



## INVITATION TO BID

**BID #2009-38**

**REHABILITATION OF ONE (1) RESIDENCE  
903 S. 19<sup>TH</sup>**

The City of Edinburg, Texas is soliciting sealed separate bids for the above referenced as requested by the Community Development Department. The bid shall be received no later than **3:00 p.m., Monday, February 9, 2009**. Any bid received after the time set for opening will be returned to bidder unopened. Bidder(s) must provide an original and shall be addressed to:

**CITY OF EDINBURG  
C/O CITY SECRETARY  
415 W. UNIVERSITY DRIVE  
P.O. BOX 1079  
EDINBURG, TEXAS 78540-1079**

**Bids must be submitted in an envelope sealed with tape and prominently marked on the lower left hand corner of the bid envelope with corresponding bid number and title.** All bids will be opened and publicly read aloud at the above designated time at the City of Edinburg (New City Hall) Conference Room, 1<sup>st</sup> Floor, located at 415 W. University Drive, Edinburg, Texas. Bids sent via facsimile shall not be accepted. A pre-bid conference will be held at **3:00 p.m., Wednesday, February 4, 2009**, at the City of Edinburg Conference Room located at 415 W. University Drive, Edinburg, Texas 78541. All prospective bidders are encouraged to attend.

The City of Edinburg reserves the right to accept or reject bids submitted, waive formalities in bidding, accept the bid deemed most advantageous to the City of Edinburg, and to hold the bids for a period of ninety (90) days without taking action thereon. If you have any questions or require additional information regarding this bid, please contact Mr. Martin Arevalo, Rehab Specialist, at (956) 388-8206.

**If you choose not to submit a bid and would like to remain on the City of Edinburg bidder's list for future bids, you must respond in writing.**

Sincerely,



Pedro Garza III, Purchasing Agent



**210 W. McIntyre • P.O. Box 1079 • Edinburg, Texas 78540  
Phone (956) 383-5661 • Fax (956) 383-7111**





## GENERAL CONDITIONS & INSTRUCTIONS – READ CAREFULLY

1. The bids must be submitted on this form only.
2. The City reserves the right to accept or reject any or all bids, waive formalities, and accept the bid deemed most advantageous to the City.
3. The City reserves the right to award the bid to the lowest responsible bidder.
4. Prices must be itemized.
5. All quotations must be F.O.B. Edinburg and include all costs for delivery and packaging.

Delivery time shall be specified by the bidder. Failure to state a firm delivery date will make an incomplete bid. Delivery time will be one of the determining factors in selecting the best bid. However, if the delivery time is not met when stated, upon notification of the same, the City may allow a ten-day grace period for delivery. If delivery is not met after the ten-day grace period allowed, the City of Edinburg reserves the right to completely cancel order and to revoke and render void the purchase order previously issued for same.

6. In cases of discrepancy between the unit price and the extension, the unit price will be taken.
7. All bids must be signed by an authorized representative.
8. Envelope containing this bid **must** be marked with **Bid No. and Bid Title** from Page 1 and sealed with tape.
9. Bid guarantee (if applicable) must be submitted with bid.
10. Any bid received after the time set for opening will be returned to bidder unopened.
11. This bid tabulation shall constitute a binding contract subject to acceptance by the City.
12. Special reference is made to bid specifications (if attached) for other conditions and instructions.
13. Failure to adhere or comply with the above general conditions and instructions will cause the bid to be rejected.

In compliance with the invitation for bid, and subject to all conditions thereof, the undersigned offers, and agrees, if this bid be accepted within 90 days from **time of closing**, to furnish any or all of the items or render such services upon which prices are quoted in accordance with the bid specifications applying, and at the price set opposite each item.

For bid inquiries, please call the Purchasing Agent at (956) 388-8204, Extension 8970.

DATE: \_\_\_\_\_

BID PRICE: \_\_\_\_\_

DELIVERY DATE: \_\_\_\_\_

BIDDER NAME: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

FEDERAL ID #: \_\_\_\_\_

## BOND AND INSURANCE REQUIREMENTS

(A) If the contract amount is over \$25,000 for construction or facility improvements, the successful bidder shall provide a bid guarantee, give a good and sufficient bond in the amount of the contract price for the faithful performance of such contract, executed by a surety company authorized to do business in the state, in accordance with state statutes, as amended. A payment bond in the full amount of the contract price to assure payment is required by law of all persons supplying labor and material in execution of work provided for in the contract.

(1) A bid guarantee equivalent to 5% of the bid price is required from each bidder. The bid guarantee shall consist of a firm commitment such as a bid bond, certified check or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his or her bid, execute such contractual documents as may be required within the specified time.

(2) A performance bond on the part of the contractor for 100% of the contract price is required. A "performance bond" is one executed in connection with the contract to secure fulfillment of all the contractor's obligations under such contract. It is solely for the protection of the City awarding the contract; in the amount of the contract; and is conditioned on the faithful performance of the work, in accordance with the plans, specifications, and contract documents, including warranties. The performance bond shall remain in effect during the warranty period of the contract or for one year, whichever is longer.

(3) A payment bond on the part of the contractor for 100% of the contract price is required. A "payment bond" is one executed in connection with a contract to assure payment, as required by law, of all persons supplying labor and material in execution of the work provided for in the contract. The payment bond is solely for the protection and use of payment bond beneficiaries who have a direct contractual relationship with the prime contractor or a sub-contractor to supply labor or material and is in the amount of the contract.

(4) Failure of a contractor to comply with this section authorizes the City Manager to terminate the contract and retain any applicable security.

(B) A bid guarantee, performance and payment bond will not be required for contracts zero to \$25,000. The City will specify in the contract that no money will be paid to the contractor until the project has been completed and final acceptance has been made by the City.

(C) Staff may waive insurance requirements for contracts \$0 - \$4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

(D) The following insurance requirements will be included in all City contracts of \$5,000.00 - \$14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of \$100,000 per claim.

<b>Minimum Insurance Requirements</b>	
<b>Type of Coverage</b>	<b>Limits of Liability</b>
Worker's Compensation	Statutory Coverage
Comprehensive General Liability (City named as additional insured) Bodily Injury	\$250,000 each person/\$500,000 each occurrence
Property Damage	\$100,000 each occurrence/\$100,000 aggregate or \$500,000 combined single limits

(E) The following insurance requirements will be included in all City contracts of \$15,000 or more.

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of \$100,000 per claim.

<b>Minimum Insurance Requirements</b>	
<b>Type of Coverage</b>	<b>Limits of Liability</b>
Worker's Compensation	Statutory Coverage
Employer's Liability	Bodily Injury by Accident: \$100,000 each accident  Bodily Injury by Disease: \$100,000 each employee/\$500,000 policy limit
Comprehensive General Liability Bodily Injury	\$250,000 each person/\$500,000 each occurrence
Property Damage	\$100,000 each occurrence/\$100,000 aggregate or \$500,000 combined single limits
Comprehensive Auto Liability Bodily Injury	\$100,000 each person/\$500,000 each occurrence
Property Damage	\$100,000 each occurrence/\$100,000 aggregate or \$500,000 combined single limits
City's Protective Liability Bodily Injury	\$250,000 each person/\$500,000 each occurrence
Property Damage	\$100,000 each occurrence/\$100,000 aggregate or \$500,000 combined single limits

**WORK WRITE-UP PREPARED FOR**

**Homeowner(s):** Raquel Sanchez  
**Property Address:** 903 S. 19th Edinburg, Texas 78539

**Legal Description:** Lot Twenty Eight (28), Block Three (3), Mirasol Subdivision, City Of Edinburg, Hidalgo County, Texas as per Map or Plat Thereof on File and of Record in the Office of the County Clerk of Hidalgo County, Texas.

**Telephone No:** Home: (956) 383-7071

The contractor is responsible for review of this work write up and field verification to determine that a complete and functioning project is delivered to the Homeowner within the sealed written quote. Any additional work to be done or changes in work proposed must be approved in writing and signed by the City, Homeowner(s), and the Contractor.

Should any figures be unverifiable or omitted that are necessary for a clear and comprehensive understanding, or should any errors appear, it will be the duty of the Contractor to advise the proper party of the same, and not to go on with the work or bid in uncertainty.

The contractor is to furnish all transportation, labor, materials, apparatus, water scaffolding and tools for doing the whole work in the best possible and most rapid manner and to its entire, proper and substantial completion. Any trees, shrubs, etc., needed to be cut or removed are the Contractor's responsibilities. The Contractor is to be held responsible for any violations of the proper City's and/or Counties' ordinances under which this property is governed.

The Contractor shall from time to time, remove all rubbish and waste materials and keep the premises as clean as possible during the progress of the work, and at the completion of work, the Contractor shall deliver the home in a broom clean condition and free of construction debris.

The City of Edinburg and Contractor may erect a construction sign just before any construction begins on the premises.

**PERMITS AND INSPECTIONS**

The Contractor shall be responsible for obtaining all necessary permits required in the location where the improvements are to be constructed. The Contractor shall call upon the proper authorities for compliance inspections and assume the fee for the same.

Homeowner(s) 

**WORKMANSHIP**

All labor is to be done in a skilled and thorough manner. All materials are to be of the dimension, design and grade herein specified. Unless otherwise specified, any patented materials or materials specified by trade name are to be applied or installed strictly according to the manufacturer's specifications. Any work determined not to be satisfactory will be the sole responsibility of the contractor to correct at their cost.

**SUBCONTRACTORS**

The General Contractor shall be responsible for all subcontractors put to work to do any part of this contract. The owner reserves the right to reject all bids.

**SCOPE OF WORK**

To rehabilitate the existing home according to the accompanying work write-up.

**HOUSE ROOF**

**House Roof:**

On the house roof remove all of the old composition shingles, black felt, old roof jack flashing, four sheets of roof decking, 2"x 6" sub fascia, 1"x 8" fascia, 1"x 2" eaves strip, and soffit on the north side overhang. Cut off the rotted section of the rafter tails.

On the north side of the soffit over hang patch up the rafter tails with new 2" x 6". Install new 2"x6" sub fascia board, Install new 1"x 8" cedar fascia board and new 1"x 2" cedar eaves strip for house roof, install new 4' x 8' x 3/8" exterior BC soffit plywood and install missing soffit on the rear gable, match new overhang width and angle to the existing soffit overhang.

Install four sheets of roof decking, new 4'x 8'x 7/16" OSB or 4'x8x1/2" CDX plywood, cut a gap along the ridge board for the roof vents.

Install new style D metal over hang drip edge, plywood clips, tin caps, roof jack(s) flashing, water heater flashing, and cap.

**Install new #30 black felt to the house roof over lapping at every 18" layer, new 16" wide flashing at the rear north gable overhang.**

Install new 20 year classic roof shingles **customer to pick color of shingles.**

Use plastic cement at all the valleys where shingles over lapping and to seal up all exposed roof nails.

\* Note: Please refer to accompanying roof layout.

\* Note: As per specifications, city codes and ordinances.

Homeowner(s) \_\_\_\_\_



**HOUSE ROOF / CONTINUED**

**Storage Roof:**

**Remove rotted plywood, cut off rotted rafter tails ends, subfascia and fascia board.**

Patch up rater tails with new 2" x 6". Install new 2"x6" sub fascia board, Install new 1"x 8" cedar fascia board and new 1"x 2" cedar eves strip for house roof, install new 4' x 8' x 3/8" exterior BC soffit plywood and install missing soffit on the rear gable, match new overhang width and angle to the existing soffit overhang.

**Sliding Patio Door Repairs: Refer to Interior Drywall Repair(s) / Continued**

Install 2 sheets of 4'x8'x5/8" T-1-11 4' centers siding, apply #30 felt as moisture barrier, touch up primer, and match paint as close as possible to existing paint.

Install siding metal bead at top joint, for water proofing, caulk all joints, and seams.

***Exterior Painting:***

\* Note: Paint only the new soffit overhang, 1" x 8" cedar fascia, 1" x 2" eves strip, trim, and color match paint, with fascia (as close as possible).

Material specifications:

- a. Oil Base Primer: (Note: Apply one (1) coat of oil based primer to all wood surfaces with brush and roller, if sprayed two (2) coats)
- b. Apply caulking on all seams gaps and putty on all nails, staple marks on all fascia, soffit, brick mold, and siding panels.
- c. Exterior Latex Paint: Minimum 15 year warranty (Note: Apply two (2) coats of semi-gloss latex paint to all exterior wood surfaces with brush and roller, if sprayed two (4) coats)
- d. Caulk Minimum 20-year warranty acrylic latex.
- e. Apply all primer and paint to manufacturer's specifications.
- f. Owner to select color of paint on all painted surfaces.
- g. **USE OF LEAD-BASE PAINT IS STRICTLY PROHIBITED.**

\* Note: All exterior primer and paint will be compatible or better to:

- a. Sherwin Williams A-100 Latex Wood Primer (oil-based) one (1) coat with brush and roller, if sprayed two (2) coats
- b. Sherwin Williams Super A-84 Exterior House and Trim Paint (Acrylic semi-gloss, water based) two (2) coats with brush and roller, if sprayed four (4) coats
- c. If an alternate product is being used receipts and manufactures' specifications must be turned in to Rehab Specialist.
- d. Follow manufactures, surface preparation prior to applying finish.  
**USE OF LEAD-BASED PAINT IS STRICTLY PROHIBITED**

Material Cost: \$ \_\_\_\_\_

Labor Cost: \$ \_\_\_\_\_

Homeowner(s) RS.

**ROOF AND SOFFIT VENTING**

Install at approximately 36 linear feet of ridge vents, with 2 ridge vent connectors, two ridge vent end plugs, seal each connector and end plugs, with clear silicone, and use proper 1 - 3/4" long nails with rubber washer seals, to secure ridge vents.

Seal any exposed roof nails with plastic roof cement.

Install 6 new hip roof vents, on the east side of the roof, 18" from the center of the ridge to the center of the opening of the new hip roof vents. Space accordingly to the length of the house approximately 7 feet between each vent and 3 feet from the east and west overhang.

Install 1 new hip roof vent for the range hood.

Install 1- 3" new roof vent for the bathroom exhaust vent and vent pipe.

Install 3- 8" x 16" mill soffit on the north side soffit overhang.

Install 2- 12" x 24" mill gable vents.

- Note: As per specifications, city codes and ordinances.

Material Cost: \$ \_\_\_\_\_

Labor Cost: \$ \_\_\_\_\_

**KITCHEN CABINETS REPAIRS**

Re-adjust all kitchen cabinet doors and install new self closing hinges antique or bright brass.

Material Cost: \$ \_\_\_\_\_

Labor Cost: \$ \_\_\_\_\_

**EXTERIOR DOOR(S)**

Front Door: Re-adjust to close properly, install weather stripping, threshold, and caulk underneath before securing threshold.

Rear Door: Install new solid core wooden door unit, dead bolt /door knob combo, trim inside and outside, install weather stripping, threshold, and caulk underneath before securing threshold, sealer, stain, and varnish.

**Material Minimum Specs:**

**Note: All, Sealer, Stain, Varnish will be Compatible or better to:**

- Sherwin Williams Penetrating Oil Stain A-48 Series  
owner will select color of stain**
- Sherwin Williams Sealer B-26-V3 (apply one (1) coat  
with brush and roller if sprayed two (2) coats)**
- Sherwin Williams Polyurethane Varnish (gloss A67f1)  
(apply two (2) coats with brush and roller, if sprayed  
four (4) coats)**

Homeowner(s) 

**EXTERIOR DOOR(S) / CONTINUED**

- d. Interior/Exterior (oil based) Alkyd A-11 series or better (2 coats of paint with brush and roller, if sprayed 4 coats, owner to select color).
  - e. Follow manufactures' surface preparation prior to applying finish.
  - f. If an alternate product is being used, receipt and manufacture's specifications must be turned into Rehab Specialist.
- \* Note: Finish to be applied also to the inside of cabinets Including shelves, backing, and back of doors.**

Material Cost: \$ \_\_\_\_\_

Labor Cost: \$ \_\_\_\_\_

**INTERIOR DRYWALL REPAIR(S)**

Partially repair the sheetrock on the walls, ceilings in the living room, kitchen, laundry room, and bedroom #1.

Remove old sheetrock on the ceiling in the laundry room approximately 3 sheets.

Install three sheets (*American made*) drywall in the laundry room ceiling, tape and float, primer, texture, and paint to match as close as possible the existing walls in laundry room.

Properly re-install the water heater vent stack vented all the way to the roof, install new water heater 3' double wall vent pipe, water heater metal flashing, cap, and storm collar.

Tape and float the access openings in the living room and bedroom #1.

Remove some texture in the bedroom, living room, and kitchen ceiling that has water damage and apply stain blocker, primer, and texture, to match as close as possible to the existing ceiling texture.

Patch up holes behind the doors in dinning room and in bedroom #2. Patch areas adjacent to repairs to include; touch up texture, primer, and match paint as close as possible to existing paint

**\*NOTE DO NOT PAINT THE WHOLE ROOM.**

Patch up hole under kitchen sink, touch up texture, primer, and match paint as close as possible to existing paint

\*Note: Gypsum board on the ceilings must be nailed at 7" on center, and 8" on center on walls. (All gypsum board must be cut to fit with tapered sides and ends butting. Where possible end joints must be staggered).

Homeowner(s) 

**INTERIOR DRYWALL REPAIR(S) / CONTINUED**

**Bedroom #5:**

Remove existing sliding patio door. Frame opening with 2"x4", apply thick bead of caulk to concrete before nailing sole plate, install 2 sheets drywall, insulate this area with R-13 batts insulation, touch up texture, primer, base board, and match paint as close as possible to existing paint.

**Interior Paint and Texture:**

- \*Note: Where applicable all interior paint will be compatible or better to:
  - Minimum 10 year Warranty
  - Caulk minimum 20-year warranty acrylic latex.
  - Ceiling texture to match as close as possible to the existing ceiling texture.

Minimum specifications:

- a. Sherwin Williams B-49 W200 (oil-based primer) (1 coat of primer with brush and roller, if sprayed 2 coats)
- b. Sherwin Williams Classic 99 Semi-Gloss Latex (water-based), (2 coats of paint with brush and roller, if sprayed 4 coats, owner to select color). All interior ceilings will be painted white.
- c. Interior/Exterior (oil based) Alkyd A-11 series or better (2 coats of paint with brush and roller, if sprayed 4 coats, owner to select color).
- d. If an alternate product is being used receipt and manufacture's specifications must be turned into Rehab Specialist.
- e. Follow manufactures' surface preparation prior to applying finish.

**USE OF LEAD-BASED PAINT IS STRICTLY PROHIBITED**

Material Cost: \$ \_\_\_\_\_

Labor Cost: \$ \_\_\_\_\_

**ATTIC INSULATION**

Blow-in R- 30 fiberglass loose fill attic insulation to entire house ceiling. Block off all soffit vents, exhaust and heat vent pipes and around the attic access opening with R-30 fiberglass batts to keep the Blow-in material from coming down the openings.

Material Cost: \$ \_\_\_\_\_

Labor Cost: \$ \_\_\_\_\_

**FASTENERS**

**All fastener(s) to be galvanized.** To prevent rust especially when exposed to the elements.

Example: Staples, nails etc.....

Seal all fastener(s) holes with spackling or appropriate filler before painting.

Homeowner(s)     *R.S.*



**WORK WRITE-UP APPROVAL**

I/We, Raquel Sanchez, do with this verify that on this 13th day of Jan. 2009, the preceding work write-up was explained in full detail and to my total understanding. I/We with this verify that I/We have been given the opportunity to request items of work during the initial inspection of my house. I/We understand all the work to be completed in my house and do now agree that no additional work will be requested from now on unless it is absolutely necessary to complete the work included herein and/or unforeseen items of work that may be necessary to complete the work herein. I/We with this verified that only then have I/We gone to approve the work write-up. I/We now verify that I have received a final signed copy of this work write-up for my records.

**HOMEOWNER(S):**

Raquel Sanchez

01/13/09  
Date

\_\_\_\_\_

\_\_\_\_\_  
Date

City of Edinburg, Community Development

**PREPARED & EXPLAINED:**

Martin Arevalo  
Martin Arevalo, Rehab Specialist

1-13-09  
Date

**APPROVED:**

Marissa Garza  
Marissa Garza  
Director of Community Development

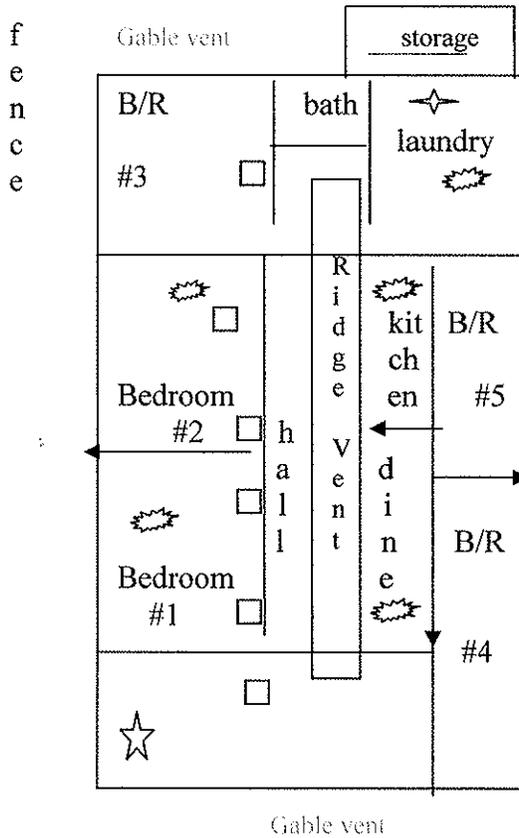
1-16-09  
Date

**CONTRACTOR:**

\_\_\_\_\_  
Date

**903 S. 19th Street, Edinburg, Texas 78539**  
**Re-shingle and Venting**

*Refer to write for more details on repair areas*  
 Patch decking, repair rafter tails, sub fascia, 1x8 fascia,  
 1x2 eves strip, soffit,  
 Re-shingle house roof part of storage with 20 yr composition  
 Structure dimensions: 20' - 4" wide x 54' long



Match new overhang on gables to the existing soffit width

□ Ridge vent 36'

□ Hip roof (6) vents, 18 inches down and centered from the ridge line to the centered of the vent opening, and (1) for the range hood

East, west Mill gable vent 2- 12"x 24"

20" wide flashing, at the west side at half gable

☼ Sheetrock repair areas/ refer to materials write up and specs for locations

↔ Sliding door and rear entrance door refer to materials write up and specs for locations

★ Front door readjust and weatherize

Storage repairs refer to materials write up and specs

N → S. 19th Street