

## Contractor Bid Request

January 12, 2024

**Homeowner Name:**  
**Project Address:** San Jose, CA 95129  
**Homeowner Contact:**  
**Structure Type:** Condominium  
**Bid Due Date:** February 2, 2024  
**Project Description:** Replacement of Windows, Tub and Shower Repair in Upstairs Bathroom, Water Damage Repair in Kitchen.

This Scope of Work was developed by a Habitat for Humanity Inspector based upon an inspection of the property. Items are listed in order of their priority. Contractors must provide an itemized estimate for each item listed below. The selected contractor will be required to provide proof of current license, insurance and workman’s comp and submit a completed W-9 in advance of starting the project. Project address and homeowner phone number available upon request.

Any questions or requested modifications should be directed to:  
 Jason Stewart- Inspector: (669) 758-4868; [jstewart@habitatebsv.org](mailto:jstewart@habitatebsv.org)

**Priority A:** Required items, including code violations and health and safety issues. These items must be completed prior to consideration of general, non-essential property improvements.

**Priority B:** General property improvements. Items to be completed if budget allows.

Priority Letter	Priority Number	Item Description
A	1	<p><b>Replace Window(s)</b></p> <p>Replace total of 2 windows in following locations: Front Living Room Window facing Courtyard. Second Floor Bedroom Window. Contractor to verify count.</p> <p>Inspector Note: Will Need HOA Notification when Work begins.</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>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>

A	2	<p><b>Shower Pan, Walls, and Fixture</b></p> <p>Bathroom Allowance: \$2,500.00</p> <p>Material Allowance includes tub/shower, surround, shower door/curtain and shower fixtures.</p> <p>Inspector Note: Replacement of upstairs shower walls and tub/shower due to mold and water intrusion</p> <ol style="list-style-type: none"> <li>1. Demo existing tub/pan, shower walls and shower fixtures</li> <li>2. Install new low curb shower pan, mixer valve and fixtures.</li> <li>3. Install solid three-piece wall surround, to code and manufacturer's specifications. To include inset shelving or storage accessories per customer preference.</li> <li>4. Install 3/8" glass shower door or shower rod with weighted curtain (Homeowner to specify).</li> <li>5. Install new grabbars on properly supported blocking. Consult client on height and orientation.</li> </ol>
A	3	<p><b>Water Damage Repairs</b></p> <p>Inspector Note: Repair and Painting of Water Damaged Area in Kitchen above Cabinets</p> <p>Remove wet or moldy drywall at specified areas. Demo area to existing framing. Add backing and blocking as necessary to assure solid edge and field nailing. If exterior wall, install maximum R value insulation that wall thickness will allow prior to installing new drywall. If work is in damp areas (laundry, bath, kitchen) install green or purple board and damp approved joint compound. If new work is adjacent to a garage or at a water heater or furnace enclosure, use Type X (fire resistant) drywall and appropriate taping.</p> <p>Exclusions: Replacement of damaged framing is not included in this price. Conditions to be assessed post demo and price adjusted as needed via Change Order.</p>



- 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.