



Contractor Bid Request

April 26, 2023

Homeowner Name: [REDACTED]

Project Address: [REDACTED]

Oakland CA, 94621

Homeowner Contact: [REDACTED]

Walkthrough Date: Tuesday, May 2nd from 11 am to 1 pm

Bid Due Date: Friday, June 2nd at 5 pm

Project Description: Foundation repairs, exterior maintenance and paint and window replacement for single story home built in 1924.

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, May 2nd from 11 am to 1 pm**. 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.

Alex Colt – Inspector:

(510) 803-3342; acolt@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 “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 **Friday, June 2nd at 5 pm**. 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.

Priority	Repair Description
1	<p>Foundation Repairs Repair or replace failing footing where indicated. Comply with corrections to foundation as shown in approved plans provided by Earthquake Structures, Inc. dated 3-15-23.</p> <p>Engineer Notes: Replace approx. 28’ 4” long wall from fireplace chimney to north-west corner with new T footing. The footing could be 15” wide and 18” deep below ground with 2-#4 bars at top and bottom, 1 #4 vertical rebar at every 24” spacing. Epoxy dowel to butting existing walls including a cross wall in ¼ distance from rear end. Use new 3x sill plate with 5/8” anchor bolts at 4 feet apart. (Existing 2x sill plates could be reused with new Anchor bolts at 32” apart.</p>
2	<p>Replace Windows Materials Allowance: \$10,000.00 Replace all existing windows - 11 total. Window type and dimensions to match existing. All new windows must meet the energy performance standards of California’s Energy Code. 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. Note: When applicable, existing blinds or drapes to be removed, retained and reinstalled. *Work to be permitted and inspected</p>

3	<p>Exterior Maintenance and Paint – LEAD PRESENT</p> <p>Work <u>excludes</u> 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 Home - 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. 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>Lead Inspection Notes:</p> <p><u>3 of the positive readings are on stucco walls and the porch ceiling on walls A and B of the house.</u></p> <p><u>10 of the positive readings are on painted wood components that include: wood siding, wall trim and window components on walls A and C.</u></p> <p><u>The complete exterior of the building should be considered and treated as lead based paint.</u></p> <p><u>If the lead surfaces are disturbed, the contractor must be EPA-Lead Certified.</u></p>
4	<p>Project Staging and Site Preparation:</p> <p>Costs related to staging and site preparation to ready project for construction.</p> <ol style="list-style-type: none"> 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. 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.
5	<p>Hauling and Disposal:</p> <p>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</p>

	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.
6	Temporary Facilities: Provide portable toilet with hand washing station for workman during duration of project.
7	Permits and Fees: Permit Allowance: \$2,000.00 Note: Contractor will be responsible for submitting approved engineered plans from Earthquake Structures, Inc. --- 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.

- 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	Foundation Repairs	\$
2	Replace Windows Materials Allowance: \$10,000.00	\$
3	Exterior Maintenance and Paint – LEAD PRESENT	\$
4	Staging and Site Preparation	\$
5	Hauling and Disposal	\$
6	Temporary Facilities	\$
7	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) _____

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:

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 #)