



Contractor Bid Request

May 10, 2023

Homeowner Name: [REDACTED]

Project Address: [REDACTED]

Oakland CA, 94606

Homeowner Contact: [REDACTED]

Walkthrough Date: Tuesday, May 16th from 10 am to 12 pm.

Bid Due Date: Friday, June 16th at 5 pm.

Project Description: Renovation of small 2 bed, 1 bath home - Approx. 1,200 sf. Work includes roof replacement, replacement of termite damaged framing, bathroom renovations, electrical improvements and replacement of the existing sewer lateral.

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 16th from 10 am to 12 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.

Jon McPherson – Inspector:

(510) 338-9405; 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 “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 16th 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>Roof Replacement - Shingle roof and gutters</p> <p>a. Remove existing roofing material, roof paper, vents, jacks and flashing, and gutters. Dispose of debris and sweep area clean of all nails /staples.</p> <p>b. Install dimensional asphalt composition shingle; UL Class A fire resistance, and 30 year warranty (local industry standard.)</p> <p>c. Install galvanized metal drip edge/eave trim, and valley flashing. Install roofing 15# minimum paper/membrane.</p> <p>d. Price to include installation of roof venting (high profile ridge or other.)</p> <p>e. Install four-inch (4”) Aluminum fascia gutters and downspouts with concrete or plastic composite splash blocks and leaders. Direct water away from foundation.</p> <p>f. Dry rot fascia to be replaced – “like with like” and splicing only in agreed upon circumstances. Prime and back-prime all materials.</p> <p>*5 year labor warranty and 30 yr. Manufacturer’s Shingle Warranty.</p> <p>Exclusions: Replacement of damaged sheathing, framing and eaves is not included in this price. Replacement of damaged materials will be included in cost via Change Order when extent of damage is revealed during demo.</p>
2	<p>Termite Maintenance</p> <p>Dry rot and termite damage mitigation under house at framing and foundation per termite company report. Failing foundation sections NOT to be replaced. Reference termite report and diagrams.</p>
3	<p>Bathroom Renovation – LEAD PRESENT</p> <p>Bathroom Materials Allowance: \$4,000.00</p> <p><i>Material Allowance includes tub/shower, surround, shower door/curtain, shower fixtures, vanity, faucet, light, exhaust fan, toilet, hardware set, mirror or medicine cabinet and finish flooring.</i></p>

	<p>Lead Notes: Bathroom walls, ceiling, doors, windows and trim have lead paint. Bathtub floor, vanity and baseboard are clear. Contractors must provide proof of CDPH Lead Safe Certificate.</p> <ul style="list-style-type: none"> a. Demo as necessary to expose and address dry rot, old casing, substandard plumbing, and old wiring. b. Install new high quality vinyl flooring over appropriate underlayment. Price to include cove base or baseboards. c. Replace tub, shower valve, shower head, tub filler. d. Install solid, three piece wall surround, to code and manufacturer's specifications; e. Install shower rod and weighted curtain; f. Reinstall existing vanity, top and sink, and faucet. Connect lavatory plumbing including new angle stops, metal braid flex water supply lines and P-trap assembly. g. Install grab bars as needed on properly supported blocking; h. Install four (4) piece Towel bar set, medicine cabinet with mirror or mirror. i. Electrical modifications as required including new light fixture(s), exhaust fan. Provide code required switching, humidistat and occupancy sensor. j. Install new, low flow toilet. Consult client on type. k. Paint ceiling, walls and trim and doors with two (2) coats semi-gloss paint over primer.
4	<p>Electrical Improvements Install new or replace existing subpanel. Assure proper size, code compliant location, and breaker count. Label all breakers. *Work to be permitted and inspected.</p>
5	<p>Sewer Lateral Replacement Remove and replace existing sewer lateral using trenchless method unless otherwise noted.</p> <ul style="list-style-type: none"> a. Demo and excavate as necessary to expose sewer line and all sewer exit lines and wye connections. b. Using trenchless method, replace sewer lateral from the foundation to the property line in the street using 4" HDPE pipe. 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. d. Backfill holes with proper compaction and restore the grade, concrete and property to pre-construction conditions. e. Price to include labor, material, special equipment, permit, inspection and EBMUD verification test (if applicable). Special conditions include: *Work to be permitted and inspected.
6	<p>Project Staging and Site Preparation Costs related to staging and site preparation to ready project for construction.</p> <ul 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.
7	<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>
8	<p>Temporary Facilities: Provide portable toilet with hand washing station for workman during duration of project.</p>
9	<p>Permits and Fees: Permit Allowance: \$2,000.00 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>

- 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	\$
2	Termite Maintenance	\$
3	Bathroom Renovation – LEAD PRESENT Bathroom Materials Allowance: \$4,000.00	\$
4	Electrical Improvements	\$
5	Sewer Lateral Replacement	\$
6	Project Staging and Site Preparation	\$
7	Hauling and Disposal	\$
8	Temporary Facilities	\$
9	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



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 #)