



## Contractor Bid Request

May 23, 2023

**Homeowner Name:** [REDACTED]

**Project Address:** [REDACTED]

Hayward CA, 94544

**Homeowner Contact:** [REDACTED]

**Walkthrough Date:** Tuesday, May 30<sup>th</sup> from 10 am to 12 noon.

**Bid Due Date:** Friday, June 30<sup>th</sup>

**Project Description:** Remodel of 3 bedroom, 2 bathroom single story home - approximately 1,300 sf. Work includes bathroom and kitchen remodel, electrical service and main panel upgrade, water heater and sewer replacements and exterior carpentry 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 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 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](mailto:jmcperson@habitatebsv.org)

Forrest Brown – Project Manager:

(510) 803-3327; [fbrown@habitatebsv.org](mailto: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	Exterior Stucco Repair Patch existing holes at roofline where awning was removed. Texture and color coat or paint to match.
2	Sewer Lateral Repair Remove and replace existing sewer lateral using trenchless method unless otherwise noted. See third party report for details. 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 industry standards. 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 air pressure verification test (if applicable).
3	Replace Water Heater – In-Kind Tanked a. Remove and dispose of existing water heater and related materials. Properly finish any related damage. b. Install same sized water heater in existing location. c. Properly vent system to exterior. Ensure necessary pipe insulation. d. Install new gas line valve, flexible hose, overflow pan and drain, earthquake straps, pressure relief valve with piping, etc. e. Price to include necessary electrical work. Contractor to note any required upgrades to

	<p>panel or circuits. *Work to be permitted and inspected.</p>
4	<p>Furnace Service Coordinate service visit by licensed HVAC technician on existing HVAC system to make recommendations for necessary corrections to improve operation and perform standard annual maintenance.</p>
5	<p>Electrical Improvements: Upgrade electrical service to dwelling – upgrade service to 200 amps. a. Disconnect and dispose of existing panel, meter, weather head, service connection, etc. Existing equipment located inside home at rear addition. Upgrade and relocate service and fit and mount new main panel to code at utility approved exterior location. Wire and connect necessary circuits and breakers. Price to include planning, equipment and material acquisition, area preparation and protection, setup and cleanup. b. Work will include new wiring to upgrade home with Romex; replace older, brittle runs with new outlets, switches, fixtures and boxes. Eliminate and properly terminate all wiring to existing fuse boxes and subpanels. All abandoned conduit, plugs and boxes to be removed. Ensure all wiring and outlets to code, including protected exterior GFCI plugs. c. c. Properly patch all damage to interior and exterior finishes. Texture to match. Note: Work to include all wiring to fixtures. Replacement of light and electrical fixtures covered under separate line item(s).</p>
6	<p>Lighting and Electrical Fixtures <b>Lighting Allowance: \$1,500.00</b> 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>
7	<p>Bathroom Remodel - Front Bathroom <b>Bathroom Materials Allowance: \$4,500.00</b> <i>Material Allowance includes tub/shower, surround, shower door/curtain, shower fixtures, vanity, faucet, light fixture, exhaust fan, toilet, hardware set, grab bars, mirror or medicine cabinet and finish flooring.</i> <b>Lead Note:</b> <b>The 2 positive readings were on the white wood door casing in the Master Bathroom and the brown tile wall in the Bathroom.</b>  <b>If the ceramic tile is disturbed, a thorough cleaning should be done and a lead clearance inspection should be done after the work is completed.</b>  <b>A contractor practicing Lead Safe Practices, as per HUD guidelines, Title 17, EPA and Cal. OSHA should do any repairs or repainting of the actionable areas.</b> 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. Install standard tub, mixer valve and fixtures. d. Install solid, three-piece wall surround, to code and manufacturer's specifications. To include inset shelving or storage accessories per customer preference. e. Install 3/8" glass shower door. f. Install vanity, top and sink, and faucet. Connect lavatory plumbing including new angle stops, metal braid flex water supply lines and P-trap assembly.</p>

	<p>g. Install grab bars as needed supported on properly supported blocking.</p> <p>h. Install four (4) piece hardware bar set, medicine cabinet with mirror or mirror.</p> <p>i. Electrical modifications as required including new light fixture(s), exhaust fan. Provide code required switching, humidistat and occupancy sensor.</p> <p>j. Install new, low flow toilet. Consult client on type.</p> <p>k. Paint ceiling, walls and trim and doors with two (2) coats semi-gloss paint over primer.</p>
8	<p>Kitchen Improvements</p> <p><b>Kitchen Materials Allowance:</b> \$15,000.00</p> <p><i>Allowance includes finishing materials for cabinets, cabinet hardware, countertops, backsplash materials, sink, lighting and plumbing fixtures and finish flooring.</i></p> <p>Work to include layout alterations to improve function for elderly homeowner, including dishwasher.</p> <p>a. Demo, haul and properly dispose of existing kitchen cabinets, countertops, sink, faucet and disposal, appliances and flooring. Appliances are retained and reinstalled. To be moved and properly protected until reinstallation.</p> <p>b. Properly prep subfloor including installation of appropriate underlayment. Install new high quality vinyl or vinyl plank on smooth underlayment. Price to include properly installed base cove or baseboard to match existing.</p> <p>c. Upgrade electrical as required to meet current code standards including outlets and switches.</p> <p>d. Install new upper and lower cabinets - layout to match existing unless otherwise noted or agreed upon. If altered layout to be approved by client and administrator prior to purchase. Install to code and manufacturer's instructions.</p> <p>e. Install new countertop and backsplash. Backsplash to be standard 6" to match countertop, with full height behind range.</p> <p>f. Replace existing sink and faucet. Connect to new braided supply lines and new P-trap assembly.</p> <p>g. Paint ceiling, walls and trim with 2 coats paint over primer.</p> <p>h. Remove and replace existing light with flush mount light fixture.</p>
9	<p>Install Appliances:</p> <p>Appliance Allowance: \$800.00</p> <p>Provide proper plumbing and venting for installation of the following appliances. All other appliances to be retained and reinstalled as noted in prior line item.</p> <p>a. Dishwasher</p>
10	<p>Interior Maintenance and Painting (<b>LEAD PAINT</b>)</p> <p>Repair and paint walls, ceiling, doors and trim throughout interior of home. Properly protect flooring, fixtures, finishes and homeowner belongings.</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> <p><b>Lead Notes:</b></p> <p><b>The 2 positive readings were on the white wood door casing in the Master Bathroom and the brown tile wall in the Bathroom.</b></p>

11	<p>Replace Window (1)</p> <p>Replace total of 1 window in the front bedroom. Window type and dimensions to match existing. All new windows must meet the energy performance standards of California’s Energy Code and egress if required. Interior and exterior finishes to be restored if disturbed during installation.</p>
12	<p>Replace Privacy Fence</p> <p>Replace fencing at back yard, left side of house when viewed from the street. Materials to be replaced in-kind. Stain or paint depending on homeowner preference.</p>
13	<p>Stairs and Handrails</p> <p>Rework extended landing and stairs at back bedroom exterior access to provide senior friendly steps and handrails on both sides. May require demolition and reconstruction of small deck structure.</p> <p>Rework stairs from kitchen for senior friendly riser height, install hand rails on both sides. At minimum work to include application replacement of any dry rotted decking, application of slip resistant paint to deck and stairs and installation of code compliant, gripable handrail.</p>
14	<p>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>
15	<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>
16	<p>Temporary Facilities: Provide portable toilet with hand washing station for workman during duration of project.</p>
17	<p>Permits and Fees:</p> <p><b>Permit Allowance:</b> \$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:

- 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	Exterior Stucco Repair	\$
2	Sewer Lateral Repair	\$
3	Replace Water Heater – In-Kind Tanked	\$
4	Furnace Service	\$
5	Electrical Improvements:	\$
6	Lighting and Electrical Fixtures <b>Lighting Allowance: \$1,500.00</b>	\$
7	Bathroom Remodel - Front Bathroom ( <b>LEAD TILE</b> ) <b>Bathroom Materials Allowance: \$4,500.00</b>	\$
8	Kitchen Improvements <b>Kitchen Materials Allowance: \$15,000.00</b>	\$
9	Install Appliances:	\$
10	Interior Maintenance and Painting:	\$
11	Replace Window (1)	\$
12	Replace Privacy Fence	\$
13	Stairs and Handrails	\$
14	Staging and Site Preparation	\$
15	Hauling and Disposal	\$
16	Temporary Facilities	\$
17	Permits and Fees: <b>Permit Allowance: \$2,500.00</b>	\$
<b>Total Bid Price</b>		<b>\$</b>

**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
- 6. Supervision \$ \_\_\_\_\_ /hr
- 7. Project Management \$ \_\_\_\_\_ /hr

**Listing of proposed subcontractors and CSLB license numbers:**

- Electrical: \_\_\_\_\_
- Mechanical: \_\_\_\_\_
- 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 #)