

Contractor Bid Request

August 28, 2025

Homeowner Name:

Project Address: Oakland CA, 94621

Homeowner Contact:

Walkthrough Date: 9/02/2025 from 10am to 12pm

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

Project Description: This is a 1,073 sq. ft. single-family house built in 1920 that needs replacements of shingle roof, sewer lateral, tank type water heater, forced air furnace, deck/porches – back and front, water main, faucet and drains, bathroom exhaust fan, and kitchen appliances. The project also calls for an interior and exterior maintenance and paint, correct drain/waste/vent, electrical inspection/troubleshooting, and bathroom grab bars installation.

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 **10am to 12pm**. 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 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

Jason Stewart – Inspector: (669) 758-4868; JStewart@habitatebsv.org

Michael Molinari – Director, Program Services: (510) 803-3301; MMolinari@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>Roof Replacement - Shingle Roof Work to include accessory structures.</p> <ol style="list-style-type: none"> 1. Remove existing roofing material, roof paper, vents, jacks and flashing, and gutters. Dispose of debris and sweep area clean of all nails /staples. Visibly dry rot material to be replaced “like with like” and splicing only in agreed upon circumstances. Prime and back prime all materials. Price to include touch up paint. 2. Install dimensional asphalt composition shingle; UL Class A fire resistance, and 30-year warranty (local industry standard). 3. Install galvanized metal drip edge/eave trim, and valley flashing. Install roofing windows paper/membrane. 4. Price to include installation of roof venting (high profile ridge or other). 5. Install four-inch (4”) Aluminum fascia gutters and downspouts with concrete or plastic composite splash blocks and leaders. Direct water away from foundation. <p>*5-year labor warranty *30-year manufacturer’s shingle warranty (Minimum)</p> <p>Exclusions: Replacement of damaged sheathing, framing and eaves not included in this price. Replacement of damaged materials will be included in cost via Change Order when extent of damage is determined after demo.</p>

2	<p>Maintenance and Paint</p> <p>Work to include accessory structures.</p> <ol style="list-style-type: none"> 1. Exterior Maintenance – Replace visible dry rotted or damaged wood including crawlspace access doors, trim around vents and window/door casing and sills, fascia and rafter tails. 2. Paint Structures - Entire exterior of home. Work to include accessory structures. Properly protect hard surfaces, fixtures and homeowner belongings. Exterior paint limited to three colors total unless otherwise agreed upon with contractor. <ol style="list-style-type: none"> a. Pressure wash or similar prep prior to commencement of any painting. b. Caulk all seams and cracks. Scrape and sand, if appropriate and as needed, to provide proper surface adhesion, especially on south and west facing walls. c. Apply two coats of quality paint and primer to be applied to all exposed siding, trim, eaves, doors and exterior handrail/guardrail. Consult with owner on color and finish.
3	<p>Correct Drain/Waste/Vent</p> <p>Replace all drain, waste, and vent</p> <p>Replace failed or leaking drain, waste or sewer lines where indicated.</p> <p>Work to be permitted and inspected.</p>
4	<p>Replace Sewer Lateral</p> <p>Work is dependent on results of video inspection prior to project bidding. All projects exceeding \$100,000 in permitted value in the EBMUD Private Sewer Lateral district are required to meet compliance standards in order to close their building permit. In most cases a complete replacement is required.</p> <p>---</p> <p>Remove and replace existing sewer lateral using trenchless method unless otherwise noted. See third party report for details.</p> <ol style="list-style-type: none"> 1. Demo and excavate as necessary to expose sewer line and all sewer exit lines and wye connections. 2. Using trenchless method, replace sewer lateral from the foundation to the property line in the street using 4" HDPE pipe. 3. Install new two-way clean outs on all exit lines at the foundation and new wye connections using proper couplings. Install new two way clean out at the property line and foundation/driveway per industry standards. Make any necessary alterations to sewer stack as required per code. 4. Backfill holes with proper compaction and restore the grade, concrete and property to pre-construction conditions. 5. Price to include labor, material, special equipment, permit, inspection and air pressure verification test (if applicable). <p>Work to be permitted and inspected.</p>

5	<p>Replace Tank Type Water Heater Replace Gas Water Heater</p> <ol style="list-style-type: none"> 1. Remove and dispose of existing water heater and related materials. Properly finish any related damage. 2. Install same sized water heater in existing location. 3. Properly vent system to exterior. Ensure necessary pipe insulation. 4. Install new gas line valve, flexible hose, overflow pan and drain, earthquake straps, pressure relief valve with piping, etc. 5. Price to include necessary electrical work. Contractor to note any required upgrades to panel or circuits. <p>*Work to be permitted and inspected.</p>
6	<p>Replace Forced Air Furnace Troubleshoot thermostat and ensure unit working properly. Homeowner concerned temperature will not exceed 68 degrees. Current furnace looks to be in working condition and should be inspected by certified HVAC contractor. Any suggested changes to furnace should be handled through change order.</p> <p>Work to be permitted and inspected.</p>
7	<p>Electrical Inspection/Troubleshooting Provide pricing to hire licensed C-10 electrician to inspect existing electrical system in order to determine cost effective approach for correcting following issues: There are problems with circuits overloading and breakers tripping and various outlets not working, ensure all circuits are up to code and operating correctly.</p> <p>Note: Costs for additional work to be presented to client and incorporated into project via Change Order.</p> <p>Work to be permitted and inspected.</p>
8	<p>Repair Decks/Porches Back porch has damaged decking and posts to be replaced. Contractor to suggest best solution.</p> <ol style="list-style-type: none"> 1. Replace all damaged or missing framing or trim with like materials. 2. Ensure framing is plumb, straight and properly supported. Replace any worn or improper hardware. 3. Power spray or other prep. Apply transparent stain, sealant or paint. <p>Work to be permitted and inspected.</p>

9	<p>Replace Water Main Complaints of low water pressure, all water lines have been replaced with copper piping. Inspect and suggest if main service to be replaced.</p> <p>Replace existing service line from municipal supply (Hose bib to city meter) with appropriately sized water main and shutoff valve.</p> <p>*Work to be permitted and inspected.</p>
10	<p>Replace Faucet and Drains Replace drain assemblies, including new p-traps, supply lines, and stoppers in following locations: Kitchen and Bathroom Sink.</p>
11	<p>Install Bathroom Grab Bars Install grab bars and folding bench seat in shower enclosure. Ensure proper framing support.</p>
12	<p>Replace/Install Bathroom Exhaust Fan Replace or install new bathroom exhaust fan. Phillips, NuTone or equivalent. Make electrical and mechanical modifications as required including required humidistat (wall switch) and proper venting.</p> <p>Work to be permitted and inspected.</p>
13	<p>Interior Maintenance and Paint Repair and paint walls, ceiling, doors and trim throughout the interior of home. Properly protect flooring, fixtures, finishes and homeowner belongings.</p> <p>Contractor must refer to lead test results for specific locations and follow lead safe practices.</p> <ol style="list-style-type: none"> 1. Address any cracks or damage to ceilings and walls with appropriate sheet rock, joint compound, tape etc. 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.
14	<p>Repair Decks/Porches Railing has come loose in two locations on the front porch. Attach to post and ensure railing is safe</p>

15	<p>Replace Kitchen Appliances <i>Appliance Allowance: \$1,150.00</i></p> <p>Ensure proper plumbing and electrical connection prior to installation of the following appliances. Product type and sizing to be replaced in kind unless otherwise noted.</p> <ol style="list-style-type: none"> 1. Dishwasher 2. Garbage Disposal <p>Work to be permitted and inspected if required.</p>
16	<p>Hauling and Disposal Properly dispose of all construction debris and waste materials. Provide roll off dumpster or other solution – consult with homeowner on location. Waste is not to accumulate on site during duration of project. Site to be left broom clean daily with haul-off of debris weekly or more often if required to maintain worksite. Refrigerants and other hazardous waste to be properly disposed of per state and local ordinance.</p>
17	<p>Project Staging and Site Prep Costs related to staging and site preparation to ready project for construction.</p> <ol style="list-style-type: none"> 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. 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.
18	<p>Temp Facilities Provide portable sanitary facilities, including hand wash station, with weekly service, during duration of project.</p>
19	<p>Permits and Fees <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</p>

	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.
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- Exclusions:** Any items not included in the above scope of work, including:
- Correction of existing unpermitted work not disclosed to Habitat or contractor.
 - Costs related to temporary displacement of occupants.
 - Costs related to storage of homeowner's belongings during duration of project.

Contractor's Bid and Proposal

Priority	Item Description	Item Price
1	Roof Replacement - Shingle Roof	\$
2	Maintenance and Paint - exterior	\$
3	Correct Drain/Waste/Vent	\$
4	Replace Sewer Lateral	\$
5	Replace Tank Type Water Heater	\$
6	Replace Forced Air Furnace	\$
7	Electrical Inspection/Troubles	\$
8	Repair Decks/Porches - back	\$
9	Replace Water Main	\$
10	Replace Faucet and Drains	\$
11	Install Bathroom Grab Bars	\$
12	Replace/Install Bathroom Exhaust Fan	\$
13	Interior Maintenance and Paint	\$
14	Repair Decks/Porches - front	\$
15	Replace Kitchen Appliances Appliance Allowance: \$1,150.00	\$
16	Hauling and Disposal	\$
17	Project Staging and Site Prep	\$
18	Temp Facilities	\$
19	Permits and Fees Permit Allowance: \$1,500.00	\$
Total Bid Price		\$

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 #)