

Contractor Bid Request

November 1, 2024

Homeowner Name:

Project Address: San Lorenzo CA, 94580

Homeowner Contact:

Walkthrough Date: 11/05/2024 from 1pm to 3pm

Bid Due Date: 11/29/2024 at 5pm

Project Description: This is a 1,048 sq. ft. single-family house built in 1950 that needs replacements of shingle roof, water supply lines and main (re-pipe), sewer lateral, bathroom faucet, toilet, shower fixture, and tank type water heater. This project also calls for correct drain/waste/vent.

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

To be considered for the project, contractors are required to send a representative to attend the project walk-through scheduled for **11/05/2024, from 1pm to 3pm**. 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.

Linh Nguyen – Construction Coordinator: (510) 803-3319; LNguyen@habitatebsv.org

Michael Molinari – Director, Program Services: (510) 803-3301; MMolinari@habitatebsv.org

Jason Harrison – Inspector: (510) 751-6675; JHarrison@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 the due date listed above. 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.

Rank/Priority	Item Description
1	<p>Roof Replacement - Shingle Roof Work to exclude accessory structures.</p> <ol style="list-style-type: none"> 1. Remove existing roofing material, roof paper, vents, jacks and flashing, and gutters. Dispose of debris and sweep area clean of all nails /staples. Visibly dry rot material to be replaced “like with like” and splicing only in agreed upon circumstances. Prime and back prime all materials. Price to include touch up paint. 2. Install dimensional asphalt composition shingle; UL Class A fire resistance, and 30-year warranty (local industry standard). 3. Install galvanized metal drip edge/eave trim, and valley flashing. Install roofing windows paper/membrane. 4. Price to include installation of roof venting (high profile ridge or other). 5. Install five-inch (5”) Aluminum fascia gutters and downspouts with concrete or plastic composite splash blocks and leaders. Direct water away from foundation. <p>*5-year labor warranty *30-year manufacturer’s shingle warranty (Minimum) Exclusions: Replacement of damaged sheathing, framing and eaves not included in this price. Replacement of damaged materials will be included in cost via Change Order when extent of damage is determined after demo.</p>
2	<p>Replace Water Supply Lines and Main (Re-pipe) Replace all water lines</p>

	<ol style="list-style-type: none"> 1. Replace existing service line from municipal supply (Hose bib to city meter) with appropriately sized water main and shutoff valve. 2. Replace hot and cold-water supply lines in home where galvanized pipe exists. Replace with Type M hard copper or Type L soft copper to all fixtures. Contractor to note preference. Properly patch all damage to interior finishes and texture to match. <p>*Work to be permitted and inspected.</p>
3	<p>Correct Drain/Waste/Vent Replace all drain/waste/vent lines throughout home with properly sized lines and fittings to ensure code compliance. Price to include replacing p/trap assemblies in kitchen/laundry.</p> <p>Work to be permitted and inspected</p>
4	<p>Replace Sewer Lateral 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>---</p> <p>Remove and replace existing sewer lateral using trenchless method unless otherwise noted. See third party report for details.</p> <ol style="list-style-type: none"> 1. Demo and excavate as necessary to expose sewer line and all sewer exit lines and wye connections. 2. Using trenchless method, replace sewer lateral from the foundation to the property line in the street using 4" HDPE pipe. 3. 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. 4. Backfill holes with proper compaction and restore the grade, concrete and property to pre-construction conditions. 5. Price to include labor, material, special equipment, permit, inspection and air pressure verification test (if applicable).
5	<p>Replace Bathroom Faucet <i>Bathroom Allowance: \$600.00 for vanity, sink, and faucet.</i> Replace faucet, sink, vanity, and p/trap assembly in bathroom.</p>
6	<p>Replace Toilet <i>Toilet Allowance: \$300.00</i> Remove and replace existing toilet. Consult client on new fixture.</p>

7	<p>Replace Shower Fixture <i>Bathroom Allowance: \$750.00</i> Material Allowance includes mixer valve, shower fixtures.</p> <ol style="list-style-type: none"> 1. Open wall behind shower to access shower piping. 2. Remove and replace mixer valve for new fixtures. 3. Install new shower fixtures. 4. Close up wall, patch, paint to match <p>Work to be permitted and inspected</p>
8	<p>Replace Tank Type Water Heater Ensure WH stand and all connections are code compliant and make all corrections needed.</p> <ol style="list-style-type: none"> 1. Remove and dispose of existing water heater and related materials. Properly finish any related damage. 2. Install same sized water heater in existing location. 3. Properly vent system to exterior. Ensure necessary pipe insulation. 4. Install new gas line valve, flexible hose, overflow pan and drain, earthquake straps, pressure relief valve with piping, etc. 5. Price to include necessary electrical work. Contractor to note any required upgrades to panel or circuits. <p>*Work to be permitted and inspected.</p>
9	<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>
10	<p>Project Staging and Site Prep Costs related to staging and site preparation to ready project for construction.</p> <ol style="list-style-type: none"> 1. 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 onsite location to be determined. Neither Contractor nor Administrator are responsible for loss or damage of Borrowers goods during transport or storage. 2. Contractor to properly protect surfaces and fixtures prior to commencement of the project. This will include all 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.

11	<p>Temp Facilities</p> <p>Provide portable sanitary facilities, including hand wash station, with weekly service, during duration of project.</p>
12	<p>Permits and Fees</p> <p><i>Permit Allowance: \$2,000.00</i></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;
 - Costs related to temporary displacement of occupants;
 - 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 - Shingle Roof	\$
2	Replace Water Supply Lines and Main (Re-pipe)	\$
3	Correct Drain/Waste/Vent	\$
4	Replace Sewer Lateral	\$
5	Replace Bathroom Faucet Bathroom Allowance: \$600.00 for vanity, sink, and faucet	\$
6	Replace Toilet Toilet Allowance: \$300.00	\$
7	Replace Shower Fixture Bathroom Allowance: \$750.00	\$
8	Replace Tank Type Water Heater	\$
9	Hauling and Disposal	\$
10	Project Staging and Site Prep	\$
11	Temp Facilities	\$
12	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
6. Supervision \$ _____/hr
7. Project Management \$ _____/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 #)