

Contractor Bid Request

September 17, 2025

Homeowner Name:

Project Address: Oakland, CA 94608

Homeowner Contact:

Walkthrough Date: 9/23/2025 from 10am to 12pm

Bid Due Date: 10/17/2025

Project Description: This is an 843 sq. ft. single-family house built in 1922 that needs replacements of shingle roof, windows, all existing light fixtures, deck/porches, kitchen appliances, sewer lateral, and garage overhead door. The project also calls for maintenance and paint, full electrical system upgrade, and foundation corrections.

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 **9/23/2025**, 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

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

Alex Colt – Sr. Inspector: (510) 803-3342; 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 a 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 <i>Inspector Note: Please include the price to add plywood decking throughout and bring the chimney down below the roofline.</i></p> <p>Work to exclude 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>Replace Window(s) <i>Window Allowance: \$1,200.00 - state which type of window you intend to install if not "box frame" retrofit.</i></p> <p><i>Inspector Note: Check for square.</i></p> <p>Replace a total of 10x windows in the following locations: all except window next to front door. Contractor to verify count.</p> <p>Make all measurements for accurate installation and recommend the best solution to work with existing interior and exterior conditions. Install a 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>Exceptions: 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>
3	<p>Maintenance and Paint Lead Present <i>Inspector Note: replace broken shingles with non-asbestos type option. Sills are a concern (see lead report)</i></p> <p>Work to exclude 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. Areas for attention include: (INSPECTOR DETAIL) 2. Paint Structures - Entire exterior of home. 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. Prep structures per industry standard prior to commencement of any painting. If lead is present contractor is to follow appropriate lead safe practices. 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.

	<p>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.</p> <p>*Lead present. Contractors must refer to lead test results for specific locations and follow lead safe practices and properly protect hard surfaces, fixtures and homeowner belongings. The contractor must provide proof of CDPH Lead Safety Worker Certification and follow state and federal lead safety guidelines during painting and remediation. Lead clearance testing to be ordered by Habitat upon completion of painting. Contractor responsible for any additional clearance testing required due to failed testing.</p>
4	<p>Full Electrical System Upgrade <i>Inspector Note: Will a sub panel be necessary?</i></p> <p>Upgrade electrical service to dwelling and garage. Unless otherwise noted or required, system amperage is to be increased to 200 amps.</p> <ol style="list-style-type: none"> 1. Disconnect and dispose of existing panel and fit and mount new panel to code. Install new weatherhead and service drop. Wire and connect necessary circuits and breakers. Price to include planning, equipment and material acquisition, area preparation and protection, setup and cleanup. 2. Upgrade home with Romex; replace older, brittle runs with new outlets, switches, and boxes. All abandoned panels, conduit, plugs, boxes and fixtures to be removed. Ensure all exterior wiring and outlets to code, including protected exterior GFCI plugs and existing service to any accessory structures. 3. Properly patch all damage to interior and exterior finishes. Texture to match. <p>Note: Work to include all wiring to fixtures. Replacement of light and electrical fixtures covered under separate line item(s).</p>
5	<p>Replace All Existing Light Fixtures Lighting Allowance: \$1,500.00 / ~\$175.00 per light plus the cost of bathroom fan</p> <p><i>Inspector Note: about 10 lights needed</i></p> <p>Remove and replace all existing light fixtures on interior and exterior of home.</p> <p>Note: Rewire and replacement of lighting circuits covered under prior line item.</p>
6	<p>Replace Decks/Porches <i>Inspector Note: Can work be done without engineer drawings?</i></p> <p>Replace deck in following location: back door. Unless otherwise noted materials are to be replaced in-kind. Price to include cost of plan development, review and approval. If alterations to layout or design are required plans are to be reviewed and approved by client prior to submittal.</p>

	<ol style="list-style-type: none"> 1. Demo and dispose of existing deck. 2. Rebuild deck to existing dimensions. Ledger, railing, handrails, stairs, connectors, piers, landings posts, and post bases to be to code. Replace with like materials and PTDF where required/recommended. 3. Apply transparent stain or paint where needed depending on homeowner preference. <p>*Work to be permitted and inspected (if required).</p>
7	<p>Replace Kitchen Appliances <i>Appliance Allowance: \$2,500.00</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"> 1. Gas/Electric Range TBD 2. Exhaust vent hood (wall mount)
8	<p>Foundation Corrections</p> <p>Demo face of old mantel piece brick work to make room for framing and sheet rock that aligns with the rest of the wall. Tape, mud, and prime. Suggest the best way to clean up this wall. Hearth may or may not be removed - TBD.</p>
9	<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).

10	<p>Replace Garage Overhead Door <i>Garage Door Materials Allowance: \$2,500.00</i></p> <p><i>Inspector Note: special electrical not included in this price</i></p> <p>Allowance includes overhead garage door, rails rollers and motor.</p> <ol style="list-style-type: none"> 1. Install a four- or five panel sectional roll up, insulated enameled steel garage door (Copay, Amarr or equivalent). Include locking mechanism and all rails and rollers, and heavy-duty weather stripping on bottom of door. 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. <p>*Work to be permitted and inspected (if required).</p>
11	<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>
12	<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 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.
13	<p>Temp Facilities Provide portable sanitary facilities, including hand wash station, with weekly service, during duration of project.</p>

14	<p>Permits and Fees <i>Permit Allowance: \$2,000.00</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	Roof Replacement - Shingle Roof	\$
2	Replace Window(s) Window Allowance: \$1,200.00	\$
3	Maintenance and Paint Lead Present	\$
4	Full Electrical System Upgrade	\$
5	Replace All Existing Light Fixtures Lighting Allowance: \$1,500.00 / ~\$175.00 per light plus the cost of bathroom fan	\$
6	Replace Decks/Porches	\$
7	Replace Kitchen Appliances Appliance Allowance: \$2,500.00	\$
8	Foundation Corrections	\$
9	Replace Sewer Lateral	\$
10	Replace Garage Overhead Door Garage Door Materials Allowance: \$2,500.00	\$
11	Hauling and Disposal	\$
12	Project Staging and Site Prep	\$
13	Temp Facilities	\$
14	Permits and Fees Permit Allowance: \$2,000.00	\$
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 #)