

Central Utah Counseling Center
ATF #9 Remodel
Project Notes

- All work is to be completed according to plans and local building codes. In the event of a discrepancy between plans and building code, building code will overrule.
- Bids must be received before 11:00 AM on Tuesday November 20th. Please deliver sealed bid to 390 W. 100 N. Ephraim, UT. Faxed bids will not be accepted. All contractors are invited to attend the bid opening.
- All walls and ceiling will receive new layer of ½” sheetrock nailed and glued over wall surface (after paneling is removed). Walls are to be taped and textured with Holy Wall Smooth texture. Block walls to be furred out with ¾” furring strips.
- Ceiling to be textured with ceiling style texture as in room #10.
- Walls and ceiling to receive one coat of primer and two coats of paint; color to be selected by owner.
- New flooring will be installed throughout the apartment. Flooring to be Adura vinyl planks or equivalent. Please include all costs associated with installation; prep, sub-flooring etc....
- Contractor shall install 4.5” base molding throughout.
- New LED light fixtures to be installed in every room. Bedroom to receive fixture with equivalent lighting of three 60W bulbs. Bathroom ceiling fixture to have equivalent of two 60W bulbs. New light fixture above mirror in bathroom to be a strip light with four bulbs.
- Bathroom will have new *one piece* fiberglass shower with surround, new toilet (power assist flush type), new sink, and new valves for both shower and sink, valves to be high quality Moen, Delta or equivalent with single lever valves.
- The shower door shall be hinged and be constructed using safety glass or clear plastic. We are very concerned about a client injuring themselves with the glass in the door. We would like something they can’t break.
- New 2” horizontal blinds to be installed in each window. Blinds are to fit inside window frame. Color to be selected by owner.
- All electrical outlets to be brought up to meet National Electric Code. All surface mount wiring shall be hidden. New outlets to be installed where needed to meet code. GFI’s to be installed where required.
- Contractor shall make the bathroom floor level with the rest of the floor, removing the 1” rise in to the bathroom. Beware that there may be a 4” to 6” slab of concrete under the bathroom floor.
- Bypass doors for the closet may be installed as in room #10.
- Bathroom door to be 32” wide.
- Contractor shall apply screws to flooring to eliminate any creaking areas.
- Contractor shall use green board for potential wet areas in the bathroom.
- New electronically controlled solenoid valve to be installed on radiator with a thermostat in the bedroom.

- New light switches to be installed, color to be white for all outlets, switches and plates.
- Light switch for bathroom to be inside bathroom, there will be three switches, one for the ceiling light, one for the mirror light and one for the fan.
- Please include new shelf and clothes rod in closet.
- Please include CATV jack on north wall. Home run shall tie in to communications board in Laundry room.
- All windows to be replaced with double pane vinyl windows (Amsco or equivalent). Window in Bathroom will be of obscured glass. All window trim to be painted inside and out with one coat of primer and two coats of paint.
- Please include the cost for a medicine cabinet with mirror, towel bar, and toilet paper holder in the bathroom. Style to be selected by owner--match style in #11.
- Plumbers are to include the appropriate cleanouts for access to pipes.
- Electrical panel to be relocated to convenient location that meets electric code.
- A new exhaust fan is to be installed in the bathroom. Fan shall be commercial grade 80 CFM fan.
- Contractor will coordinate with Building Inspector for permits and inspections. As a Government Agency our building permit fees have been waived. The contractor will need to complete the appropriate paperwork at the Building Inspectors office.
- All window sills and window casing to be replaced.
- Please include the cost to clean and paint the radiator covers. Include finish work around radiators (quarter round) to encase and improve aesthetics of radiators.
- Please include a \$1,000 total allowance for the project. This is the owner's money used for changes that come up during the project. Any changes must include a written change order. If changes are not made and the money is not used it will be deducted from the final payment.
- Contractor shall install room number under the light as done on room #11.
- The project includes all finish work around the old doorway.
- Contractor may refer to room # 10 as an example of the finished product.
- Please include five references from previous projects.
- Bathroom window does not need to be replaced.
- Please contact Richard at 435-681-1010 with any questions.
- Thank you for bidding this job.