

## Contractor Bid Request

August 28, 2025

**Homeowner Name:**

**Project Address:** Hayward CA, 94541

**Homeowner Contact:**

**Walkthrough Date:** 9/02/2025 from 1pm to 3pm

**Bid Due Date:** 9/26/2025, at 5pm

**Project Description:** This is a 2,280 sq. ft. single-family house built in 1955 that needs replacements of kitchen appliances, floors, water supply lines, sliding door, windows, interior doors replacement, tub faucet, fence, deck/porches, concrete pathways, and garage overhead door. The project also calls for full kitchen renovation as well as interior maintenance and paint.

Habitat for Humanity East Bay Silicon Valley ("Habitat") is now soliciting estimates for the rehabilitation of the property listed above as outlined in below. This work is being financed through a construction loan, made available to homeowners as part of the **Renew Alameda** Managed Services Program.

To be considered for the project, contractors are required to send a representative to attend the project walk-through scheduled for **9/02/2025, from 1pm to 3pm**. This is an opportunity to view the property, meet the client and learn more about the project. Habitat will be limiting the total number of attendees to four (4) contractors. Contractors will be assigned a 30 minute appointment time on a first come, first serve basis. Contractors through and are encouraged to bring their preferred subcontractors and may schedule a separate visit with the homeowner prior to the due date if needed. Attendees are encouraged to provide a list of references, photos of past work or any marketing materials to provide homeowners at this time.

In an effort to protect clients, contractors and staff, all participating parties must comply with COVID-19 protocol at all times when on-site. Contractors are to arrive promptly at their assigned start time and wait outside the home until directed to enter. If the contractor's representative is going to be late, please call ahead to notify Habitat Staff and wait to enter the property until directed.

Prior to entering into any contract, the awarded contractor must submit proof of the following:

- Current Class "B" General Building Contractor's License
- License, bonding, and insurance (General Liability and Auto) and in good standing with the Contractor's State License Board
- Worker's Compensation Insurance
- California Department of Health Lead Safe Supervisor/Worker Certification (as required)

Habitat staff contacts for this project are listed below. All questions related to project scope must be submitted in the form of a written "Request for Information" by e-mail within two days of the Walkthrough.

Linh Nguyen – Construction Coordinator: (510) 803-3319; [LNguyen@habitatebsv.org](mailto:LNguyen@habitatebsv.org)

Michael Molinari – Director, Program Services: (510) 803-3301; [MMolinari@habitatebsv.org](mailto:MMolinari@habitatebsv.org)

Alex Colt – Sr. Inspector: (510) 803-3342; [AColt@habitatebsv.org](mailto:AColt@habitatebsv.org)

### **BIDDING DIRECTIONS**

The below Scope of Work was developed by Habitat staff based upon an inspection of this property. The following items are listed in order of their priority. Contractors must provide a complete bid using this “Bid and Proposal” section at the back of this document. Please use the “Contractor Notes” section to provide any additional detail related to your proposed methods and materials or make note of additional considerations.

“Requests for Information” regarding the Scope of Work must be submitted **by e-mail** within five (5) business days of the walk-through. Responses will be e-mailed to all contractors no later than five (5) days prior to bid closing. Bids must be received by **5 p.m.** on the due date listed above. Late or incomplete bids will not be accepted. Contractors will be notified of the homeowner’s selection within approximately fifteen (15) business days of the bid closing. Late or incomplete bids will not be accepted. Failure to submit a bid in a timely manner may result in removal from Habitat’s contractor distribution list.

Contractors are to refer to the “Habitat General Product Specifications” form provided at the time of bidding for product specification and price allowance information. Allowances are listed under “Item Descriptions” below for select fixtures and finishes, as well as permitting costs. Bidding contractors are to include the **ALLOWANCE AMOUNT** listed, **PLUS** related labor, incidental material and subcontractor costs, and their fee including profit and overhead, to determine the line item bid price. The Contractor is responsible for submitting all receipts and other rights to payment along with invoices for “Allowance” materials.

Rank/Priority	Item Description
1	<p><b>Full Kitchen Renovation</b> <i>Kitchen Materials Allowance: \$16,000.00</i></p> <p><i>Inspector Note: Replace flooring into family room - remove underlayment to make level with dining room. Note: addition of double wall oven (top and bottom) with necessary electrical and cabinets, and cooktop elect. stove.</i></p> <p>Allowance includes finishing materials for cabinets, cabinet hardware, countertops, backsplash materials, sink, lighting and plumbing fixtures and finish flooring (extend flooring into the family room.)</p> <ol style="list-style-type: none"> <li>1. Demo, haul and properly dispose of existing kitchen cabinets, countertops, sink, faucet and disposal, appliances, and flooring. Any appliances being retained and reinstalled are to be moved and properly protected until reinstallation.</li> <li>2. Properly prep subfloor including installation of appropriate underlayment. Install new high-quality vinyl or vinyl plank on smooth underlayment. Price to include professionally installed base cove or baseboard to match existing.</li> <li>3. Upgrade electrical as required to meet current code standards including outlets and switches.</li> <li>4. Install new upper and lower cabinets - layout to match existing unless otherwise noted or agreed upon. If altered layout to be approved by client and administrator prior to purchase. Install to code and manufacturer's instructions. All cabinets should be set to the correct height and depth using standoff framing, firing strips, and shims. All lower cabinets should be level at the top of the cabinet and plumb on the</li> </ol>

	<p>drawer and door face. All upper cabinets should be level at the bottom of the cabinet and plumb on the drawer and door face. All cabinets should be in line with one another, drawers and doors should open smoothly, and spacing between doors should be uniform.</p> <ol style="list-style-type: none"> <li>5. Install new countertop and backsplash. Backsplash to be standard 6" to match countertop, with full height behind range. Countertop should be level front to back and side to side.</li> <li>6. Replace existing sink and faucet. Connect to new braided supply lines and new P-trap assembly.</li> <li>7. Paint ceiling, walls, and trim with 2 coats paint over primer.</li> <li>8. Homeowner would like to keep existing light fixture.</li> </ol>
2	<p><b>Replace Kitchen Appliances</b> <i>Appliance Allowance: \$7,500.00</i></p> <p>Ensure proper plumbing, gas and electrical connections and venting prior to installation of the following appliances. Product type (gas/electric) and sizing to be replaced in kind unless otherwise noted.</p> <ol style="list-style-type: none"> <li>1. Refrigerator</li> <li>2. Electric cook top</li> <li>3. Electric double oven</li> <li>4. Dishwasher</li> <li>5. Exhaust vent hood (see venting issues)</li> <li>6. Garbage Disposal</li> </ol>
3	<p><b>Replace Floors</b> <i>Flooring Allowance: \$3,500.00 - includes stairs / ~\$5.00 per sq. ft.</i></p> <p>Flooring allowance includes underlayment, finish flooring and baseboards. Unless otherwise noted flooring material to be replaced in-kind.</p> <p>Remove and replace flooring in the following locations: color to blend with ground floor hardwood.</p> <ol style="list-style-type: none"> <li>1. Demo and dispose of existing flooring. Repair all damaged, rotted or loose sub-floor and install appropriate underlayment where needed.</li> <li>2. Install new flooring as specified. Flooring to be continuous from room to room when possible. Work will include installation of primed and painted baseboard or ¼ round to match existing trim and all required transitions.</li> </ol> <p><b>**Note:</b> Unless specified, price does not include upgrades or repairs to subfloor. All related sheathing, framing and dry rot repair will be completed via change order following demo and inspection.</p>
4	<p><b>Interior Maintenance and Paint</b> <i>Inspector Note: Dining room ceiling repair, and sky light in upstairs bathroom repair. Also prime and paint both corner to corner.</i></p>

	<p>Repair and paint walls, ceiling, doors and trim throughout interior of home. Properly protect flooring, fixtures, finishes and homeowner belongings. Contractor must refer to lead test results for specific locations and follow lead safe practices.</p> <ol style="list-style-type: none"> <li>1. <b>Address any cracks or damage to ceilings and walls with appropriate sheet rock, joint compound, tape etc.</b></li> <li>2. Paint entire interior of home. Properly prep all surfaces for paint using appropriate lead safe work practices. Remove all debris and wash surfaces with TSP (as needed). Sand to provide proper adhesion as needed. Prime and paint interior walls, ceiling and trim, including closet interiors unless otherwise noted. Touch-up where paint coverage is inadequate. Interior paint limited to four colors/sheens total unless otherwise agreed upon with contractor. Paint to be of high quality, and color and sheen should be chosen by client.</li> </ol>
5	<p><b>Replace Water Supply Lines (Re-pipe)</b> <i>Inspector Note: seems to be from sidewalk to edge of house.</i></p> <p>Replace hot and cold-water supply lines in home where galvanized pipe exists. Replace with Type M hard copper or Type L soft copper PEX to all fixtures. Contractor to note preference. Properly patch all damage to interior finishes and texture to match.</p> <p>*Work to be permitted and inspected.</p>
6	<p><b>Replace Sliding Door</b> <i>Door &amp; Hardware Allowance: \$2,500.00 for French door</i></p> <p>Replace total of <b>one</b> sliding doors in following locations: <b>onto deck</b> All new sliding doors must meet the energy performance standards of California's Title 24 Energy Code. Make all measurements for accurate install and recommend best solution to work with existing interior and exterior conditions. Install replacement type sliding door with fusion welded frame and double pane, low E glass with Argon insulation layer. Door type and dimensions match existing unless alteration is required by code. Install new exterior and interior casings and touch up paint as needed. Work will include planning, equipment and material acquisition, area prep and protection, setup and cleanup.</p> <p>*Work to be permitted and inspected (if required).</p>
7	<p><b>Replace Window(s)</b> <i>Window Allowance: \$2,500.00</i></p> <p><i>Inspector Note: Retrofit is the preferred window type</i></p> <p>Replace total of 3 windows in following locations: master bedroom. Contractor to verify count.</p>

	<p>Make all measurements for accurate install and recommend best solution to work with existing interior and exterior conditions. Install new double pane, low E replacement type vinyl window(s) with fusion welded frame and argon insulation layer. All new windows must meet the energy performance standards of California's Energy Code. Unless noted, replacement windows are to fit within existing framed opening. Window type to match existing unless alteration is requested or required by code. Install new exterior and interior casings and touch up paint as needed. Work will include planning, equipment and material acquisition.</p> <p><b>Exceptions:</b> Unless noted scope does not include replacement of security bars and related hardware. When applicable, existing blinds or drapes to be removed, retained and reinstalled.</p> <p>*Work to be permitted and inspected (if required).</p>
8	<p><b>Replace Interior Doors</b> Door and Hardware Allowance: \$250.00 /~\$250 per door</p> <p>Replace 1 existing doors at following locations: <b>One pocket door replaced - sheet-rock repair and prime.</b> Work to include new hinges, lockset, casings and touch-up paint.</p>
9	<p><b>Replace Faucet</b> <i>Material Allowance: \$250.00</i></p> <p>Replace faucet with like kind, including new angle stops, stopper and braided metal supply lines, at following locations: upstairs tub faucet.</p>
10	<p><b>Replace Fence</b> <i>Inspector Note: about 80' of fencing in corner.</i></p> <p>Replace approximately 80' of fence in following location: (Inspector Detail). Price <b>includes</b> gates. To be replaced with in-kind materials unless otherwise noted. Client is responsible for obtaining prior approval from homeowners at neighboring properties prior to work start.</p> <ol style="list-style-type: none"> <li>1. Demo and dispose of existing fence at sides and part of back.</li> <li>2. Rebuild to existing dimensions with in-kind materials -Pressure treated posts set in concrete, redwood/cedar slats, PTDF kickers, etc.</li> </ol> <p>*Work to be permitted and inspected (if required).</p>
11	<p><b>Repair Decks/Porches</b> <i>Inspector Note: deck needs new railing, and deck boards. Drawings, if needed, to be included in price.</i></p> <ol style="list-style-type: none"> <li>1. Replace all damaged or missing framing or trim with like materials.</li> </ol>

	<ol style="list-style-type: none"> <li>2. Ensure framing is plumb, straight and properly supported. Replace any worn or improper hardware.</li> <li>3. Power spray or other prep. Apply transparent stain, sealant or paint.</li> </ol>
12	<p><b>Replace Concrete Pathways</b>  <i>Inspector Note: Remove and replace uplifted concrete at pool area (approximately 80 sq. ft.)</i></p> <p>Demo and dispose existing concrete pathway in following locations: Near pump at pool.          Properly prep subbase including gravel base layer to industry standards. Pour new pathway to match existing layout. Driveway to be rebar reinforced and with gravel base layer to industry standards.</p>
13	<p><b>Replace Garage Overhead Door</b>  <i>Garage Door Materials Allowance: \$2,500.00</i></p> <p>Allowance includes overhead garage door, rails rollers and motor.</p> <ol style="list-style-type: none"> <li>1. Install a four- or five panel sectional roll up, insulated enameled steel garage door (Coplay, Amarr or equivalent). Include locking mechanism and all rails and rollers, and heavy-duty weather stripping on bottom of door.</li> <li>2. Install an automatic garage door opener (Genie, Chamberlain or equivalent) including one (1) programmable digital radio control. Include one (1) wall mounted switch near door to living quarters.</li> </ol> <p>*Work to be permitted and inspected (if required).</p>
14	<p><b>Project Staging and Site Prep</b>          Costs related to staging and site preparation to ready project for construction.</p> <ol style="list-style-type: none"> <li>1. Owner is responsible for packing belongings, identifying items to be moved, preparing on-site location for storing belongings or coordinating storage container/unit. Owner is responsible for proper disposal of trash and debris prior to job start. Contractor's proposal to include cost of labor to haul goods at commencement and completion to on-site location to be determined. Neither Contractor nor Administrator are responsible for loss or damage of Borrowers goods during transport or storage.</li> <li>2. Contractor is to properly protect surfaces and fixtures prior to commencement of the project. This will include all RAM board or equivalent on all unprotected flooring, protection of casing and trim at openings where existing is to remain, and zip-walls and dust containment to prevent contamination of unaffected spaces during construction.</li> </ol>
15	<p><b>Temp Facilities</b>          Provide portable sanitary facilities, including hand wash station, with weekly service, during duration of project.</p>

16	<p><b>Permits and Fees</b> <i>Permit Allowance: \$1,500.00</i></p> <p>Contractor is responsible for obtaining and submitting all documents required to secure a building permit as required by local and state ordinance, including plan review and inspections fees. Contractor is assumed to be professional and knowledgeable regarding when permits are required for contracted Work. Contractor is responsible for submitting all receipts and other rights to payment along with invoices. If costs exceed the amount specified, said costs shall be accounted for in a Change Order and approved by the homeowner. If the amount is less than the amount specified it will be subtracted from the final amount of the contract.</p>
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- Exclusions:** Any items not included in the above scope of work, including:
- a. Correction of existing unpermitted work not disclosed to Habitat or contractor;
  - b. Costs related to temporary displacement of occupants;
  - c. Costs related to storage of homeowner's belongings during duration of project.

## Contractor's Bid and Proposal

Priority	Item Description	Item Price
1	Full Kitchen Renovation Kitchen Materials Allowance: \$16,000.00	\$
2	Replace Kitchen Appliances Appliance Allowance: \$7,500.00	\$
3	Replace Floors Flooring Allowance: \$3,500.00 - includes stairs / ~\$5.00 per sq. ft.	\$
4	Interior Maintenance and Paint	\$
5	Replace Water Supply Lines (Re-pipe)	\$
6	Replace Sliding Door Door & Hardware Allowance: \$2,500.00 for French door	\$
7	Replace Window(s) Window Allowance: \$2,500.00	\$
8	Replace Interior Doors Door and Hardware Allowance: \$250.00 /~\$250 per door	\$
9	Replace Faucet Material Allowance: \$250.00	\$
10	Replace Fence	\$
11	Repair Decks/Porches	\$
12	Replace Concrete Pathways	\$
13	Replace Garage Overhead Door Garage Door Materials Allowance: \$2,500.00	\$
14	Project Staging and Site Prep	\$
15	Temp Facilities	\$
16	Permits and Fees Permit Allowance: \$1,500.00	\$
<b>Total Bid Price</b>		<b>\$</b>

**Contractor Notes:****Contractor Business Name:** \_\_\_\_\_



**Primary Contact Name:** \_\_\_\_\_

**Business E-mail:** \_\_\_\_\_

**Business Phone:** \_\_\_\_\_

**Expected Project Duration (Weeks):** \_\_\_\_\_

**Maximum Project Duration (Weeks):** \_\_\_\_\_

**Homeowner Displacement Duration (Weeks)** \_\_\_\_\_

Homeowner will be required to be displaced whenever bathroom or kitchen are unavailable, electrical or plumbing service is interrupted, or interior remediation of lead or asbestos is taking place.

**Labor Rates by Trade (\$/hr)**

1. Labor: \$ \_\_\_\_\_/hr

2. Carpentry: \$ \_\_\_\_\_/hr

3. Mechanical: \$ \_\_\_\_\_/hr

4. Electrical: \$ \_\_\_\_\_/hr

5. Plumbing: \$ \_\_\_\_\_/hr

6. Supervision \$ \_\_\_\_\_/hr

7. Project Management \$ \_\_\_\_\_/hr

**Listing of proposed subcontractors and CSLB license numbers:**

Electrical: \_\_\_\_\_

Mechanical: \_\_\_\_\_

Roofing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Painting: \_\_\_\_\_

Abatement: \_\_\_\_\_

Other: \_\_\_\_\_

**Contractor Certification**

I have personally inspected the aforementioned premises and to the best of my knowledge am aware of all the requirements of the work to be performed. I will furnish all materials and accomplish all of the work described herein for the sum of (written):

\$ \_\_\_\_\_

**General Contractor:** \_\_\_\_\_  
(Signature) (Date) (License #)

