



Contractor Bid Request

May 23, 2023

Homeowner Name: [REDACTED]

Project Address: [REDACTED]

Oakland CA, 94605

Homeowner Contact: [REDACTED]

Walkthrough Date: Tuesday, May 30th from 12 noon to 2 pm.

Bid Due Date: Friday, June 30th

Project Description: Single story, two bedroom home – approximately 1,100 square feet. Work includes roof replacement and exterior carpentry repairs and paint, mechanical and plumbing upgrades, correction of faulty wiring and kitchen improvements.

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 30th** from **12 noon to 2 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 **5 p.m. on 06/30/2023**. 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	Roof Replacement - Shingle roof and gutters Work to include replacement of garage roof. a. Remove existing roofing material, roof paper, vents, jacks and flashing, and gutters. Dispose of debris and sweep area clean of all nails /staples. b. Install dimensional asphalt composition shingle; UL Class A fire resistance, and 30 year warranty (local industry standard.) c. Install galvanized metal drip edge/eave trim, and valley flashing. Install membrane and shingles. d. Price to include installation of roof venting (high profile ridge or other.) e. Install four-inch (4”) Aluminum fascia gutters and downspouts with concrete or plastic composite splash blocks and leaders. Direct water away from foundation. f. Dry rot fascia to be replaced – “like with like” and splicing only in agreed upon circumstances. Prime and back-prime all materials. *5 year labor warranty and 30 yr. Manufacturer’s Shingle Warranty. 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.
2	Exterior Maintenance and Painting (LEAD PAINT) Work is to include garage. 1. Exterior Maintenance – Replace visible dryrotted or damaged wood including crawlspace access doors, trim around vents and window/door casing and sills, fascia and rafter tails. 2. Paint entire exterior of home - Properly protect hard surfaces, fixtures and homeowner belongings. Prep surfaces following appropriate lead safe practices prior to commencement of any painting. Caulk all seams and cracks. Apply two coats of quality paint and primer to be applied to all exposed siding, trim, eaves, doors and exterior

	<p>handrail/guardrail. Consult with owner on color and finish. Exterior paint limited to 3 colors total unless otherwise agreed upon with contractor.</p> <p>---</p> <p>Lead Notes:</p> <p>16 of the positive readings were on the exterior of the house and garage and were on painted wood components that include: wood siding on all four walls, door trim, window trim, the porch ceiling and a post on walls A and B. The exterior front wall of the garage and a window sash on the rear of the garage.</p> <p>*When lead is present contractors should refer to lead test results for specific locations and follow lead safe practices and properly protect hard surfaces, fixtures and homeowner belongings. 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>
3	<p>Replace Furnace:</p> <p>Remove existing floor furnace. Install new properly sized, 90% AFUE efficient model forced air furnace (Carrier, Rheem, General Electric, Lennox or approved equivalent). Location to be determined. Price to include Title 24 calculations as required by local permitting agency.</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. Install insulated ducting, registers and plenums throughout as required. Work to include wall repair and paint, corner to corner.</p> <p>Exceptions: Floor repair at location of wall furnace covered under separate line item.</p> <p>Note: 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>
4	<p>Replace Water Supply Lines (Re-pipe):</p> <p>a. Replace hot and cold water supply lines in home where galvanized pipe exists. Replace with Type M hard copper or Type L soft copper PEX to all fixtures. Contractor to note preference. Properly patch all damage to interior finishes and texture to match.</p> <p>b. Replace existing service line from municipal supply (Hose bib to city meter) with appropriately sized water main and shutoff valve.</p> <p>*Work to be permitted and inspected.</p>
5	<p>Upgrade Gas Line</p> <p>Replace existing gas line from meter to all existing gas fired appliances. If required for installation of new furnace and water heater, work will also include replacement of upsized main to meter including trenching and backfill.</p>
6	<p>Replace Sewer Lateral</p> <p>This 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>Remove and replace existing sewer lateral using trenchless method unless otherwise noted.</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 (if applicable).</p> <p>*Work to be permitted and inspected.</p>
7	<p>Replace Cracked Public Sidewalk: Like for like, industry standard for drainage, thickness and reinforcing.</p>
8	<p>Replace Flooring: Flooring Allowance: \$2,500.00 Remove and replace flooring in the following locations: Kitchen & hallway where floor furnace removed. Note: Work will include framing and installation of subfloor where floor furnace is being eliminated. Homeowner has extra materials to match floor covering in hallway and bedrooms. Preference is to minimize this scope to degree possible. --- a. Demo and dispose of existing flooring. Repair all damaged, rotted or loose sub-floor and install appropriate under-layment where needed. b. Install new flooring as specified. Flooring to be continuous from room to room when possible. Work will include installation of primed and painted baseboard or ¼ round to match existing trim and all required transitions</p>
9	<p>Electrical Repairs Repair or replace defective 110V or 220V receptacles where indicated. Work to include additional circuits as required for HVAC or kitchen work. Work to include plaster/drywall repair and paint, corner to corner.</p>
10	<p>Kitchen Improvements (LEAD PAINT) Kitchen Allowance: \$4,000.00 Allowance includes finishing materials for countertops, sink, lighting and faucet. a. Install new countertop and backsplash. Backsplash height to be replaced in-kind unless client indicates preference for standard 4" install with . b. Replace existing sink and wall mounted faucet. Connect to new supply lines and new P-trap assembly. c. Address any cracks or damage to plaster/drywall. Paint ceiling, walls and trim with 2 coats paint over primer. d. Remove and replace existing light with flush mount light fixture. Include new switch. Lead Notes: 2 of the positive readings were in the Kitchen and were on a plaster wall on wall B and a window casing on Wall B.</p>

11	<p>Replace Degraded Fencing: Like for like replacement of existing perimeter privacy fence. PTDF posts in concrete, industry standard for connectors.</p>
12	<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>
13	<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>
14	<p>Temporary Facilities: Provide portable toilet with hand washing station for workman during duration of project.</p>
15	<p>Permits and Fees: Permit Allowance: \$2,500.00</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>

- 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	Exterior Maintenance and Painting (LEAD PAINT)	\$
3	Replace Furnace	\$
4	Replace Water Supply Lines (Re-pipe)	\$
5	Upgrade Gas Line	\$
6	Replace Sewer Lateral	\$
7	Replace Cracked Public Sidewalk	\$
8	Replace Flooring: Flooring Allowance: \$2,500.00	\$
9	Electrical Repairs	\$
10	Kitchen Improvements (LEAD PAINT) Kitchen Allowance: \$4,000.00	\$
11	Replace Degraded Fencing	\$
12	Staging and Site Preparation	\$
13	Hauling and Disposal	\$
14	Temporary Facilities	\$
15	Permits and Fees: Permit Allowance: \$2,500.00	\$
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.

