

## Contractor Bid Request

January 16, 2024

**Homeowner Name:**

**Project Address:** San Jose, CA 95121

**Homeowner Contact:**

**Structure Type:** Townhome

**Bid Due Date:** **February 2, 2024**

**Project Description:** Carpet Replacement for upper floor, Accessible Bathroom improvements

This Scope of Work was developed by a Habitat for Humanity Inspector based upon an inspection of the property. Items are listed in order of their priority. Contractors must provide an itemized estimate for each item listed below. The selected contractor will be required to provide proof of current license, insurance and workman's comp and submit a completed W-9 in advance of starting the project. Project address and homeowner phone number available upon request.

Any questions or requested modifications should be directed to:

Jason Stewart- Inspector: (669) 758-4868; [jstewart@habitatebsv.org](mailto:jstewart@habitatebsv.org)

**Priority A:** Required items, including code violations and health and safety issues. These items must be completed prior to consideration of general, non-essential property improvements.

**Priority B:** General property improvements. Items to be completed if budget allows.

Priority Letter	Priority Number	Item Description
A	1	<b>Replace Floors</b> Remove and replace flooring in the following locations: Replacement of carpet on the stairwell, upper floors, and bedrooms. Flooring Allowance:(INSPECTOR DETAIL - ~\$5.00 /sf) The flooring allowance includes underlayment, finish flooring, and baseboards. Unless otherwise noted flooring material is to be replaced in-kind. a. Demo and dispose of existing flooring. Repair all damaged, rotted, or loose subfloor and install appropriate underlayment where needed. b. Install new flooring as specified. Flooring is 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. <b>**Note:</b> Unless specified, the price does not include upgrades or repairs to the subfloor. All related sheathing, framing, and dry rot repair will be completed via change order following demo and inspection.
A	2	<b>Accessible Bathroom Improvement</b> Inspector Note: Upstairs Bathroom Improvements for Unit

		<ol style="list-style-type: none"> <li>1. Demo as necessary to expose and address dry rot, old casing, substandard plumbing, and old wiring.</li> <li>2. Install new high-quality vinyl or tile flooring (Homeowner to specify) over appropriate underlayment. Price to include cove base or baseboards.</li> <li>3. Install walk-in tub or custom roll-in shower pan with code compliant water retainer, mixer valve and fixtures. Shower fixture to be adjustable with hose and grab bar/slide bar unless otherwise specified. Pricing to include any adjustments required for rough plumbing.</li> <li>4. Install solid, three-piece wall surround, to code and manufacturer's specifications. To include inset shelving or storage accessories per customer preference.</li> <li>5. Install 3/8" glass shower door or shower rod with weighted curtain (Homeowner to specify)</li> <li>6. Install vanity, top and sink, and faucet. Connect lavatory plumbing including new angle stops, metal braid flex water supply lines and P-trap assembly.</li> <li>7. Install grab bars as needed and accessible shower bench seat (Homeowner to specify) on properly supported blocking.</li> <li>8. Install four (4) piece Towel bar set, medicine cabinet with mirror or mirror.</li> <li>9. Electrical modifications as required including new light fixture(s), exhaust fan. Provide code required switching, humidistat and occupancy sensor.</li> <li>10. Install new, low flow toilet.</li> <li>11. Paint ceiling, walls and trim and doors with two (2) coats semi-gloss paint over primer.</li> </ol>
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- 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.