

City of La Habra
WORK DESCRIPTION AND BID PROPOSAL FORM

Name: City of La Habra	Case No.:
Address: 1731 W. Lambert Rd. #129	Tel. No.:
City: La Habra, California 90631	Date: December 29, 2024

All work is to be done per City of La Habra building, planning and public works codes. In order to establish standards of quality, the detailed specifications may refer to a certain product by name and/or from a major manufacturer. This procedure is not to be construed as eliminating from competition other product(s) of equal or better quality by other manufacturers. The contractor shall furnish the list of proposed desired substitutions prior to signing of the contract. All items listed in this Work Description and Bid Proposal Form, unless otherwise specified, shall include all finish work, including all trim hardware, patching, and finish painting and/or staining. All overhead and profit should be included in each line item. All materials to be installed require owner/city(s) review and approval. Use of lead-based paint is prohibited. Removal or work on asbestos or lead containing materials is subject to all applicable federal, state and local regulations. The selected contractor is responsible for the obtaining of all required approvals, permits, and inspections—the costs of which are included in each respective line item, and is required to possess a valid City of La Habra business license.

WORK DESCRIPTION AND STANDARD SPECIFICATIONS

REQUIRED ITEMS:

ESTIMATE:

1. Main Water Line:

\$ 16500

Contractor shall provide all the labor and materials to replace the existing main service line with new copper (type L) main line. The new main water line shall run from the meter to the dwelling. The size and installation of the plumbing lines shall comply with the California Plumbing Code, current edition. The contractor shall be responsible for digging trench and filling trench upon installation of new line. Any damage to the concrete or landscaping shall be repaired/replaced to match condition prior to work being done. The contractor shall be responsible for coordinating with utility company as necessary. *Installation shall include a new water pressure regulator.*

2. Replace Interior Water Piping (Re-Pipe – Copper):

\$ 12800

Remove and dispose of all existing water lines within the dwelling. Install new copper water lines from the main entry point to dwelling to all interior fixtures including, but not limited to, hose bibs, kitchen sink, bath tub, walk-in shower, bath sinks, toilets, laundry and water heater. Installation shall include installation of water pressure regulator, replacement of all existing under-floor hot and cold supply lines, all hot and cold vertical risers, and all piping to existing fixtures (inclusive of water heater). The size and installation of the plumbing lines shall comply with current building code. The contractor shall be responsible for patching, repairing and/or correcting any damage caused to the walls, ceilings, floor, etc. resulting from the replacement of the water lines. All finishing elements shall be left in a completed state to match the existing surfaces.

3. Laundry Area-Washer Dryer Connections:\$ 2200

Contractor shall provide all of the labor and materials to repair the existing laundry washer & dryer connections. Contractor shall provide and install cold and hot water supply, drain as required by local building code. Contractor shall provide and install proper exhaust ventilation and dryer ventilation to exterior as required by local building code. Contractor shall provide and install all necessary electrical outlets as per appliance manufacturer's requirements. All work shall have the proper permits and be built in accordance with the local code. Contractor shall patch and paint those areas affected by the installation.

4. Water Heater:\$ 3200

Contractor shall provide all of the labor and materials to *install new 40-gallon water heater*. Contractor shall furnish and install new code complying venting, T&P valve with metal discharge line, straps, and valves. Contractor shall provide and install new gas and water valves, new copper supply lines and insulating wrap all per code. Provide a pressure relief valve (discharge line must lead to house exterior). Strap the water heater to framing (upper 1/3 and lower 1/3). All water piping to be copper. Repair all holes and surfaces affected. Cap all unused lines at the source (per code) and out of sight. **All work shall be performed as per local code.** *Note: contractor shall provide all of the labor and materials to frame a wall to separate the water heater from the furnace system. Contractor shall provide and install an exterior door with locking mechanism to service the water heater. Water heater shall be relocated to exterior wall location.*

Note: along with this bid contractor shall provide an addendum bid to re-locate the apartment water heater & connections to service only the clubhouse.

5. Replace Electrical Wiring:\$ 13800

Contractor shall remove and dispose of the existing electrical wiring throughout the dwelling. Contractor shall install a new, complete wiring system of the dwelling, new outlet boxes, connectors, receptacles, light switches and cover plates to meet current California Electrical Code. Contractor shall include the installation of GFCI outlets throughout the dwelling and garage as required by the California Electrical Code. Repair any and all wall damage caused by the replacement of the electrical system. Replace any junction boxes as necessary. Obtain all required permits and inspections from the City Building Department. Work shall include outlets to service wall mounted TV.

Note: Smoke & CO Detectors will be installed and hardwired as per local code.

6. **Replace Main Electrical Service Panel:** \$ 8500
Remove and dispose of the existing electrical service. Install one (1) new 200 AMP electrical service to meet local building code requirements. The new electrical service shall be single phase, 3 wire with ground, include a main disconnect, twelve (12) circuit bus panel board, meter socket, service riser and weather head, and all required fittings and connections for proper installation. Label all circuits. Install two (2) copper ground rods a minimum of 6'-0" apart and 8'-0" deep with brass bonding to cold water or gas pipes. Contractor shall be responsible for all required inspections and coordinating meter location with the electric company. All work shall be in accordance with local code.
7. **Replace Windows:** \$ 22800
Remove and dispose of the existing windows throughout the dwelling. Contractor shall install new "Milgard" (or equal), vinyl, single-hung or bypass sliding, dual glazed windows. Windows shall have a U-Value of .75, a Solar Heat Gain Coefficient (SHGC) value of .4 or more, and rated Low E. All bathroom windows shall have opaque glass. Secure the windows in a weather tight manner as required by the local building code and the manufacturer's specifications. Installation shall include all finishing elements associated with the replacement type windows including shoemold or other molding material on the interior and exterior side of the window frames. If existing, reinstall or replace any trim work. Repair all interior and exterior surfaces affected by this work and finish to match the surrounding surfaces. The contractor shall verify opening size and color before ordering windows. Installation of new windows shall include the installation of new removable screens on the windows. The owner/city shall select and approve the color of the window frame and the grid style prior to the windows being ordered. Note: Bedroom windows shall meet the minimum emergency escape/exiting requirements as noted in the local and current building code. Windows shall include fixed pane windows above front entry.
- Prior to ordering windows contractor shall submit to city staff a complete and final window schedule for review & approval.**
8. **Exterior Light Fixtures (near front door):** \$ 600
Remove the existing light fixtures and install two (2) new light fixtures. Light fixture shall be Hampton Bay Model # TR T0784 wall lantern (or approved equal) by the front entry door. The contractor shall provide the owner/city a \$40.00 allowance for each fixture. The contractor shall provide and install a new light bulb for fixture. Contractor shall make all connections required to complete the installation in accordance with the local code. Homeowner/city shall select the style and color of the fixture from samples provided by the contractor.

9. **Carport (overhead light):**\$ 980

Contractor shall provide all of the labor and materials to install one (1) new exterior grade by light fixture at the carport. The contractor shall provide and install a new light bulb for fixture. Contractor shall make all connections required to complete the installation in accordance with the local code. Homeowner/city shall select the style and color of the fixture from samples provided by the contractor.

10. **Front Entry Door Wall (lath, stucco, drywall):**\$ 9750

Contractor shall remove existing front entry door (sliding door) and adjacent window panes. Contractor shall provide all of the labor and materials to prepare and wall to accommodate the new entry door and standard side windows.

Contractor shall provide all labor and materials to frame the opening to match the adjacent wall. Contractor shall install new drywall over the new framing to match existing drywall thickness. Install drywall tape, and 3 layers of joint compound per industry standards to conceal all joints and nails/screws. The finish shall meet The Gypsum Association published document GA 219-96: Recommended Specifications: Levels of Gypsum Board Finish Level 4 finish. Sand and prep the new drywall surface to receive new paint. Apply a minimum of two (2) coats of "Dunn-Edwards" or approved equal interior flat latex paint to achieve full and complete coverage. All construction and drywall installation shall be performed in accordance with the local code. Homeowner/city shall select the paint color from samples provided by the Contractor.

Contractor shall provide all labor and materials to install new lath and plaster for a complete and proper installation. Provide and install a paper-backed metal lath welded or woven in such a manner as to provide not less than 1/4" keying between wire and paper backing. Wherever plywood wall sheathing exists, two layers of Grade "D" paper shall be installed. Provide and apply plaster in strict accordance with manufacturer's specifications, including mixing, plastering, and plaster curing specifications. The scratch coat shall be applied with sufficient material and force to form good keys, embedding and filling all spaces of the lath. Score the scratch coat to receive the brown coat. The brown coat shall not be applied sooner than 72 hours after installation of the scratch coat. Apply the brown coat to the scratch coat and bring out to grounds, straighten to a true surface, and leave sufficiently rough to assure an adequate bond of the color coat. The finish coat (i.e., color coat) shall not be applied sooner than 7 days after installation of brown coat. Apply the finish coat "La Habra Products" (or approved equal) in a pattern and color approved by the owner/city from samples provided by contractor. All work shall be performed in accordance with the local code.

11. Front Entry Door (with sidelights):\$ 7850

Contractor shall remove existing front entry door (sliding door) and adjacent window panes. Contractor shall provide all of the labor and materials to install a new entry door with sidelight windows on each side of the new door. Contractor shall frame-in the existing opening to accommodate the new entry door. Contractor shall install a new "Jeld-Wen" Model #THDJW230900242 60 in. x 80 in. Right-Hand 3/4 Lite Decorative Glass Wendover Primed Fiberglass Pre-Hung Front Door with Sidelites (or approved equal). Contractor shall install one (1) new "Schlage" (or approved equal) entry lockset and 1" minimum throw matching single cylinder deadbolt lock assembly thumb lever on the interior, key operated on the exterior). Work shall include, but not limited to; installing new header, trimmers, king studs, and necessary mechanical connections (Simpson Strong-Tie or approved equal); installing new door jamb, threshold, and weather stripping; patching, preparing, priming and painting the interior and exterior walls to match the existing wall surfaces. Door, weather-stripping and threshold must be adjusted so that a paper will not push through. The contractor shall prepare, prime with 2 coats and paint (or stain) all six sides of the new door and door frame with two coats "Dunn-Edwards" (or approved equal) (or stain if applicable) to obtain complete coverage and maximum resistance to weather exposure. The owner/city shall select and approve the door, door hardware and door color from samples provided by the contractor prior to installation. Install required finishing elements necessary for proper weather tight installation. Contractor shall obtain required inspections from the Building Department prior to installation of finishing elements. Contractor shall repair all interior and exterior wall damage caused by the door replacement. The interior walls shall be left in a completed state to match the existing surfaces. If existing trim work exists, contractor shall replace all trim work and finish such to match existing conditions. Contractor shall secure the doors in a weather tight manner as required by the manufacturer's specifications. The contractor shall verify opening size and color before ordering doors. The owner/city shall select and approve the color prior to the doors being ordered. The owner/city shall have a \$3,200.00 allowance towards the purchase of the door and sidelight panels and \$100.00 allowance towards the purchase of the lockset.

12. Landing & Stairs (Front Entry): \$ 3800

Contractor shall provide materials and labor to remove existing deteriorated front entry stairs. Contractor shall provide all of the labor and materials to construct and install new landing and stairs. Installation shall conform to local codes restricting dimensions, connections, and materials. Construct new wood replacement stair assembly. Stringers shall be constructed of normal 2" thick material, rise and run to be code complying. Apply primer to all newly installed bare or exposed wood surfaces. Paint all newly installed wood with Dunn-Edwards or approved equal exterior grade paint (minimum 2 coats) to provide a smooth and uniform finished surface. Owner/city shall select and approve color(s) prior to application from samples provided by the contractor. Bid shall include new handrails, and metal edge guard, which shall be screwed into place.

Comparison

As a comparison contractor shall provide an estimate using Trex Composite Materials.

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13. Wrought Iron Handrails (Front Entry): \$ 3880

Contractor shall install wrought iron handrails in accordance with the local code. Wrought iron railing shall be primed with Dunn Edwards BLOC-RUST® Red Oxide Alkyd Rust Preventative Primer (BRPROO-2-RO) (or approved equal) and painted with Dunn Edwards SYN-LUSTRO® Rust Preventative Alkyd Semi-Gloss Enamel (9A) (or approved equal). Apply as per manufacturer recommendations. Owner/city shall select color from samples provided by contractor prior to the installation.

14. Entry Approach/Landing, Steps & Stairs (from bottom of stairs to deck): \$ 7800

Contractor shall remove and dispose of existing wrought iron handrails, guardrails, concrete approach/landing, concrete steps, wooden stringers and wooden treads. Contractor shall grade, form and compact entire area to move surface water away from dwelling and to accept new concrete approach/landing and steps. Contractor shall install new concrete approach/landing and steps at front entry to the dwelling using existing layout. The new concrete shall be installed over a 4" thick compacted bed of base rock and reinforced with 6 x 6, #10 x #10 welded wire mesh. Provide a steel trowel finish with a broom texture. All edges and shall be tool edged. Concrete shall be of a minimum 2,500 psi mixture. New landings and stairs shall be approved by the City Building Department.

Contractor shall provide all of the labor and materials to install new wood stairs (stringers & treads) using existing layout. Installation shall conform to local codes restricting dimensions, connections and materials. Prepare soil area as required to provide for 4" x 4" concrete laden pressure treated wood post supports. Construct new wood replacement stair assembly. Stringers shall be constructed of normal 2" thick material, rise and run to be code complying. All steps on a flight of stairs shall have uniform riser heights and uniform tread depth. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Open risers are not permitted. Contractor shall apply primer to all newly installed bare or exposed wood surfaces. Paint all newly installed wood with Dunn-Edwards or approved equal exterior grade paint (minimum 2 coats) to provide a smooth and uniform finished surface. Owner/city shall select and approve color(s) prior to application from samples provided by the contractor.

Notes: Risers & Stringers shall be closed.

Comparison

As a comparison contractor shall provide an estimate using Trex Composite Materials.

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15. Wrought Iron Handrails (stairs): \$ 4800

Contractor shall remove existing wrought iron handrails from bottom of stairs to deck. Contractor shall install wrought iron handrails in accordance with the local code. Wrought iron railing shall be primed with Dunn Edwards BLOC-RUST® Red Oxide Alkyd Rust Preventative Primer (BRPROO-2-RO) (or approved equal) and painted with Dunn Edwards SYN-LUSTRO® Rust Preventative Alkyd Semi-Gloss Enamel (9A) (or approved equal). Apply as per manufacturer recommendations. Owner/city shall select color from samples provided by contractor prior to the installation.

16. Kitchen-Replace Wall (Upper) Cabinets:\$ 9800

Remove and dispose of the existing wall (upper) kitchen cabinets. Pull all nails and repair any wall damage due to the removal of the cabinets. Leave the area in a completed state to match existing surfaces, ready to receive the new cabinets. Install new paint grade upper cabinets, with solid hardwood fronts and framing, with no backing, and with all required hardware ("American Classics" or approved equal). All work to be level, plumb and true. The cabinets are to be shimmed true and screwed to each stud in the wall. Fit closely and seal all holes and openings where pipes, wire, and other materials may come through cabinets with removable materials such as "Thumb Gum" to keep out vermin. The contractor shall provide the owner/city with an allowance of \$150.00 per lineal foot on the purchase of wall cabinets. The owner/city shall select and approve cabinet drawer front and door styles, color and hardware from samples provided by the contractor. Contractor shall provide the owner/city with an allowance of \$2.00 each for door and drawer pulls, and \$4.00 pair for hinges. *Note: Approximately 26 LF shall be replaced.*

Note: Upper cabinets shall include a microwave nook.

17. Kitchen-Replace Base (Lower) Cabinets:\$ 12500

Remove and dispose of the existing base (lower) kitchen cabinets. Pull all nails and repair any wall damage due to the removal of the cabinets. Leave the area in a completed state to match existing surfaces, ready to receive the new cabinets. Install new paint grade base (lower) cabinets, with solid hardwood fronts and framing, with no backing, and with all required hardware ("American Classics" or approved equal). All work to be level, plumb and true. The cabinets are to be shimmed true and screwed to each stud in the wall. Fit closely and seal all holes and openings where pipes, wire, and other materials may come through cabinets with removable materials such as "Thumb Gum" to keep out vermin. The contractor shall provide the owner/city with an allowance of \$180.00 per lineal foot on the purchase of cabinets. The owner/city shall select and approve cabinet drawer front and door styles, color and hardware from samples provided by the contractor. Contractor shall provide the owner/city with an allowance of \$2.00 each for door and drawer pulls, and \$4.00 pair for hinges. *Note: Approximately 26 LF shall be replaced. Layout/design shall include accommodation for dishwasher.*

18. **Kitchen-Countertop & Full Backsplash (Quartz):** \$ 8700
Remove and dispose of existing kitchen countertop and backsplash. Contractor shall install new underlayment to provide for a smooth and level surface to receive the new quartz countertop. Contractor shall install new quartz countertop with full backsplash in accordance with best construction practices. Where necessary butt seams shall be joined using color-matched two-part epoxy. If applicable contractor shall apply a quartz sealer. **Homeowner/city shall select and approve the quartz and edge pattern from samples provided by the contractor.** Note: The contractor shall repair any damage caused to existing finishing elements as a result of the quartz installation.
19. **Kitchen: Replace Sink and Faucet (stainless steel):** \$ 2800
Remove and replace kitchen sink and faucet. The new sink shall be a double basin, stainless-steel sink. The owner/city shall select and approve the color of the sink prior to installation. The new kitchen sink faucet shall be a single lever, washer-less, with a swing spout. The sink faucet shall be chrome in color. Price shall include the replacement of all plumbing lines up to and including the angle stop. *The sink shall be a Krause Model #KBU-24. The faucet shall be an American Standard Model #4175300.075. Contractor shall provide the owner/city with an allowance of \$275.00 (plus tax) towards the purchase of the sink and an allowance of \$130.00 (plus tax) towards the purchase of the faucet.*
Note: Sink drainage appears to have a blockage. Contractor shall provide all labor and materials to clear the blockage and ensure proper drainage is being provided.
20. **Kitchen: Replace Garbage Disposal:** \$ 500
Remove and replace existing garbage disposal. New garbage disposal shall be Insinkerator 3/4 HP Badger 900(or equal) garbage disposal. Price shall include replacement of plumbing and/or electrical as necessary to assure proper operation. *Contractor shall provide the owner/city with an allowance of \$150.00 (including tax) towards the purchase of the garbage disposal.*
21. **Kitchen: Exhaust (Range) Hood:** \$ 3200
Install a new "NuTone-RL6300" (or approved equal) range hood over the cooking surface. The range hood and venting through the roof shall be conducted in accordance the California Mechanical Code. The installation of the new range hood shall include the connection to the existing electrical service per the California Electrical Code. Contractor shall install new ducting to the existing vent cap or wall cap (as applicable) for the new exhaust fan. Installation of new cap shall be conducted in such a way as to guarantee a watertight seal. The owner shall select and approve the hood color from samples provided by the contractor.

22. **Kitchen-Dishwasher:** \$ 1100
Contractor shall provide and install a new Whirlpool 24" Front Control Model WDF520PADW dishwasher (or approved equal). The new unit width shall be equal to the existing cabinet opening. Installation shall include but not be limited to replacement of plumbing and/or electrical connections as necessary to assure proper operation. Installation shall be in accordance with the local code. The owner/city shall select and approve the unit prior to installation. *Contractor shall provide the owner/city with an allowance of \$330.00 (including tax) towards the dishwasher.*
23. **Kitchen-Gas Range:** \$ 1800
Contractor shall remove and dispose of the existing gas cooktop. Contractor shall provide and install a new "GE" Model # JGB566REKSS (or approved equal) gas range. Price shall include all wiring and plumbing to include any relocation of the gas lines and the shut-off valve. The contractor shall provide the owner with the manufacturer's warranty for the range. The owner/city shall select and approve the unit prior to installation. *Contractor shall provide the owner/city with an allowance of \$800.00 (including tax) towards the gas range.*
24. **Kitchen-Ceiling Light Fixtures:** \$ 1200
Contractor shall provide labor and materials to install three (3) ceiling light fixtures in the kitchen. Installation shall include but not limited to electrical wiring, light switch, outlet boxes and all electrical connections. Contractor shall provide all required hardware, outlet box, and electrical connections to complete the installation of the ceiling light. Contractor shall provide the homeowner/city with an allowance of \$40.00 for each ceiling light. Homeowner/city shall select and approve the light fixture prior to installation. Note: lights will wired separately and serviced by two light switches.
25. **Living Room-Ceiling Light Fixtures:** \$ 1800
Contractor shall provide labor and materials to install four (4) ceiling light fixtures in the kitchen. Installation shall include but not limited to electrical wiring, light living room, outlet boxes and all electrical connections. Contractor shall provide all required hardware, outlet box, and electrical connections to complete the installation of the ceiling light. Contractor shall provide the homeowner/city with an allowance of \$40.00 for each ceiling light. Homeowner/city shall select and approve the light fixture prior to installation. Note: lights will wired separately and serviced by two light switches.
26. **Dining Room-Ceiling Light Fixture** \$ 1200
Contractor shall provide labor and materials to install one (1) ceiling light fixtures in the dining room. Installation shall include but not limited to electrical wiring, light switch, outlet boxes and all electrical connections. Contractor shall provide all required hardware, outlet box, and electrical connections to complete the installation of the ceiling light. Contractor shall provide the homeowner/city with an allowance of \$40.00 for each ceiling light. Homeowner/city shall select and approve the light fixture prior to installation.

27. **Hall Bath-New Bathtub & Surround:** \$ 12500
 Contractor shall remove and dispose of the existing bathtub located in the hall bathroom. Contractor shall remove and replace any and all dry rotted framing, sub-flooring or any other wood elements encountered after the removal of the tub. Contractor shall frame walls as necessary to accommodate new cast iron bathtub. Contractor shall provide and install a new Kohler "Villager" enameled cast iron bathtub (or approved equal). Contractor shall provide the owner/city with an allowance of \$900.00 towards the purchase of the bathtub. Contractor shall prepare walls receive new tile. Contractor shall provide & install new Dal-Tile 4 x 4 glazed ceramic tile (or approved equal) on shower walls. Contractor shall grout all joints as required (apply waterproof sealant to grout). The contractor shall provide the owner/city with an allowance of \$5.00 per square foot for field tiles. Specialty trim tiles if required shall match the field tiles. The owner/city shall approve tile color(s) prior to installation. The contractor shall repair any damage caused to existing finishing elements.
28. **Hall Bath-Shower Valve & Trim:** \$ 480
 Contractor shall provide and install a new shower valve and trim. Replacement shall include new washer less ceramic disc or cartridge type valve, diverter spout, adjustable spray showerhead with 2.5 gpm/min flow restrictor. The owner/city/city shall approve new valve and trim prior to installation. *Contractor shall provide the owner/city/city with an allowance of \$150.00 for shower valve & trim.*
29. **Hall Bath -Shower Curtain Rod:** \$ 320
 Contractor shall provide and install a new shower curtain rod. The new shower curtain rod shall be a Kingston Model #HCC3141 (or approved equal) L-Shape or corner unit in chrome. The owner/city/city shall select and approve shower curtain rod prior to installation. *Contractor shall provide the owner/city with an allowance of \$120.00 for shower curtain rod.*
30. **Hall Bath-Vanity & Fixtures:** \$ 1600
 Remove the existing vanity, plumbing fixtures for installation of new. Provide and install new vanity to match existing opening conditions, a one piece cultured marble countertop with 4" backsplash, lavatory with lavatory assembly and single lever faucet. *Contractor shall provide the owner/city with an allowance of \$350.00 for vanity and \$100.00 for the bathroom faucet.*
31. **Hall Bath-Medicine Cabinet:** \$ 380
 Remove and dispose of the existing medicine cabinet in the bathroom. Contractor shall provide all labor and materials to install a new medicine cabinet with mirrored door in the existing location. Owner/city shall select the color from samples provided by the contractor. *Contractor shall provide the owner/city with an allowance of \$100.00 for the medicine cabinet.*

32. **Hall Bath- Water Closet:** \$ 980
Contractor shall provide labor and materials to properly remove and replace the existing water closet (toilet) at hall bath. The new water closet shall be a Kohler Cimarron Chair Height Round-Front Toilet #22907-0 (or approved equal) low-flow as required under local plumbing code. The contractor shall install a new wax ring and caulk at base. Prior to setting the water closet, the contractor shall snake line to make sure proper drainage is being provided. Install a new Beamis "Decorator" or approved equal, solid front plastic toilet seat. The owner/city shall select and approve the color of the water closet and seat. *Contractor shall provide the owner/city with an allowance of \$250.00 for the water closet.*
33. **Hall Bath-Light Fixtures:** \$ 350
Contractor shall remove and dispose of the existing light fixtures located in the hall bath. Contractor shall install new light fixture in same location. Contractor shall make all connections required to complete the installation in accordance with local code. Homeowner/city shall select the style and color from samples provided by the contractor. *Contractor shall provide the owner/city a \$50.00 allowance for the fixture.*
34. **Hall Bath-Exhaust Fan (with light):** \$ 1200
Remove the existing exhaust fan in the hall bath and replace with a new ceiling mounted exhaust fan with light. Installation shall include the connection to the existing electrical system. The new exhaust fan shall be a "NuTone" (or approved equal) unit capable of providing the minimum requirements as dictated by the local building code. Contractor shall repair any damage to the finishing elements as a result of the installation of the new exhaust fan.
35. **Vinyl Plank Flooring (Entire Dwelling):** \$ 18000
Contractor shall remove and dispose of the existing flooring throughout the entire dwelling. Contractor shall scrape, clean, fill, and prepare the existing floor surface for the installation of new flooring. Contractor shall provide and install new Lenox Estate Rigid Core (or equal) luxury vinyl plank flooring throughout the entire dwelling as per manufacturers specifications. The contractor shall provide the owner/city with an \$4.00 per square foot allowance for the flooring material. Contractor shall include threshold-strips at all exposed flooring edges. Patch all holes and cracks to provide for a smooth, professional finish. The contractor shall repair any damage caused to existing wall or floor finishing elements as a result of the sheet flooring replacement. Remove and replace the existing shoemold trim. New trim shall be primed and painted to match. The owner/city shall select and approve vinyl plank prior to application from samples provided by the contractor.

36. **Baseboards & Casings (Entire Dwelling):** \$ 7800
Contractor shall install new base moldings & casings. New base molding and casings shall be paint grade solid wood (i.e. no MDF or fiberboard). Contractor shall provide the owner/city with an allowance not to exceed \$2.40 a lineal foot for the base molding. The owner/city shall approve the base molding from samples provided by the contractor prior to purchase and installation. Contractor shall prepare, prime with 2 coats, and paint the new moldings with two coats (Dunn-Edwards or approved equal) interior semi-gloss latex paint to obtain complete coverage. The owner/city shall select and approve the paint color from samples provided by the contractor prior to installation.
37. **Passage Doors-entire dwelling (eight total):** \$ 4400
Remove and dispose of the existing interior passage doors throughout the interior of the dwelling. Provide and install new passage doors throughout the inside of the dwelling. New doors shall be "Masonite" (or approved equal) 6 panel **pre-hung** composite wood, primed ready to paint hollow core, 1-3/8" thick, embossed simulated wood grain panels. Apply two coats of Dunn Edwards (or approved equal) interior semi-gloss latex paint on the doors (all six sides) and as per manufacturer specifications prior to installing the door(s). Use drop clothes to protect all that is not to be painted. Protect all hardware and all other surfaces not intended for paint. The owner/city shall have a \$150.00 allowance towards the purchase of the door. The owner/city shall select and approve paint color(s) prior to application. Installation shall include new passage type door lockset for bedrooms and privacy type locksets for bathrooms.
38. **Primary Bedroom-Closet Doors (Bi-Pass):** \$ 3680
Remove the existing bi-pass closet doors at the primary bedroom. Replace the closet doors with a new "Masonite" (or equal) Composite Primed Hollow Core 6-Panel Textured Slab Door ready-to-paint bi-pass wardrobe doors. Doors shall be installed on a new sliding-door hardware set with one-piece steel track; side-mount, single-wheel hangers; molded thermoplastic wheels; finger pull; zinc plated steel base floor guide with molded thermoplastic wheels. Prior to installation of the doors, apply two coats of Dunn Edwards (or approved equal) semi-gloss latex paint on the doors as per manufacturer Specifications. The owner/city shall select door paint color from samples provided by the contractor.

39. Primary Bedroom Wall (lath, stucco, drywall):\$ 6500

Contractor shall remove existing single pane windows. Contractor shall provide all of the labor and materials to prepare and wall to accommodate the new drywall and lath & stucco.

Contractor shall provide all labor and materials to frame the opening to match the adjacent wall. Contractor shall install new drywall over the new framing to match existing drywall thickness. Install drywall tape, and 3 layers of joint compound per industry standards to conceal all joints and nails/screws. The finish shall meet The Gypsum Association published document GA 219-96: Recommended Specifications: Levels of Gypsum Board Finish Level 4 finish. Sand and prep the new drywall surface to receive new paint. Apply a minimum of two (2) coats of "Dunn-Edwards" or approved equal interior flat latex paint to achieve full and complete coverage. All construction and drywall installation shall be performed in accordance with the local code. Homeowner/city shall select the paint color from samples provided by the Contractor.

Contractor shall provide all labor and materials to install new lath and plaster for a complete and proper installation. Provide and install a paper-backed metal lath welded or woven in such a manner as to provide not less than 1/4" keying between wire and paper backing. Wherever plywood wall sheathing exists, two layers of Grade "D" paper shall be installed. Provide and apply plaster in strict accordance with manufacturer's specifications, including mixing, plastering, and plaster curing specifications. The scratch coat shall be applied with sufficient material and force to form good keys, embedding and filling all spaces of the lath. Score the scratch coat to receive the brown coat. The brown coat shall not be applied sooner than 72 hours after installation of the scratch coat. Apply the brown coat to the scratch coat and bring out to grounds, straighten to a true surface, and leave sufficiently rough to assure an adequate bond of the color coat. The finish coat (i.e., color coat) shall not be applied sooner than 7 days after installation of brown coat. Apply the finish coat "La Habra Products" (or approved equal) in a pattern and color approved by the owner/city from samples provided by contractor. All work shall be performed in accordance with the local code.

40. Bedroom #2 (reach-in closet):\$ 2500

Contractor shall provide the labor and materials to frame in and construct a reach-in closet. Closet shall measure approximately 6'x2'. Contractor shall provide and install drywall, tape, texture wall to match existing and prep for the application of paint. Contractor shall provide and install one (1) wood closet rod and shelf.

41. **Bedroom #2-Closet Doors (Bi-Pass):** \$ 1800
Contractor shall install a new "Masonite" (or equal) Composite Primed Hollow Core 6-Panel Textured Slab Door ready-to-paint bi-pass wardrobe doors. Doors shall be installed on a new sliding-door hardware set with one-piece steel track; side-mount, single-wheel hangers; molded thermoplastic wheels; finger pull; zinc plated steel base floor guide with molded thermoplastic wheels. Prior to installation of the doors, apply two coats of Dunn Edwards (or approved equal) semi-gloss latex paint on the doors as per manufacturer Specifications. The owner/city shall select door paint color from samples provided by the contractor.
42. **Bedroom #3 (reach-in closet):** \$ 2880
Contractor shall provide the labor and materials to frame in and construct a reach-in closet. Contractor shall provide all of the labor and materials to construct a opening to provide access to reach-in closet from bedroom#3. Closet shall measure approximately 6'x2'. Contractor shall provide and install drywall, tape, texture wall to match existing and prep for the application of paint. Contractor shall provide and install one (1) wood closet rod and shelf. Where necessary contractor shall re-route any and all existing electrical in the opening area to provide continuity of the electrical system.
43. **Bedroom #3-Closet Doors (Bi-Pass):** \$ 1800
Contractor shall install a new "Masonite" (or equal) Composite Primed Hollow Core 6-Panel Textured Slab Door ready-to-paint bi-pass wardrobe doors. Doors shall be installed on a new sliding-door hardware set with one-piece steel track; side-mount, single-wheel hangers; molded thermoplastic wheels; finger pull; zinc plated steel base floor guide with molded thermoplastic wheels. Prior to installation of the doors, apply two coats of Dunn Edwards (or approved equal) semi-gloss latex paint on the doors as per manufacturer Specifications. The owner/city shall select door paint color from samples provided by the contractor
44. **Bedroom #2 (eliminate door):** \$ 1100
Contractor shall provide the labor and materials to seal off or eliminate door opening from bedroom #2 to bedroom #3. Contractor shall remove and dispose of existing door and door jamb. Contractor shall frame opening to accept drywall. Contractor shall provide and install drywall, tape, texture wall to match existing and prep for the application of paint to both sides of wall.

45. **Bedroom #3 (new interior door opening & door):** \$ 1800
Contractor shall provide the labor and materials to construct a new opening. Opening shall provide access to bedroom #3 from the living room. The opening shall be constructed to enable the installation of a new passage door. New door shall be "Masonite" (or approved equal) 6 panel **pre-hung** composite wood, primed ready to paint hollow core, 1-3/8" thick, embossed simulated wood grain panels. Apply two coats of Dunn Edwards (or approved equal) interior semi-gloss latex paint on the doors (all six sides) and as per manufacturer specifications prior to installing the door(s). Use drop cloths to protect all that is not to be painted. Protect all hardware and all other surfaces not intended for paint. The owner/city shall have a \$150.00 allowance towards the purchase of the door. The owner/city shall select and approve paint color(s) prior to application. Installation shall include new "Schlage" (or approved equal) passage type door lockset. Where necessary contractor shall re-route any and all existing electrical in the opening area to provide continuity of the electrical system. Install wood trim around the new opening on both sides of the opening. Contractor shall patch, repair and match the new work with the adjacent wall surfaces. Sand, prep and prime all new wood and drywall surfaces. Apply a minimum of two (2) coats of "Dunn-Edwards" (or approved equal) interior flat latex paint to drywall surfaces, and two(2) coats of "Dunn-Edwards" (or approved equal) interior semi-gloss latex paint to the new wood surfaces, to achieve full and complete coverage. All construction and drywall installation shall be performed in accordance with the California Building Code. All electrical installations shall be performed in accordance with the California Electrical Code.
46. **Primary Bath-New Walk In Shower Stall (with niche):** \$ 10500
Contractor shall provide all labor and materials to construct a walk-in shower stall with 12"x16" tiled niche (at primary room walk-in closet). Contractor shall provide all labor and materials for the installation of a new code complying shower pan. Installation requires inspection upon installation of shower pan and prior to the installation of any tile. Installation of tile at shower walls shall be over new cementitious backer units over water proofing membrane. Install new Dal-Tile 4 x 4 glazed ceramic or approved equal on shower stall base, walls and ceiling. Contractor shall grout all joints as required (apply waterproof sealant to grout). The contractor shall provide the owner with an allowance of \$5.00 per square foot for field tiles. Specialty trim tiles if required shall match the field tiles. The owner shall approve tile color(s) prior to installation. The contractor shall repair any damage caused to existing finishing elements. **Work shall include but not be limited to supply lines, drain lines and venting. Note: plumbing shall be tied into adjacent hall bath.**

47. **Primary Bath-Shower Valve & Trim:** \$ 1100
Contractor shall provide and install a new shower valve and trim. Replacement shall include new washer less ceramic disc or cartridge type valve, diverter spout, adjustable spray showerhead with 2.5 gpm/min flow restrictor. The owner/city/city shall approve new valve and trim prior to installation. *Contractor shall provide the owner/city/city with an allowance of \$150.00 for shower valve & trim.*
48. **Primary Bath-Shower Door Enclosure:** \$ 1800
Install new shower door enclosure with a new standard bi-pass door. The new door shall match existing opening. The contractor shall repair any damage caused to existing tile or other finishing elements. Glass shall be tempered. The owner/city/city shall select and approve doorframe finish and color in addition to glass pattern prior to installation. *Contractor shall provide the owner/city with an allowance of \$550.00 for shower door enclosure.*
49. **Primary Bath-Vanity & Fixtures:** \$ 2200
Contractor shall provide all the labor and materials to install a new vanity and fixtures to include a one piece cultured marble countertop with 4" backsplash, lavatory with lavatory assembly and single lever faucet. *Contractor shall provide the owner/city with an allowance of \$350.00 for vanity and \$100.00 for the bathroom faucet. Work shall include but not be limited to supply lines, drain lines and venting. Note: plumbing shall be tied into adjacent hall bath.*
50. **Primary Bath-Medicine Cabinet:** \$ 380
Contractor shall provide all labor and materials to install a new medicine cabinet with mirrored door in the primary bath. Owner/city shall select the medicine cabinet from samples provided by the contractor. *Contractor shall provide the owner/city with an allowance of \$100.00 for the medicine cabinet.*
51. **Primary Bath- Water Closet:** \$ 980
Contractor shall provide labor and materials to properly remove and replace the existing water closet (toilet) at hall bath. The new water closet shall be a Kohler Cimarron Chair Height Round-Front Toilet #22907-0 (or approved equal) low-flow as required under local plumbing code. The contractor shall install a new wax ring and caulk at base. Prior to setting the water closet, the contractor shall snake line to make sure proper drainage is being provided. Install a new Beamis "Decorator" or approved equal, solid front plastic toilet seat. The owner/city shall select and approve the color of the water closet and seat. *Contractor shall provide the owner/city with an allowance of \$250.00 for the water closet.*

52. **Primary Bath-Light Fixtures:** \$ 350
Contractor shall remove and dispose of the existing light fixture located in the primary bath. Contractor shall install new light fixture in same location. Contractor shall make all connections required to complete the installation in accordance with local code. Homeowner/city shall select the style and color from samples provided by the contractor. *Contractor shall provide the owner/city a \$50.00 allowance for the fixture.*
53. **Primary Bath-Exhaust Fan (with light):** \$ 1500
Contractor shall provide all of the labor and materials to install a new exhaust fan with light in the primary bath. Installation shall include the connection to the existing electrical system. The new exhaust fan shall be a "NuTone" (or approved equal) unit capable of providing the minimum requirements as dictated by the local building code. Contractor shall repair any damage to the finishing elements as a result of the installation of the new exhaust fan. Homeowner/city shall select the style and color from samples provided by the contractor. *Contractor shall provide the owner/city a \$100.00 allowance for the fixture.*
54. **Interior Texture & Paint (entire dwelling):** \$ 11500
Contractor shall prepare all walls & ceilings to receive texture and paint. Contractor shall wash all walls and ceiling to remove all mildew, film and grease. Contractor shall remove all nails, screws and any non-essential hardware currently installed on the ceilings and walls. Contractor shall fill in all holes and repair all cracks. Contractor shall sand repaired areas to a smooth finish. Contractor shall apply a "skim coat" on all walls and ceilings to achieve a uniform appearance. *Contractor shall apply an "orange peel" texture to all walls and ceilings.* Contractor shall apply a minimum of one (1) coat of "KILZ" Latex Stain Blocking Sealing/Primer (or approved equal) to all walls and ceilings prior to application of paint. Contractor shall paint all walls and ceilings with "Dunn Edwards" (or approved equal) eggshell finish paint. Contractor shall apply a minimum of two (2) coats to achieve a uniform coverage. Owner/city/City to select and approve color and finish prior to application. Where necessary
- Note:** Preparation shall include but not be limited to removing the existing acoustic ceiling. Removing speakers & cork tiles throughout the dwelling. Removing the built-in wood shelf and wood paneling currently installed in the bedrooms. Removing shelving nook currently installed in the living room. Where necessary contractor shall install new framing & dywall.
- Contractor shall abate the asbestos containing components as noted by Lead Tech Environmental in attached report dated May 1, 2024.*

55. **Pantry:** \$ 3800
Contractor shall provide all of the labor and materials to install new shelving in the pantry. A minimum of five (5) shelves shall be installed on all three walls. Depth of shelves shall match existing. New shelves shall be paint grade solid wood (i.e. no MDF or fiberboard). Shelves shall have a minimum depth of 12 inches.
56. **Installation of Air-Conditioning System:** \$ 18500
Provide all labor and materials to install new air-conditioning system. The new A/C condenser shall be of adequate size to handle the size of the house. Installation shall include a new condenser located on the ground level, new refrigerant line sets, PVC condensation drain lines, ductwork, and required electrical work. The contractor shall be responsible for placing the unit in operation. Contractor shall provide the owner/city with instructions and training on the operation of the system, and with a manufacturer's warranty. Installation to be fully code complying and requires permits, inspections, and tests or certifications. *Note: contractor shall propose a new location away from dwelling.*
Note: along with this bid contractor shall provide an addendum bid to relocate clubhouse & apartment AC condenser to a more inconspicuous location.
57. **Installation of New Furnace System:** \$ 5800
Remove and dispose of the existing furnace system. Install a new "Rheem" Criterion (or equal) gas furnace. The new furnace shall be of adequate size (BTU's) to handle the size of the house. Installation shall include a new thermostat, ductwork, new registers throughout house and main disconnect to code. The new unit must have minimum efficiency of 80%. The contractor shall be responsible for placing the unit in operation. Contractor shall provide the homeowner/city with the complete instructions and training on the operation of the system, and shall provide a copy of the manufacturer's warranty to the owner/city. Installation to be fully code complying and requires permits and inspections. *Note: furnace shall be relocated to interior side of mechanical closet.*
58. **Installation of Ductwork:** \$ 4200
Contractor shall provide and install new ductwork and registers throughout the house. Ductwork shall be of adequate size to handle the size of the house. Installation shall include all necessary tests and certification. Installation to be fully code complying.

59. **Exterior Paint-Wood Trim & Siding:** \$3800
 Contractor shall prepare all exterior trim to receive fresh paint. Areas to be painted shall include but not be limited to all fascia, trim, eaves, posts, porch structure, exterior side of all entry doors, window trim and wood siding. Contractor shall pull all nails and tacks; fill all holes and cracks; sand smooth all rough, paint curled, or otherwise damaged surfaces. Contractor shall ensure that all surfaces are uniform and free of surface defects. If damaged beyond repair contractor shall replace all dry rotted or damaged wood. Contractor shall paint all wood surfaces with a complete exterior primer coat followed by two (2) coats of exterior grade 100% acrylic semi-gloss enamel paint (Dunn Edwards) to obtain a complete and even coverage of all painted surfaces. Contractor shall caulk all required areas and clean all over-spray. The property owner shall select color from samples provided by the contractor.
60. **Exterior Paint-Stucco:** \$ 18500
 Power wash all exterior plaster wall surfaces to remove all loose, peeling paint, dirt, dust, etc. from the existing stucco surface on the house and garage. Apply surface conditioners as necessary. Stucco patch all cracks on the exterior plaster, prep, and paint all stucco on the house and garage with one (1) coat of a complete exterior primer coat . Apply a minimum of two (2) finish coats of "Dunn Edwards" (or approved equal) exterior stucco paint to obtain a complete and even coverage of all painted surfaces. Property owner shall select color from samples provided by the contractor.
61. **Deck Flooring:** \$ 6500
 Contractor shall provide all of the labor and materials to repair and recoat the deck flooring. Contractor shall remove damaged, chipped or flaky concrete. Contractor shall clear area of any debris and correct conditions detrimental to proper completion of work. Contractor shall coat deck with material (Dex-O-Tex) or approved equal. Decking material shall be installed as per manufactures specifications. The City shall choose the color prior to application.
- Note: If able and applicable contractor shall provide an alternative option to re-coat deck flooring. Option shall be non-structural and be submitted on a separate sheet.**
62. **Lead Based Paint:** \$ NA
 Testing for the presence of lead has been performed for the proposed repair work, which has revealed the absence of lead-based paint. This report has been attached for your review: **Lead-Based Paint Inspection, 1731 W. Lambert Rd., La Habra CA. 90631, dated May 1, 2024**

63. **Asbestos Abatement and Removal:**

\$ 9894

An asbestos test has been performed for this proposed repair work, which has revealed the presence of asbestos containing materials. This report has been attached for your review: **Asbestos Sampling Report-1731 W. Lambert Rd. #129 La Habra CA. 90631**

It shall be the selected contractor's responsibility to ensure that the **abatement** recommendations provided in the referenced survey are strictly adhered with, and that the removal and handling of asbestos containing materials are performed by properly licensed and certified contractor(s) and personnel. All firms and personnel handling the asbestos containing materials shall be provided with a copy of the above listed limited asbestos survey. All required asbestos removal/disturbance notifications must be filed, and photocopies of such notifications, as well as DOSH certification documentation provided to the owner/city prior to the start of repairs. Additionally, a certificate of completion, notifications, and chain of custody and completed waste manifest information must be submitted to the owner/city prior to submission of contractor billing.

This is a Federally funded activity. These asbestos requirements are an integral part of the repair activity, and failure to conform to these requirements will prohibit the payment for any work, materials, or services provided or performed under this proposal. Any costs incurred for improperly performed or incomplete work shall be the responsibility of the Contractor.

All bid proposals shall include the cost of the required asbestos related services. Additionally, the subcontractor performing the activity must be specified.

ASBESTOS ABATEMENT CONTRACTOR

Firm Name: PG & J Environmental Inc

Address: 641 S Palm St #F

La Habra, CA 90631

Phone: 7145252548 **DOSH Certification No:** 1053

64. **Radon Gas Assessment:**

\$ NA

Testing for the presence of Radon Gas has been performed for the proposed repair work, which has revealed the **absence** of Radon Gas. This report has been attached for your review: **Radon Gas Assessment, 1731 W. Lambert Rd., La Habra CA. 90631, dated December 7, 2024.**

PROJECT TOTAL: \$ 334934

NOTE: All work shall include the protection of dwelling, fixtures and furnishings, as well as maintaining the premises clean at all times. All debris resulting from any work conducted in connection with this contract shall be the property of the contractor, who is responsible for its timely removal and lawful disposal. Work site shall be maintained in a clean and orderly manner, and upon completion, property shall be left in a "broom clean" condition.

Under the guidelines for this program, The City is responsible for the removal and replacement of rugs, draperies, coverings, and furniture as necessary.

NOTE: I HAVE REVIEWED THE ABOVE WORK DESCRIPTION AND SPECIFICATIONS AND UNDERSTAND THAT ANY CHANGES OR ADDITIONS MUST HAVE PRIOR APPROVAL BY THE CITY OF LA HABRA TO BE ELIGIBLE FOR FUNDING. I ALSO UNDERSTAND THAT THE TOTAL COST OF REPAIRS CANNOT EXCEED THE AMOUNT AWARDED BY THE SCREENING COMMITTEE, THEREFORE ALL ITEMS INCLUDED ON THE ABOVE LIST MAY NOT BE COMPLETED UNDER THIS PROGRAM.

City Manager Signature:	Date:
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The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the work at the place where the work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agree to fully perform the work within the time stated and in strict accordance with the proposed Contract Document including furnishing of any and all labor, materials, services necessary equipment and to do all work required to construct, and complete said work in accordance with the Contract Documents for the sum of money as indicated on the Work Description and Bid Proposal Form and summarized as follows:

three hundred thirty four thousand nine hundred thirty four Dollars, (\$ 334934 Type text here)
Price In Words *Price In Numbers*

If awarded the contract, the bidder agrees to present the following documents to the City of La Habra prior to the issuance of the Notice to Proceed: Valid certificates covering Property Damage, Liability including the City of La Habra as additionally insured, and Worker's Compensation insurance, and copy of Contractor's License.

It is further agreed that if awarded this contract, 10% of all requested payouts would be retained until the project is completed to the approval of the owner/city and all approving agents. Completion of this project will require 90 calendar days.

Contractor: Reds General Construction Inc	Lic. No. & class: 1061600 A&B
Signature: <i>Miguel Valdez</i>	Phone No.: 3234473782
Address: 215 S Palteau Dr West Covina CA 91791	