



Contractor Bid Request

February 2, 2023

Project Number: 8051-061
Project Address: [REDACTED]
Oakland CA, 94605
Walkthrough Date: Tuesday, Feb. 7th from 10 am to 12 noon
Bid Due Date: Friday, March 5th
Project Description: Work to correct foundation and retaining wall deficiencies based on engineered drawings, upgrade of electrical system and lighting, interior and exterior maintenance and paint, sewer lateral replacement, and upgrade of existing windows and furnace.

Habitat for Humanity East Bay Silicon Valley (“Habitat”) is now soliciting estimates for the rehabilitation of the property listed above as outlined in this document. This work is being financed through a construction loan made available to Alameda County homeowners as part of the Renew Alameda County Program (“Renew AC”).

To be considered for the project, contractors are required to send a representative to attend the project walk-through scheduled for **Tuesday, Feb. 7th** from **10 am** to **12 noon**. 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 must RSVP at least 48 hours prior to the walk through and are encouraged to bring their preferred subcontractors and may schedule a separate visit with the homeowner prior to the due date as needed. Contractors are encouraged to provide a list of references, photos or any marketing materials to 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 the start time listed and wait outside the home until directed to enter, provide their own PPE, observe CDC social distancing guidelines and refrain from touching surfaces inside the home. 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 (***If 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.

Jon McPherson – Inspector: (510) 803-3342; jmcperson@habitatebsv.org
Forrest Brown – Project Manager: (510) 803-3327; fbrown@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 notes section provided below to provide any detail related to your proposed methods and materials.

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.

Prior to issuance of a “Notice to Proceed”, the selected contractor and homeowner are to complete a Materials Schedule (Provided by Habitat staff) identifying products to be incorporated into the project's Scope of Work. The Contractor is responsible for submitting all receipts and other rights to payment along with invoices for these materials. 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 deducted from the final amount of the contract.

“Requests for Information” regarding this Scope of Work must be submitted **by e-mail** within two (2) business days of this 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 Friday, March 3rd**. Late or incomplete bids will not be accepted. Contractors will be notified of the homeowner’s selection within ten (10) 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.

Priority	Repair Description
1	Retaining & Shear Walls Comply with approved engineering plans provided by DesignEverest dated 11/10/22 for specifications related to corrections and seismic reinforcement of foundation. 1. Replacement of retaining wall along driveway; 2. Bolting, bracing and shear wall installation at four locations in garage and crawl space. Note: Retaining wall behind home (1 S1.1) is not being addressed.
2	Correct Framing and Replace Garage Door 1. Replace damaged framing and trim at right side of garage door, including failing jamb. Prime and paint as needed. 2. Ensure existing motor, rollers and rails are operational. Install new panel section, roll-up, insulated, enameled steel garage door (Copay, Amarr or equivalent). Include locking mechanism and heavy duty weather stripping around opening and at slab. Contractor to ensure weather tight seal. Note: Bidding contractor to specify if rails, rollers and motor require replacement. Price assumes existing products can be reused.
3	Electrical Improvements: Upgrade electrical service to dwelling and garage. Unless otherwise noted or required, system is to maintain existing amperage. a. Disconnect and dispose of existing panel and fit and mount new panel to code. Wire and connect necessary circuits and breakers. Price to include planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

	<p>b. Work will include new wiring to 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.</p> <p>c. Properly patch all damage to interior and exterior finishes and texture to match.</p> <p>* All work to be permitted and inspected.</p>
4	<p>Lighting and Electrical Fixtures Lighting Allowance: \$1,500.00</p> <p>Remove and replace all existing fixtures on interior and exterior of home. All fixtures to be energy efficient JA8 certified products. Price to include lamps. Contractor to verify fixture count and locations.</p> <p>Note #1: Rewire and replacement of switching covered under prior line item. Note #2: All product types to be replaced like-for-like unless otherwise specified.</p>
5	<p>Interior Maintenance and Painting: Repair and paint walls, ceiling, doors and trim where damaged by electrical installation and foundation work. Paint corner to corner.</p> <p>Note: No lead was detected.</p> <p>a. Address any cracks or damage to ceilings and walls with appropriate sheet rock, joint compound, tape etc.</p> <p>b. Paint entire interior of home. Properly prep all surfaces for paint. 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 4 colors/sheens total unless otherwise agreed upon with contractor. Paint to be of high quality, and color and sheen should be chosen by client</p>
6	<p>Replace Sewer Lateral</p> <p>Remove and replace existing sewer lateral using trenchless method unless otherwise noted. Refer to attached third party report for additional details.</p> <p>a. Demo and excavate as necessary to expose sewer line and all sewer exit lines and wye connections.</p> <p>b. Using trenchless method, replace sewer lateral from the foundation to the property line in the street using 4" HDPE pipe.</p> <p>c. 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 City specs. Make any necessary alterations to sewer stack as required per code.</p> <p>d. Backfill holes with proper compaction and restore the grade, concrete and property to pre-construction conditions.</p> <p>e. Price to include labor, material, special equipment, permit, inspection and EBMUD verification test.</p>
7	<p>Replace Existing Windows Window Allowance: \$7,500.00</p> <p>Replace all existing windows. Contractor to verify count.</p> <p>---</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</p>

	<p>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>*Work to be permitted and inspected</p>
8	<p>Exterior Maintenance and Painting- Paint entire exterior of home. Work to include accessory structures. Properly protect hard surfaces, fixtures and homeowner belongings. Exterior paint limited to 3 colors total unless otherwise agreed upon with contractor.</p> <p>Note: Front handrail was only surface that tested for lead. Will need to be scraped, primed using Killz or similar product and painted.</p> <p>a. Pressure wash or similar prep prior to commencement of any painting. If lead is present contractor is to follow appropriate lead safe practices.</p> <p>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> <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>
9	<p>Replace Forced Air Furnace: Replace existing forced air furnace with new properly sized, 90% AFUE efficient model (Carrier, Rheem, General Electric, Lennox or approved equivalent). Demo and dispose of existing system. Price to include Title 24 calculations as required by local permitting agency.</p> <p>Note: Pricing includes reuse of the existing line set and ducts. Conditions to be assessed during construction and a CO for replacement will be approved if needed post demo.</p> <p>a. Install properly sized, vent, roof jack, and vent cap.</p> <p>b. Install new gas valve, flex hose and programmable thermostat. Make modifications to gas line as required.</p> <p>c. Ensure existing ducts are appropriately sealed and insulated (up to 200 ft of ducting). Where needed, remove and replace existing ducts and install new insulated ducting, registers and plenums throughout as required. Requires passage of air leakage test by certified HERS rater. Contractor to supply all related documentation.</p> <p>*Work to be permitted and inspected.</p> <p>**10 yr. limited parts and 20 yr. manufacturer warranty required</p>
10	<p>Project Staging and Site Preparation: Costs related to staging and site preparation to ready project for construction.</p> <p>a. Owner responsible for packing belongings, identifying items to be moved, preparing on-site location for storing belongings or coordinating storage container/unit. Owner 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.</p> <p>b. Contractor to properly protect all interior surfaces including flooring, walls and fixtures prior to commencement of the project, and to refresh protection as needed during course of construction. To include ramboard 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.</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.</p>

	Refrigerants and other hazardous waste to be properly disposed of per state and local ordinance.
12	Temporary Facilities: Provide portable toilet with hand washing station for workman during duration of project.
13	<p>Permits and Fees: Permit Allowance: \$2,000.00 Note: Contractor will be responsible for submittal of planset provided by DesignEverest. --- 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.</p> <p>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>

- 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.



Bid and Proposal

Priority	Repair Description	Item Price
1	Retaining & Shear Walls	\$
2	Correct Framing and Replace Garage Door	\$
3	Electrical Improvements:	\$
4	Lighting and Electrical Fixtures Lighting Allowance: \$1,500.00	\$
5	Interior Maintenance and Painting:	\$
6	Replace Sewer Lateral	\$
7	Replace Existing Windows Window Allowance: \$7,500.00	\$
8	Exterior Maintenance and Painting	\$
9	Replace Forced Air Furnace:	\$
10	Project Staging and Site Preparation:	\$
11	Hauling and Disposal:	\$
12	Temporary Facilities:	\$
13	Permits and Fees: Permit Allowance: \$2,000.00	\$
Total Bid Price		\$

Contractor Notes

Contractor Business 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



Listing of proposed subcontractors and CSLB license numbers:

Electrical: _____
Mechanical: _____
Plumbing: _____
Painting: _____
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 #)