



**OGDEN CITY CORPORATION
INVITATION TO BID**

**Construction of Two (2) Single-family Homes at
2831 & 2839 Monroe Blvd, Ogden UT**



Prepared by Jeremy Smith
Community Development
April 4, 2022

**OGDEN CITY CORPORATION
INVITATION TO BID**

**Construction of Two (2) Single-family Homes at
2831 & 2839 Monroe Blvd, Ogden UT**

Ogden City Corporation is accepting sealed bids from General Contractors for the construction of two single-family homes located at 2831 and 2839 Monroe Blvd., in Ogden, Utah.

Bid forms, plans, specifications may be obtained from Ogden City Purchasing Website: <https://ogdencity.com/264/Purchasing>. Bidders are responsible for securing any and all addenda issued. Licensed contractors submitting bids must be able to comply with insurance and bonding requirements and have experience with construction of multiple historic architecture style homes.

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:

-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.'

Sealed bids for furnishing all materials, labor, tools, and equipment necessary to complete said work must be submitted on forms prepared by Ogden City. Submit to the office of Ogden City Purchasing Office at 2549 Washington Blvd, Suite 510, Ogden, UT. **no later than 1 PM, April 25, 2022.** At which time, bids will be opened and read aloud at the 7th FI Conference Room of same address. **LATE BIDS WILL NOT BE ACCEPTED.**

Published: April 9 & 16, 2022

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2831 & 2839 Monroe Blvd, Ogden UT**

I. SCOPE OF WORK

Contractor will be responsible for the construction of two single-family homes located at 2831 and 2839 Monroe Blvd. Refer to Exhibit A for Allowances & Specifications and Drawings / Plans. This project requires winning contractor to comply with Section 3 requirements designated by HUD act of 1968.

Contractor will be responsible for:

- Review of construction or specification documents prior to submitting a bid.
- 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.

Estimated Construction Schedule

- Homes to be built concurrently on a maximum 180-day schedule. (Include fencing and landscaping in schedule).
- Must be able to complete / pass final inspection in 180 days from commencement of construction of each home (including start and completion date).

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:

Jeremy Smith

Deputy Manager

Community Development

II. BID CONTENT

The 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 - Completed Contractor Form
2. Exhibit C – Bid Form & Cost Breakdown based on building plans and allowances and specifications.
 - a. Include narrative and specific examples related to Construction experience specifically with building historical style architecture.
 - b. Include detailed Construction schedule showing ability to complete (pass final inspection & install all landscaping) the homes within a 180-day construction schedule.
3. Exhibit D – Addenda Acknowledgement (If Applicable)
4. 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 Contractors 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. INSURANCE REQUIREMENTS

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees, or subcontractors. The cost of such insurance shall be included in Contractor's bid. The amount of insurance shall not be less than:

Commercial General Liability: \$2,000,000 combined single limit per occurrence and \$3,000,000 aggregate for bodily injury, personal injury, and property damage. The limits of liability shall apply per project.

Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.

Workers' Compensation and Employers' Liability: Workers' compensation limits as required by the labor code of the State of Utah and employers' liability with limits of \$1,000,000 per accident.

Insurance is to be placed with insurers acceptable to and approved by the City. Contractor's insurer must be authorized to do business in Utah at the time the contract is executed (and throughout the time period the contract is maintained), unless otherwise agreed in writing by the City. Failure to maintain or renew coverage or to provide evidence of renewal will be treated by City as a material breach of contract.

Limits of liability amounts must meet contract requirements before contract is initiated.

The City, and its elected officials, officers, employees, agents, and volunteers are to be named as additional insureds with primary coverage and not contributing.

The 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 commences.

The City reserves the right to require complete, certified copies of all required insurance policies at any time.

Each policy shall be endorsed to state that coverage 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 City.

Contractor's insurance shall be primary insurance and any insurance or self-insurance maintained by the City, its officers, officials, employees, and volunteers shall be excess of Contractor's insurance and shall not contribute with it.

Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all the requirements stated herein.

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 respects the City, its elected officials, officers, 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.

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.

V. 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 certified check, cashier's check, or Bid Bond. No other form of Bid Security will be accepted.
 - i. 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.
 - ii. Cashier's Check: If a cashier's check is used in lieu of a Bid Bond, the cashier's check must be drawn on a bank doing business in the State of Utah and made payable to Ogden City Corporation. Note that personal or company checks are not acceptable as bid security. If a cashier's check is used in lieu of a Bid Bond or if the Bid Bond does not specifically so provide, a certificate from an approved surety company guaranteeing execution of performance and payment bonds in the full amount of the bid must accompany the bid.
- b. Return of Bid Security: Owner will return Bid security to Contractor within seven (7) days after receipt of the Construction Contract by Ogden City Purchasing Division. Bid Bonds and cashier's checks of the lowest three Bidders will be held until the Construction Contract is awarded and a signed copy received by Ogden City Purchasing Division or all bids have been rejected. All other bid securities shall be returned following the bid opening. The liability of Owner in regards to the checks shall be limited only to the return of the checks.
- c. Default: In the event of failure or refusal of the Bidder to enter into the Construction Contract and the delivery to the Owner a Performance Bond, Payment Bond and any other Bonds or documents required by the Contract Documents after Notice of

Intent to Award by the Owner, the Bidder forfeits the sum of the Bid Bond or cashier's check as liquidated damages to the Owner.

B. CONTRACT SECURITY

- a. Prior to OGDEN CITY executing the Agreement, Contractor shall file with OGDEN CITY 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 OGDEN CITY. Neither this nor any other provision requiring a performance bond shall be construed to create any rights in any third party claimant as against OGDEN CITY for performance of the work under this Agreement.
- 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 paragraph, Contractor shall, within 15 days thereafter, substitute another bond and surety, both of which must be acceptable to OGDEN CITY.

VI. GENERAL TERMS AND CONDITIONS

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.

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.

All work must meet current industry standards including all Federal, State and local rules and regulations.

The City reserves the right to request clarification of information submitted, and to request additional information from any proposer.

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.

Cost of Developing Bids - 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.

Bid 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.

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.

Non-Collusion – The 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.

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.

Ogden City reserves the right to reject any irregular submission and reserves the right to waive any irregularity in submissions.

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

VII. SUBMITTAL & BID OPENING

No later than 1 PM, April 25, 2022; firms shall submit two (2) copies of all documents required in one sealed envelope addressed to Ogden City's Purchasing Agent.

On the envelope, indicate your firm's name and the project title –

“Construction of Two (2) Single-family Homes - 2831 & 2839 Monroe Blvd, Ogden”

If the bid is submitted by mail or other delivery service, it must be addressed to the Purchasing Office, 2549 Washington Blvd, Suite 510, Ogden UT 84401. It must be received prior to the submission deadline.

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

No facsimile or email transmittals will be accepted.

City offices are closed on holidays.

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.

LATE BIDS WILL NOT BE ACCEPTED.

Shortly after the deadline, bids will be opened and read aloud in the 7th Floor Conference Room at 2549 Washington Blvd, Ogden UT 84401.

VIII. CONTACT INFORMATION

Any questions or requests for additional information regarding this ITB must be made in writing. Send questions to purchasing@ogdencity.com.

All additional information distributed will be in writing and posted to all bidding parties. No inquiries will be accepted or addressed forty-eight (48) hours prior to bid deadline.

EXHIBIT A ALLOWANCES & SPECIFICATIONS

Project Address: 2831 & 2839 Monroe Ave. Ogden, UT

These specifications are exclusively for the above-referenced proposed residences and in conjunction with the plans are contractual construction documents. All items specified or not specified herein shall meet or exceed the International Residential Code (IRC). OGDEN CITY shall reserve the right to change these specifications due to product availability. Contractor is responsible for pulling and paying for all permits related to construction of home including: Building Permits, SWPPP permits, Utility Permits, etc.

General Description of Improvements for each residence:

Average Square footage of living area: 2090

Square footage of garage: 484

Note: All square footage measurements are approximate and to be verified by Contractor

Permits & Fees

Please use the allowance of \$5,000 for permits and fees. This estimated amount will include impact fees, SWPPP, Building permit fees for the house. Contractor will only be reimbursed for actual permit fees. Contractor will not be able to draw remaining balance for other purposes.

If fees are greater than \$5,000, OGDEN CITY will accept change order compensating Contractor for actual permit fees.

Site Work

Utilities

Water	Ogden City
Sewer	Central Weber
Electric	Rocky Mountain
Gas	Dominion Energy

There are no existing water or sewer laterals in the lots. Contractor is responsible for obtaining permit to saw cut street and tap into main lines for new utilities for both properties.

Ogden City Engineering requires separate bond for street cuts. Contractor to meet bond requirements. Existing streets may have concrete under asphalt. Contractor should consider this in bid. Contractor is responsible for repairing and replacing any cuts made in city streets curbs, sidewalk etc. that are damaged due to the utility connection.

Please refer to underground utility drawings and plans showing locations of laterals as well as detail on street cut, size of asphalt patch replacement.

Contractor is also responsible for coordinating installation of gas and electric utility connections.

Contractor will provide new drive approaches, curb and gutter (approximately 45 lf.), and replace any damaged city sidewalk if necessary.

Contractor is responsible for repairing and replacing any cuts made in city streets curbs, sidewalk etc. that are damaged during home construction.

Contractor is also responsible for coordinating installation of gas and electric utility connections.

Contractor responsible for clearing and removing all existing trees and plants from both sites. All Root balls from existing trees to be excavated and removed from site.

Setback and Grading

- Setbacks per site plans.
- Grade as required for proper drainage (per site plans).
- Landscape –(see landscaping plans)
Yards to be completely landscaped (see landscaping plans).
- Fully automated sprinkler systems – with 100% coverage
- Cement curbing included in both front yard flowerbeds (approx. 30 linear feet for each property).

Crawlspace

- Build per plans. Install 6 mil vapor barrier material or better covered with gravel at minimum depth of 4". Provide crawlspace vents as required.

Fencing

- Install fencing per attached landscaping and fencing plans.

Framing

Exterior and Interior Walls

- Constructed per plan
- Lap Siding to be 8" LP Smart Side over 15# felt or comparable material.
- Any shake style siding to be LP Straight Smart Siding



Straight

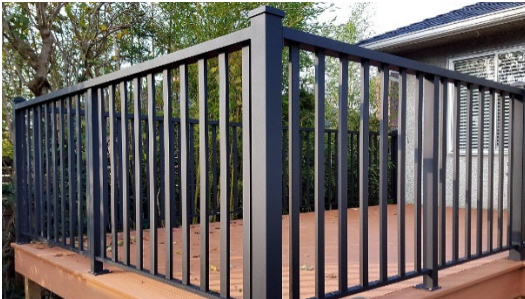
- Exterior trim work to be "LP -Smart Siding".
- Siding and trim paint colors to be selected and approved by OGDEN CITY CED prior to construction.
- Stone portion of columns to be Harristone type or comparable (colors selected by OGDEN CITY prior to construction).

Rafter and Floor Joists

- Constructed per plans. Use elevation view 'B'.

Porches

- Front Porch: Concrete cap per plan with concrete sealer. Wrought Iron Railing



Thick Railing – 1.5"- 2.5" Rails

- Back Porch: Wood framed platform and stair stringers completely covered in Trex decking materials or comparable product. Vinyl railing if required by code.

Cornice

- Constructed per plan

Windows

- Vinyl-framed, double pane with Low-E glass, sized per plan.

- Frame Color – Almond (to be verified by Ogden city prior to ordering windows)
- ½ screens throughout (except for fixed glass windows).
- Garage will not have any windows

Blinds

- Located in all windows (except bathroom windows).

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

Exterior Doors

- Front entrance doors -- 3'0"x 6'8" Fiberglass – Therma Tru entry door- model #CCA260-SDL with 4 dentil block shelf. Verify with Ogden City at time of ordering.
- Back entry door per plan -- 3'0"x 6'8" Steel-two panel per spec sheet with half-light and blinds inside of glass.
- All exterior doors to come pre-hung with factory weather strip and threshold.

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

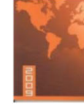
- Shingles --- Architectural/Dimensional shingle.
- Warranty --- 30 year Manufacturers Warranty.
- Color --- Weathered Wood

Soffit & Fascia

- Aluminum type materials. Use ventilated soffit at all eaves per code. Almond color- verify with Ogden City at time of ordering.
- Install aluminum gutters and downspouts on all drainage eaves.

Energy Requirements

Builder to follow prescriptive requirements from 2006 IEC, described in table below (5 and 4 Marine):



**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 ^e 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 a painted wood cabinet 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	Colors selected by and approved by OGDEN CITY
Hardware	Knobs, pulls, and hinges	Satin

Interior Doors and Trim

Interior Doors	6'8" Hollow core 2 panel. Sized per plan.
Door Casing	3 1/4" MDF Square edge
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
Stair Wall	N/A
Shelving	Particle Board
Closet Rods	Alloy
Wainscott	None



HVAC

Equipment

- Energy Star rated equipment (HVAC)
- 90% efficient furnace or better, located in attic with filter change access in ceiling return air grill.
- AC
- Digital 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 must be included in bid.

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.
- Water Heater to be gas (1) 40 gallon.
- 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.

Fixtures- Color - Satin

Kitchen Sink	8" deep stainless steel, double basin.
Kitchen Faucet	Moen – Glenshire Stainless One Handle High Arc Mo.87731SRS
Disposal	Insinkerator Badger I disposal 1/3 HP (or comparable)
Master bath Lavatory Faucets	Moen Conway Brushed Nickel One handle High Arc, Mo.WS84923SRN
Master Bath Shower	Moen Conway Brushed Nickel
Master Bath Toilet	American Standard – white – Elongated. (or comparable)
Secondary Bath Lav. Faucets	Moen Conway Brushed Nickel One handle High Arc, Mo.WS84923SRN
Secondary Bath Tubs	White porcelain on steel tub
Secondary Bath Tub/Shower	Moen Conway Brushed Nickel Posi-Temp Tub/Shower Mo. 82922SRN
Secondary Bath Toilet	American Standard – white – Elongated. (or comparable)
Bathroom Sinks	Oval, - White

Appliances

Energy Star Appliances - \$1,500 Allowance

Range	30" Free standing electric Range – Glass Top - Stainless
Microwave	Built in 2.0 cu ft. over range – Stainless
Dishwasher	Built in - Stainless

Electrical

Wiring

- House and Garage: Wire per plan and National Electrical Code, copper “Romex” type and aluminum feeders.

Fixtures

- Switch Type --- Toggle
- Switch/ Outlet Color --- White
- Ceiling Fans --- Master bedroom- (1) w/ oil rubbed bronze finish and light kit
- Light Fixtures (\$1000 Allowance) --- fixtures selected by Ogden City.
- GFI outlets --- Installed per plan or per National Electrical Code.
- Additional ceiling Fans --- Includes pre-wire and blocking for future fans in secondary bedrooms and living room.

Telephone and TV cabling

Telephone	(2) Cat-5 (includes pre-wire and trim) Master bedroom and kitchen
T.V.	RG-6 (includes pre-wire and trim) Family room and bedrooms.

Flooring, Countertops, & Shower Walls

Countertops & Backsplash

Kitchen Tops	Granite
Vanity Tops	Formica – Calacatta Marble – Bullnose Edge
Utility Tops	Formica – Calacatta Marble – Bullnose Edge
Kitchen Backsplash	4 inch Formica – Calacatta Marble

Shower / Tub Walls

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

Flooring

- Vinyl flooring with underlayment (Mannington Luxury or comparable)– Installed throughout family, kitchen, dining, bathrooms, Laundry and front entry, color selection to be approved by OGDEN CITY prior to installation
- Shaw Carpet – Well Timed – (or comparable) color to be approved by OGDEN CITY prior to installation. Pad 3/8” rebond pad. Installed in all bedrooms, family room.

Painting & Drywall

Exterior

- All trim to be caulked as necessary and painted to final finish.
- Two tone paint. Colors to be selected and approved before proceeding with painting.

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. Eggshell latex wall paint in all finished sheet-rock areas. Color to be selected and approved by OGDEN CITY prior to painting.
- Trim will be caulked & sanded. 2 coats interior enamel paint. Two tone paint scheme throughout. Colors to be selected and approved by OGDEN CITY prior to painting.

Mirrors and Shower Doors

Mirrors

- Bathroom mirrors to be ¼” plate glass, sized per plan.

Hardware

Hardware

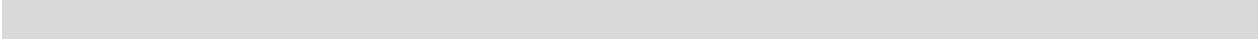
Type:	Kwikset (or comparable)
Style:	Halifax - square
Color:	Satin
Hinges:	26 D – Satin
Handleset:	Satin
Bathroom Accessories:	One towel bar, towel ring, and paper holder per bath to match plumbing finish. Satin

Concrete

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

Garage

- To be built per plan, with in kind materials as home.
- Gable end roof style with architectural shingles. Color to be Weathered wood to match home.
- Siding and trim materials to match home.

- Exterior colors to match home and approved by Ogden City.
 - Electrical to include GFI circuits, lighting, and overhead garage door, per plan.
 - No Insulation or sheetrock to be included in garage.
- 

End of Exhibit

**EXHIBIT B
OGDEN CITY CORPORATION
CONTRACTOR INFORMATION SHEET**

A. Business name: _____ Year Est. _____

Owner or Parent Company: _____

Business address: _____

Business Tel.: _____ FAX: _____ Mobile Tel.: _____

Federal I.D. # _____

If you do not have a federal I.D. #, please list your Social Security Number:

➔ Attach a completed IRS W9 Form.

State Contractor License # _____ ;

➔ Attach a copy of your current contractor's license.

B. List at least three (3) recent clients who can attest to the quality of your work:

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>

C. Number of full-time employees: _____ Number of part-time employees _____

F. Who in your organization is authorized to sign legal documents, pick up checks and sign bids:

Name: _____ Title: _____

G. Insurance Coverage – Per City Requirements

→ Attach a copy of certificate of insurance.

I certify the above information is true and complete. I authorize Ogden City to verify any information provided in this application.

Name & Title:

Authorized Signature:

Date:

**EXHIBIT C
BID FORM**

NAME OF BIDDER _____ **DATE** _____

The **Project** is defined in the Invitation to Bid as the **Construction of Two (2) Single-family Homes at 2831 & 2839 Monroe Blvd, Ogden UT**

For all the work described in the SOW and shown on drawings & specifications, I/we agree to perform for the total sum below to include 100% Performance Bond, and Material & Payment Bond and other required Insurances.

The undersigned, in compliance with the Invitation to Bid, and having examined the information and specification provided, do hereby propose:

_____ Dollars

\$ _____ (Total for 2831 & 2839 Monroe Blvd)

Include with this document:

_____ 5% Bid Bond

This bid shall remain in effect for 45 days after bid-opening.

Respectfully submitted,

Seal (If a corporation)

Name of Bidder

Address

Authorized Signature

2831 Monroe Blvd Ave Cost Breakdown

LINE	DIV.		COST
1	1	Building Permits	5,000.00
2	1	Bond	
3	1	Builders Risk Insurance	
4	2	Engineering (Property Survey)	
5	2	Demolition	
6	2	SWPPP	
7	2	Temporary Utilities	
8	2	Grading & Excavation	
9	2	Utility Connections	
10	2	Gravel, Sand & Road Base	
11	2	Other Site Work (specify)	
12	2	Footings Concrete	
13	2	Foundations Concrete	
14	2	Steel	
15	2	Termite Treatment	
16	3	Flatwork Concrete - Interior	
17	3	Flatwork Concrete - Exterior	
18	4	Framing Materials	
19	4	Framing Labor	
20	5	Windows & Glazing	
21	6	Exterior Doors & Hardware	
22	6	Interior Doors & Hardware	
23	6	Garage Door (w/ opener)	
24	7	Roofing Materials	
25	7	Roofing Labor	
26	8	Rain Gutters & Flashing	
27	8	Siding	
28	9	Stucco / Masonary	
29	9	Electrical	
30	10	Electrical / Light Fixtures	1,000.00
31	10	Plumbing	
32	11	Plumbing Fixtures	
33	12	HVAC	
34	13	Insulation	
35	14	Drywall	
36	15	Painting	
37	15	Vinyl Flooring	
38	15	Carpet	
39	16	Ceramic Tile / Cultured Marble	
40	17	Counter Tops	
41	18	Cabinets & Vanities	
42	19	Mirrors & Glasswork	
43	20	Appliances	1,500.00
44	21	Finish Material	
45	21	Finish Labor	
46	22	Final Grading	
47	23	Fencing & Landscaping	
48	24	Plaster Foundation	
49	25	Site Clean Up	
50	25	Interior Final Cleaning	
51	26	Miscellaneous	
		Subtotal	
		Builder's Overhead & Profit	
		Total	

2839 Monroe Blvd Ave Cost Breakdown

LINE	DIV.		COST
1	1	Building Permits	5,000.00
2	1	Bond	
3	1	Builders Risk Insurance	
4	2	Engineering (Property Survey)	
5	2	Demolition	
6	2	SWPPP	
7	2	Temporary Utilities	
8	2	Grading & Excavation	
9	2	Utility Connections	
10	2	Gravel, Sand & Road Base	
11	2	Other Site Work (specify)	
12	2	Footings Concrete	
13	2	Foundations Concrete	
14	2	Steel	
15	2	Termite Treatment	
16	3	Flatwork Concrete - Interior	
17	3	Flatwork Concrete - Exterior	
18	4	Framing Materials	
19	4	Framing Labor	
20	5	Windows & Glazing	
21	6	Exterior Doors & Hardware	
22	6	Interior Doors & Hardware	
23	6	Garage Door (w/ opener)	
24	7	Roofing Materials	
25	7	Roofing Labor	
26	8	Rain Gutters & Flashing	
27	8	Siding	
28	9	Stucco / Masonary	
29	9	Electrical	
30	10	Electrical / Light Fixtures	1,000.00
31	10	Plumbing	
32	11	Plumbing Fixtures	
33	12	HVAC	
34	13	Insulation	
35	14	Drywall	
36	15	Painting	
37	15	Vinyl Flooring	
38	15	Carpet	
39	16	Ceramic Tile / Cultured Marble	
40	17	Counter Tops	
41	18	Cabinets & Vanities	
42	19	Mirrors & Glasswork	
43	20	Appliances	1,500.00
44	21	Finish Material	
45	21	Finish Labor	
46	22	Final Grading	
47	23	Fencing & Landscaping	
48	24	Plaster Foundation	
49	25	Site Clean Up	
50	25	Interior Final Cleaning	
51	26	Miscellaneous	
		Subtotal	
		Builder's Overhead & Profit	
		Total	

→ **Attach responses to the following:**

- Narrative and specific examples related to Construction experience specifically with building historical style architecture.
- Detailed Construction schedule showing ability to complete (pass final inspection & install all landscaping) the homes within a 180-day construction schedule.

**EXHIBIT D
ADDENDA ACKNOWLEDGEMENT**

TO THE MAYOR OF OGDEN CITY, UTAH

Dear Sir:

The undersigned is familiar with the local conditions affecting the cost of the work at the place where the work is to be done, has carefully examined the specifications and other contract documents, and has examined the locations of the proposed work.

The undersigned hereby proposes and agrees to perform everything required to be performed, and to provide and furnish any and all required labor, materials, necessary tools, expendable equipment and all utility and transportation services necessary to perform and complete, in a workmanlike manner, all the work required in connection with the plans and specifications and other contract documents, at the following bid prices for the several bid items of work named.

Receipt of the following addenda is hereby acknowledged:

1.(Date) _____

2.(Date) _____

Name of Bidder

Authorized Signature