

EXHIBIT B
SCOPE OF WORK AND FEE SCHEDULE

A. Scope of Work

1. The scope of work varies by building but will include some portion of the work described below.
 - a. All mobilization, general conditions, permits, overhead and profit, and fees as required to perform the scope of work.
 - b. Remove and replace fences at back of buildings, including perimeter fence and fences between areas designated to each unit.
 - c. Perform parking lot repairs, including:
 - i. Mill and overlay existing asphalt pavement at parking lot.
 - ii. Remove and replace existing wheel stops, to include relocation of wheel stops as required.
 - iii. Striping of parking lot following completion of mill and overlay.
 - iv. Removal of existing damaged bollard and installation of two new bollards as shown on drawings.
 - v. Installation of an infiltration basin at discharge location for Building 2 downspout.
 - d. Remove and replace existing roofing where indicated, including underlayment.
 - i. Removal and replacement of existing gutters and downspouts is considered incidental to this work.
 - ii. Repairs to existing fascia and replacement of select fascia areas, as well as painting of fascia prior to gutter installation, is considered incidental to this work.
 - iii. Removal and replacement of deteriorated roof decking is considered incidental to this work. Base bid shall include an allowance for replacement decking as stated in the Project drawings.
 - e. Remove and replace existing siding, soffit, and trim where indicated, including underlying water resistive barrier and flashings.
 - i. Painting of the replacement siding, soffit, and trim is considered incidental to this work.
 - ii. Removal and replacement or salvaging/reinstallation of items fastened to siding, such as building signs, numbers, as indicated in the documents is considered incidental to this work.
 - iii. Manipulating and reinstalling existing surface-mounted conduits and cables as required to perform this work is considered incidental to this work.
 - iv. Removal and reinstallation of certain electrical equipment as indicated in the documents is considered incidental to this work.
 - v. Flashing of all penetrations is incidental to this work.
 - f. Removal and replacement of existing windows.
 - i. Replacement and sealing/painting of existing interior trim at windows is considered incidental to this work.

- ii. Removal, salvaging, and reinstallation of existing blinds is considered incidental to this work.
- g. Removal and replacement of existing building entry, storage, and sliding glass doors.
 - i. Replacement and sealing/painting of existing interior trim at doors to be replaced is considered incidental to this work.

B. Fee Schedule

1. See attached Pricing Sheet for detailed pricing breakdown.
2. Total bid for project: \$ 463,966.90
3. Contingency budget (*): \$69,595.04 (15% of total project bid)
4. **Total Project Budget: \$533,561.94**

** Contingency may only be used with a change order and must be approved by Heather Dehner or Michelle Alexander.*

C. Invoicing Requirements

1. Invoices should be submitted to the Boulder County Housing Authority.

Email (preferred) bchainvoices@bouldercounty.gov

Mail Boulder County Housing Authority, 1288 Alaska Avenue,
Longmont, CO 80501

Fax 303-942-3791

2. Invoices must be submitted within 30 days of completion of the mutually agreed upon services. Invoices may not be submitted prior to the completion of any services.
3. All proposals and invoices must be as detailed as possible. At a minimum, they should include the following: requestor name, job name, job number if applicable, invoice number, invoice date, detailed description of work/services, breakdown of costs both labor quantity (hours), labor rate, total labor cost, materials quantity, materials unit price, equipment costs/charges (hour), and materials/equipment markups (OHP).

C. Payment

1. Payment will not be made until services rendered meet the approval of the Authority.
2. The Authority will follow-up with the Contractor within 15 days of receipt of an invoice should there be any questioned or unsupported costs.
3. Every reasonable attempt will be made by the Authority to provide payment to vendors within 30 days of receipt of an acceptable invoice. The Authority shall not pay any late fees.



Novus Construction

1325 S Colorado Blvd Ste B212 • Denver, CO 80222-3303 • Phone: (720) 614-7003
Certified DBE - SBE - MBE

Job Address:
1301 Lincoln Ave
Louisville, CO 80027

Print Date: 4-23-2025

Lilac Place Capital Improvement Project (CIP)

Thank you for giving us the opportunity to provide this proposal. Please review and let us know if you have questions. The price reflected on this proposal is valid for 60 days. We are looking forward to working with you on this project!

Division 00 - Procurement and Contracting Requirements

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Workman's Comp Insurance Premium 00-071 - Workman's Comp Insurance (LS)	Project Specific Workman's Comp Insurance Premium	Other	1 LS	\$582.00	\$582.00
General Liability Insurance Premium 00-072 - General Liability Insurance (LS)	Project specific cost for additional GL insurance premium.	Other	1 LS	\$6,102.00	\$6,102.00

Division 00 - Procurement and Contracting Requirements Total: \$6,684.00

Division 01 - General Requirements

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Project Manager - 50% 01-010 - Project Manager (HR)	Project Manager - 20 Hours per Week	Other	16 WKS	\$1,740.00	\$27,840.00
Superintendent - 100% 01-011 - Superintendent (HR)	Superintendent - 40 Hours per Week	Other	14 WKS	\$3,480.00	\$48,720.00
Plan Printing 24" x 36" 01-330 - Document Control (SHT)	Onsite Plans Printing Cost	Material	90 SHT	\$2.09	\$187.92
Porta Potty 01-520 - Porta Potty (WKS)	Porta Potty	Other	14 WKS	\$108.00	\$1,512.00
Dumpsters 02-903 - Site Dumpsters (EA)	Site Dumpsters	Material	10 EA	\$690.00	\$6,900.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Small Tools & Equipment 01-522 - Small Tools & Equipment (LS)		Material	1 LS	\$1,800.00	\$1,800.00
Building Permits 01-311 - Building Permits (LS)	Permits are to be secured by the Contractor, fees are to be paid by BCHA.	Other	1 LS	\$0.00	\$0.00

Division 01 - General Requirements Total:

\$86,959.92

Parking Lot Repairs

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
A. Mill & Overlay Existing Asphalt Paving At Parking Lot 32-010 - Asphalt Paving Subcontract (SF)		Subcontractor Bid	8,113.37 SF	\$3.49	\$28,347.47
B. Install New Striping For Parking Spaces. 32-020 - Pavement Striping Subcontract (LF)	After Milling And Overlaying Of Existing Pavement,	Subcontractor Bid	336 LF	\$5.54	\$1,859.96
C. Remove, Discard & Replace Existing Single Bollard. 10-099 - Miscellaneous Specialties (EA)	Install New Double Bollard In New Foundation	Subcontractor	2 EA	\$1,020.00	\$2,040.00
D. Remove, Discard & Replace (E) Wheel Stops 10-099 - Miscellaneous Specialties (EA)	Following Milling And Overlaying Of Asphalt Pavement, Install New Wheel Stops	Subcontractor	11 EA	\$300.00	\$3,300.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
E. New Detention Basin To Be Installed 18-013 - Wet Utilities Subcontract (LF)		Subcontractor	1 EA	\$3,000.00	\$3,000.00

Parking Lot Repairs Total:

\$38,547.43

Landscaping & Mail Box

- Remove & Dispose of Existing Landscaping, Plantings, Ground Cover, And Edging as Required To Xeriscape (E) Property.
- Following Site Preparation, Install New Edging, Plantings, And Ground Cover (Rock, Mulch, Etc.) In General Conformance with Sheet L-1 Prepared By Hall Landscaping Contractors and Dated April 8, 2025

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Landscaping 32-053 - Landscaping Subcontract (SF)	Includes all fencing and landscaping for the project. Includes all demo, materials, labor, plants, full scope of work for landscape & fencing	Subcontractor Bid	1 LS	\$42,000.00	\$42,000.00
Remove, Dispose & Replace Of (E) Mailbox 10-099 - Miscellaneous Specialties (EA)	Supply And Install New Mailbox Anchored To Existing Concrete Pad.	Subcontractor	1 LS	\$3,894.00	\$3,894.00

Landscaping & Mail Box

Landscaping Quantities

Price Accounted for In Landscaping Line Item Above. Quantities are for Information Purpose Only

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Artificial Turf 32-053 - Landscaping Subcontract (SF)		Subcontractor	3,525 SF	\$0.00	\$0.00
Remove Existing Tree 32-053 - Landscaping Subcontract (SF)		Subcontractor	3 EA	\$0.00	\$0.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Existing Plant Material 32-053 - Landscaping Subcontract (SF)		Subcontractor	4 EA	\$0.00	\$0.00
Add Rock/Adjust Edging 32-053 - Landscaping Subcontract (SF)		Subcontractor	131 LF	\$0.00	\$0.00
Add Rock to Ex. Rock Beds 32-053 - Landscaping Subcontract (SF)		Subcontractor	1,553 SF	\$0.00	\$0.00
Buff Ex. Breeze Path 32-053 - Landscaping Subcontract (SF)		Subcontractor	2,573 SF	\$0.00	\$0.00
Existing Shrub 32-053 - Landscaping Subcontract (SF)		Subcontractor	2 EA	\$0.00	\$0.00
Remove Ex. Landscape Timbers 32-053 - Landscaping Subcontract (SF)		Subcontractor	2 EA	\$0.00	\$0.00
Adjust Edging to Match Rest of Property 32-053 - Landscaping Subcontract (SF)		Subcontractor	443 LF	\$0.00	\$0.00
Add Planting Bed 32-053 - Landscaping Subcontract (SF)		Subcontractor	10 EA	\$0.00	\$0.00
Edging (Typ.) 32-053 - Landscaping Subcontract (SF)		Subcontractor	810 LF	\$0.00	\$0.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Local River Rock (1.5" - 2" - 4") 32-053 - Landscaping Subcontract (SF)		Subcontractor	6,615 SF	\$0.00	\$0.00
Landscaping Quantities Total:					\$0.00

Landscaping & Mail Box Total:

\$45,894.00

Roofing Keyed Notes

Roofing Keyed Notes Roofing & Associated Work					
Items	Description	Cost Type	Qty/Unit	Unit Price	Price
A. Remove, Discard, & Replace All (E) Shingles, Underlayment & Flashings - (Labor) 07-040 - Roofing Labor (SF)		Labor	2,025 SF	\$7.97	\$16,135.20
A. Material New Underlayment, Shingles, And Flashings 07-041 - Roofing Material (SF)		Material	2,025 SF	\$3.00	\$6,075.00
A. Contractor Shall Inspect Roof Deck For Deteriorated Decking & Replace Any Deteriorated Decking Identified 13-052 - Decks Subcontract (SF)	For Bidding Purposes, Assume 5% Of Existing Decking Will Require Replacement.	Subcontractor	102 SF	\$3.00	\$306.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
B. (E) Gutter, Remove & Discard. Do Not Reinstall 07-050 - Rain Gutters Labor (LF)		Labor	90 LF	\$1.20	\$108.00
C. (E) Conductor Head - Remove, Discard & Replace 07-052 - Rain Gutters Subcontract (LF)	Install New Conductor Head Per Project Details And Specifications.	Subcontractor	3 EA	\$120.00	\$360.00
C. (E) Downspout - Remove, Discard & Replace 07-052 - Rain Gutters Subcontract (LF)	Install New Downspout Per Project Details And Specifications.	Subcontractor	90 LF	\$12.00	\$1,080.00
G. Existing Under- Soffit Lights To Remain 10-099 - Miscellaneo us Specialties (EA)	Detach And Reset During Soffit Replacement (For Information Only - Price Accounted for In Roofing Number)	Subcontractor	12 EA	\$0.00	\$0.00
Roofing & Associated Work Total:				\$24,064.20	

Roofing Keyed Notes

Fence Replacements

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
D. Remove & Discard (E) 6'-0" High Fence, Do Not Reinstall. 32-043 - Fences & Gates Subcontract (LF)		Subcontractor	112 LF	\$6.00	\$672.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
E. Remove, Discard, & Replace (E) 6'-0" High Fence 32-043 - Fences & Gates Subcontract (LF)	Install (N) 6'-0" High Fence, To Include (N) 4x4 Posts With Foundations, 2x4 Top & Bottom Rails, & New Pickets. Finish All (N) Fencing With Stain.	Subcontractor	390 LF	\$66.00	\$25,740.00
F. New 6'-0" Tall Fence Gate With Black-Colored Hinges And Latch Hardware. 32-043 - Fences & Gates Subcontract (LF)	Price Already Accounted for In Fencing Number Above	Subcontractor	12 EA	\$0.00	\$0.00
Fence Replacements Total:				\$26,412.00	

Roofing Keyed Notes Total:
\$50,476.20

Elevation Keyed Notes

<div>Elevation Keyed Notes</div> <div>Siding & Associated Work</div>					
Items	Description	Cost Type	Qty/Unit	Unit Price	Price
A. Remove, Discard, & Replace All (E) Siding & Trim With New Board-And-Batten Fiber Cement Siding - (Labor) 07-070 - Exterior Siding Labor (SF)	Including New Water-Resistive Barrier (W.R.B.) And Flashings (Note That Existing Siding Consists Of Three Layers)	Labor	6,653.16 SF	\$10.85	\$72,186.79
A. New Siding - Materials 07-071 - Exterior Siding Material (SF)	Including New Water-Resistive Barrier (W.R.B.) And Flashings	Material	6,653.16 SF	\$5.04	\$33,515.29

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
A. Paint Siding And Trim As Required By The Specifications. 09-086 - Exterior Painting Subcontract (SF)	Following The Installation Of The New Siding	Subcontractor	6,653.16 SF	\$4.20	\$27,943.27
B. Remove, Discard, And Replace Existing Vinyl Soffit 07-073 - Exterior Siding Subcontract (SF)	Refer To Specifications For Materials. (Price Accounted For in Siding Price)	Subcontractor	0 SF	\$0.00	\$0.00
B. Paint Soffit Color Required By The Specifications. 07-073 - Exterior Siding Subcontract (SF)	Following Soffit Installation (Price Accounted For in Siding Price)	Subcontractor	0 SF	\$0.00	\$0.00
C. Downspout 07-052 - Rain Gutters Subcontract (LF)	Price Accounted for In Roofing Keyed Notes	Subcontractor	0 LF	\$0.00	\$0.00
D. Electrical Meters/Equipment To Be Detached To Allow For Removal Siding Behind 10-099 - Miscellaneous Specialties (EA)	Following Installation Of New Siding, Reinstall Meters (Price Accounted For in Siding Price)	Subcontractor	27 EA	\$0.00	\$0.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
E. Existing Light Fixture To Be Replaced. New Light Fixture To Be Selected By Owner. 16-022 - Electrical Finish Subcontract (SF)	For Bidding Purposes, Assume \$100/Fixture Allowance. (\$50 are added for Installation Cost)	Subcontractor Allowance	24 EA	\$150.00	\$3,600.00
F. Existing Hose Bib To Remain, Flash To W.R.B. 10-099 - Miscellaneous Specialties (EA)	Price Accounted for In Siding Price	Subcontractor	12 EA	\$0.00	\$0.00
G. Existing Receptacle To Remain, Flash To W.R.B. 10-099 - Miscellaneous Specialties (EA)	Price Accounted for In Siding Price	Subcontractor	4 EA	\$0.00	\$0.00
H. Existing Dryer Vent Cap To Be Replaced. Buildertrend Flat Rate	Flash New Dryer Vent Cap To W.R.B. (Price Accounted for In Siding Price)	Subcontractor	16 EA	\$0.00	\$0.00
I. Existing Electrical Equipment To Be Detached And Reset 16-022 - Electrical Finish Subcontract (SF)	Price Accounted for In Siding Price	Subcontractor	3 EA	\$0.00	\$0.00
J. Existing Gas Meters To Remain 10-099 - Miscellaneous Specialties (EA)	For Information Purposes Only	Other	3 EA	\$0.00	\$0.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
K. Existing Building-Mounted Sign To Be Detached, Salvaged, And Reset 10-099 - Miscellaneous Specialties (EA)		Subcontractor	1 EA	\$360.00	\$360.00
L. Existing Building-Mounted Sign To Be Removed And Discarded, Do Not Replace 10-099 - Miscellaneous Specialties (EA)		Subcontractor	2 EA	\$120.00	\$240.00
M. (E) Building-Mounted Sign To Be Removed, Discarded, And Replaced 10-099 - Miscellaneous Specialties (EA)		Subcontractor	1 EA	\$3,420.00	\$3,420.00
Siding & Associated Work Total:				\$141,265.35	

Elevation Keyed Notes
Windows

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
New Sliding Windows - Materials 08-051 - Window Material (EA)		Material	24 EA	\$540.00	\$12,960.00
New Casement Windows - Materials 08-051 - Window Material (EA)		Material	12 EA	\$540.00	\$6,480.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
New Windows - Installation Materials 08-051 - Window Material (EA)		Material	36 EA	\$36.00	\$1,296.00
New Windows - Installation Labor 08-050 - Window Labor (EA)	Includes Remove & Discard Existing Windows & Blinds	Labor	36 EA	\$360.00	\$12,960.00
Owner Supplied New Blinds - Installation 08-050 - Window Labor (EA)	For Budding Purposes, Assume New Blind Configuration Will Be Similar To Existing.	Labor	36 EA	\$54.00	\$1,944.00
Windows Total:				\$35,640.00	

Elevation Keyed Notes Doors					
Items	Description	Cost Type	Qty/Unit	Unit Price	Price
(N) Storage Room Door - Materials 08-011 - Exterior Door Material (EA)		Material	3 EA	\$994.80	\$2,984.40
(N) Exterior Entry Door - Materials 08-011 - Exterior Door Material (EA)	Includes Cost for Screen Doors As Well	Material	12 EA	\$1,234.80	\$14,817.60
(N) Sliding Glass Patio Door - Materials 08-011 - Exterior Door Material (EA)		Material	12 EA	\$1,920.00	\$23,040.00
Exterior Door - Installation Materials 08-011 - Exterior Door Material (EA)		Material	39 EA	\$42.00	\$1,638.00

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
(N) Storage Room Door - Installation Labor 08-010 - Exterior Door Labor (EA)	Includes Cost Required To Pull The Existing Door As Well	Labor	3 EA	\$540.00	\$1,620.00
(N) Exterior Entry Door - Installation Labor 08-010 - Exterior Door Labor (EA)	Includes Cost Required To Pull The Existing Door As Well	Labor	12 EA	\$540.00	\$6,480.00
(N) Screen Door - Installation Labor 08-010 - Exterior Door Labor (EA)	Includes Cost Required To Pull The Existing Door As Well	Labor	12 EA	\$120.00	\$1,440.00
(N) Sliding Glass Patio Door - Installation Labor 08-010 - Exterior Door Labor (EA)	Includes Cost Required To Pull The Existing Door As Well	Labor	12 EA	\$540.00	\$6,480.00
Doors Total:				\$58,500.00	

Elevation Keyed Notes Total:

\$235,405.35

Total Price: \$463,966.90