See site plan

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

Color Specifications

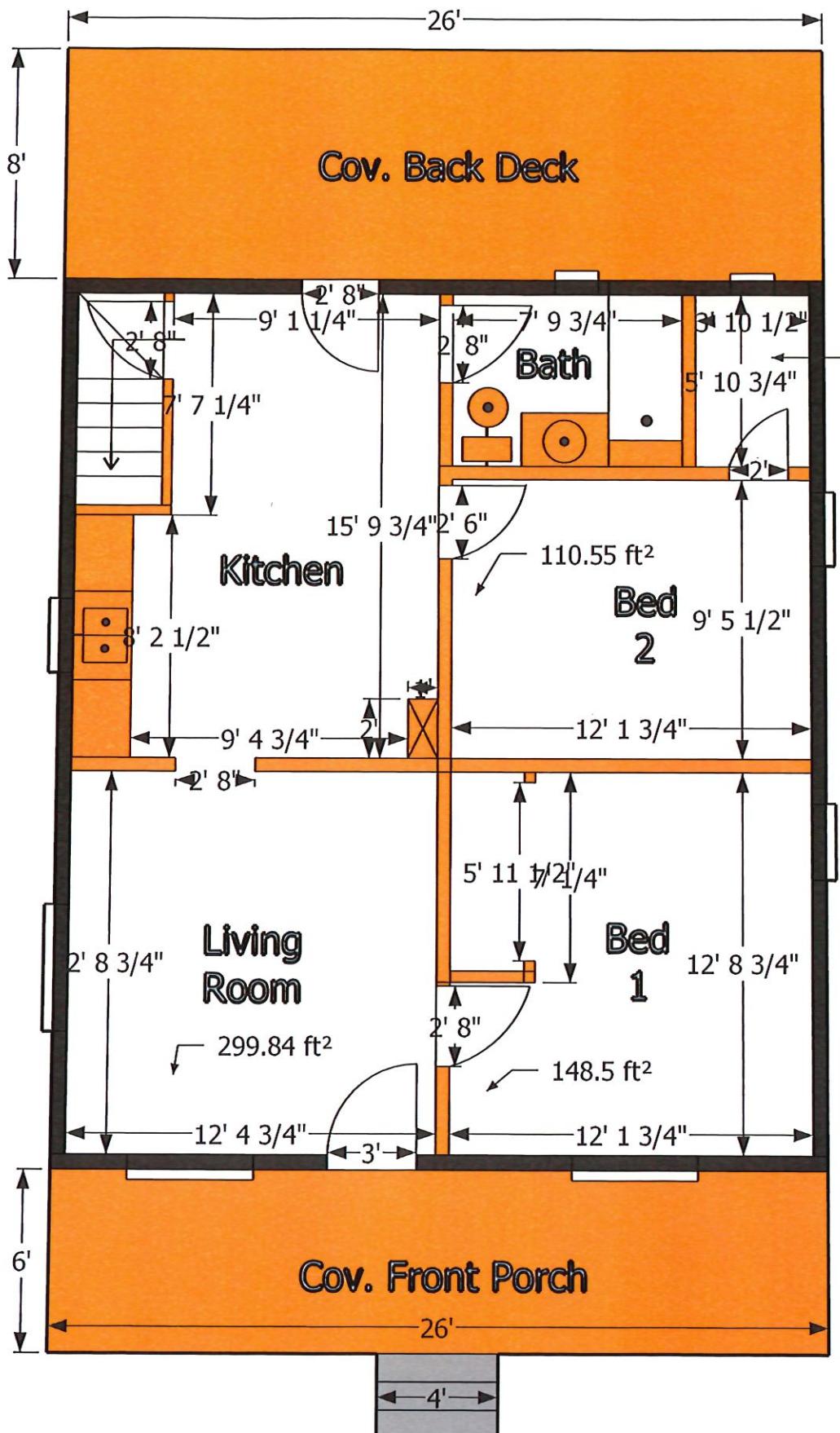
586 29th Street

Type	Item	Color	Description
Roofing	30 Year Architectural	NA	
Exterior Paint	Body	Seastar	Benjamin Moore #2123-30- Semi gloss
	Gable	NA	
	Trim	White	Semi Gloss
	Front Porch	Island Mist	Trex Brand
	Back Porch	Chatham Fog	Deck Over Paint- Smooth Finish
	Foundation	Gravish	SW 6001
Interior Paint	Walls	Passive	SW7064- Satin Finish
	Ceiling	Passive	SW7064- Satin Finish
	Trim	White	Semi Gloss
	Doors	White	Semi Gloss
Electrical	Switch/ Outlet/Covers	White	
	Interior Lighting	Use Existing	
	Exterior Lighting	Matte Black	
Plumbing	Faucets and Trim	Matte Black	
	Bath Vanity	Use Existing	
	Vanity Top	Use Existing	
	Tub/Shower Surround	Use Existing	
Windows	Vinyl Frame	Use Existing	
Interior Doors	Five panel	Use Existing	
	Hardware	Use Existing	
Exterior Doors	Front	White	
	Rear	White	
	Hardware	Matte Black	
Accessories	Hardware	Brush Nickel	
Bathroom Cabinets	Shaker Style	Use Existing	
Kitchen Cabinets	Shaker Style	Use Existing	
Kitchen Countertop	Quartz	White	
Kitchen Backsplash	Tile	Meringue	Floor and Décor- #101135499
	Grout	Midnight Black	Laticrete #22
Floor Coverings	Carpet	Royale 1 Rugby	RnR Flooring on 12th
	Laminate	Bellevue Moon	Floor and Décor- Aquaguard # 101145647
Bathroom Floor	Tile	Soho Madison	Floor and Décor- #100903590 Grout=Mapei- Frost- 5077
Appliances	Stove/ Micro/ DW	Stainless	Dishwasher- Frigidaire- Model # FFCD2413US
Fireplace		NA	
Railing / Back Porch	Rod Iron	Black	
Front & Rear Porch Rail	Wood Framed	Ogden White	See exhibit photo for style

Verify all colors and options with Ogden City before ordering

Porch Posts & Railings





Main Floor Plan
586 29th

*Note: All work in public easements must meet or exceed Ogden City Engineering standards. All permits and inspections are to be coordinated with the Engineering department and building permits.

