



SUBCONTRACTOR REQUEST FOR PROPOSALS

Issued: 01/02/20

Site Visit: 01/14/20

Proposal Due: 01/24/20

RE: Devonshire Apartments
1431 Westcott Rd
Colusa, CA 95932

Property Information:

- **DAVIS BACON PREVAILING WAGE**
- Date of Construction – ~1971
- 28 Units (Final Count)
 - 8 – 1BR/1BA (1 ADA)
 - 13 – 2BR/1BA (1 ADA)
 - 7 – 3BR/1BA (1 ADA)
- New Community Room – combining (2) 1 Bedroom Units
- Laundry Room

General Scope of Work:

1. Public Amenities

- **Community Room Conversion**

- i. Demo/Abatement – removal of all framing, fixtures, flooring, etc. per plans.
Assume full ceiling scrape
- ii. Framing/Drywall – per plans
- iii. Cabinets – assume same as units
- iv. Countertops – assume solid surface countertops at kitchen & computer room
- v. Full paint
- vi. Interior doors & hardware
- vii. Windows – patio door + side lites, windows (0.30 U-Factor, 0.22 SHGC)
- viii. Vinyl plank and cove base throughout
- ix. Bathroom accessories
- x. Appliances – ADA compliant refrigerator, 30” range, recirculating range hood, dishwasher, grease shield



- xi. Mechanical relocation per plan
 - xii. Plumbing relocation & fixtures, per plan
 - xiii. Electrical relocation & fixtures, per plan
 - **Tot Lot & Community Patio Area**
 - i. Allowance includes hardscape, play equipment, fall bark, and site lighting
 - **Laundry Room**
 - i. Cabinets
 - ii. PLAM Countertops
 - iii. VCT flooring, laid over existing
 - iv. Full paint
 - v. New entry door slab & hardware
 - vi. Replacement of existing sink & faucet
 - vii. Lighting & exhaust fan
 - **Leasing Office Conversion**
 - i. Demo of existing entry door and PTAC unit
 - ii. Window – installation of 4x4 window in place of entry door (0.30 U-Factor, 0.22 SHGC)
 - iii. Framing/drywall per plans
 - iv. Siding repairs as needed
 - v. Installation of closet shelving
 - vi. Replacement of existing flooring with new carpet and wood base
- 2. Site Work**
- ADA path of travel replacements
 - i. ADA parking spaces poured in concrete
 - Demo & replace patios at ADA units
 - New concrete at community patio area
 - General concrete repairs – give per SF cost to replace concrete, per SF cost to replace curbs
 - Asphalt – parking lot seal & restripe, new ADA parking signage. Patch around trench for re-pipe across parking lot. Reposition existing wheel stops as needed
 - Landscaping, Irrigation, Tree Trimming/Removal
- 3. Utility/Mechanical**
- Plumbing
 - i. Repipe direct hot & cold water mains from meters to buildings. Include trenching & connecting 5' from outside of building
 - ii. Water heater replacements (2) - includes expansion tank, recirc pump, and pipe insulation. Assume 95% efficiency, 100 gallon, 250K BTU. Include alterations required for venting with new caps
 - iii. Install new isolation valves at water services to buildings
 - iv. Install new seismic valves at gas meters



- HVAC
 - i. New Gas Rooftop Package Units – 30 total (there will be 2 at community center). Include new rooftop curb, thermostat, and interior unit registers. 16 SEER / 12EER / 81AFUE
- Electrical
 - i. Whip & disconnects for new HVAC units
 - ii. Electrical connections for new water heaters

4. Roofing

- Complete removal and install of new COOL Roof 60 mil TPO, including the following:
 - i. Installation of foam taper strips and densdeck
 - ii. 4” roof drains
 - iii. Roof coping (roofing to cover vertical walls in roof well)
 - iv. 20 year NDL warranty

5. Exterior Building

- Siding Replacement – replacement of siding as needed, along ADA path of travel into units and community building
 - i. Include siding replacement at PTAC infill at manager’s office
- Exterior Paint – exterior doors, touch up at conversion areas and ADA path of travel siding replacements
- Metals
 - i. Install new stairs & balcony railings – railings, handrails, one piece concrete tread/riser, and stair stringers
 - 1. Existing stair footings are assumed adequate
 - 2. Metals to be powder coated
 - ii. Install new cane detection at stairs
- Signage
 - i. Installation of new Unit ID signs
 - ii. Installation of new directional signage along ADA path of travel
 - iii. Allowance for misc. property signage as needed

6. Doors & Windows

- New ADA patio swing doors (3 units + Community)
 - i. Include sidelites to utilize opening of existing patio doors
- ADA Doors – replacement of existing interior doors at ADA units
- Allowance - New Interior Doors
 - i. Cost per door - assume just slabs
- New lever style door hardware throughout, including at entry doors

7. Interior Renovations



Standard Units

- Demo & Abatement – acoustic ceiling and floor tile & mastic is hot. Joint compound appears to be clean
 - Demo cabinets, countertops, fixtures
 - Remove drywall for electrical trenches (panel to bathroom countertop, kitchen outlets, exhaust fan, dedicated circuit for dishwasher in 3 bedroom units)
- Cabinets & Countertops
 - New Cabinets – Plywood boxes with wood face frames and doors
 - New PLAM Kitchen Countertops
 - New Cultured Mable Vanity Countertops
- Drywall Repairs
 - Repairs – at 2 countertop outlets, trenching from panel to new bathroom GFI, around bathroom exhaust fan. Assume 30 SF of repairs
- Paint
 - Paint kitchen & bath
 - Include firestop & caulking at all through wall penetrations as needed in standard & ADA units
- Flooring
 - Vinyl plank at kitchens & bathrooms
 - Mohawk 12 mil light commercial LVP
 - Vinyl cove base at kitchens & bathrooms
- Bath Accessories
 - Toilet paper holder, robe hook, towel bar, shower rod, mirror, and steel enameled recessed medicine cabinet. Mirrors shall be surface mount with track & mirror clips
- Appliances
 - New GE appliance package
 - Refrigerator – QTY 13
 - 30” standard electric range – QTY 8
 - 30” ADA electric range – QTY 3
 - 30” recirculating range hood – QTY 25
 - 30” recirculating ADA range hood – QTY 3 (including controls)
 - 24” dishwasher at 3-bedroom units – QTY 6
 - 24” ADA dishwasher – QTY 1
 - Grease shield – QTY 28
- Daily Unit Cleans – 2 cleaners x 4 hours per day x 5 weeks
- Refinishing
 - Refinish existing tubs & shower surrounds
- HVAC
 - Duct sealing within reach, including around registers



- Plumbing
 - Kitchen sink, faucet, supplies, and angle stops
 - Bathroom faucet, supplies, and angle stops
 - Low flow toilets, supplies, and angle stops
 - Installation of new shower valve, trim kit & shower head
 - Include Cadillac plate for valve replacement – surrounds not being replaced
- Electrical
 - New LED Lighting – kitchen, hallway, vanity, and dining room ceiling fan
 - Bathroom exhaust fan with humidistat switch
 - New GFCI's at Kitchens and Baths (include new circuit at bathroom)
 - Install new arc fault breakers at unit panels
 - Installation of (2) new kitchen countertop outlets in each unit, and new range hood outlet
 - Install new dedicated circuit for dishwasher at 3 bedroom units
 - Visual/Hearing devices at (2) units

ADA Units

- 3 Units to be converted to full UFAS standards – 1, 2, and 3 bedroom layouts
- Demo/Abatement – removal of existing framing, drywall, fixtures, flooring, etc. per plans
- New adaptable kitchen and bathroom cabinets
- Framing and drywall as required
- Installation of vinyl plank and cove base throughout
- Accessible plumbing fixtures, including new tub/surround with grab bars & sliding shower head
- New underground waste piping
- Electrical modifications as required
- Full Unit Paint

Project Specific Requirements: All bids are to be inclusive of all labor, materials, associated trade permit fees, conveyances, taxes, surcharges, and storage fees. No material escalations are allowed unless discussed specifically. No awarded bids or proposals are assignable to another party.

Rehabilitation Project:

- The project site is occupied and unauthorized site visits will not be permitted. The project site will remain occupied throughout the duration of the project. Construction means and methods for an occupied residence will need to be taken into account for all proposals.



- Tenants will be relocated while work is being completed in their unit.
- Construction to begin late **04/06/20**
- RFI's are due to Katerra not later than **01/24/20**
- 10% Retention will be applied.
- This is a **DAVIS BACON Prevailing Wage** project.
- Insurance requirements are attached.
- Subcontractors to provide their own dumpsters, means of parking, and means of storage.
- Official bid acceptance is contingent upon pre-qualification approval. See attached forms for submission.
- X_____ Please sign and return for acknowledgement of above.

Subcontractors are not permitted to contact either the project architect or owner of the proposed development. All requests for information (R.F.I.'s) are to be routed through the general building contractor as listed above.