



INVITATION TO BID

**BID #2009-43 REHABILITATION OF ONE (1) RESIDENCE
4205 SALINAS**

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, March 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, 1st 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, March 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 contract 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.

Minimum Insurance Requirements	
Type of Coverage	Limits of Liability
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.

Minimum Insurance Requirements	
Type of Coverage	Limits of Liability
Worker's Compensation Employer's Liability	Statutory Coverage 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 Property Damage	\$250,000 each person/\$500,000 each occurrence \$100,000 each occurrence/\$100,000 aggregate or \$500,000 combined single limits
Comprehensive Auto Liability Bodily Injury Property Damage	\$100,000 each person/\$500,000 each occurrence \$100,000 each occurrence/\$100,000 aggregate or \$500,000 combined single limits
City's Protective Liability Bodily Injury Property Damage	\$250,000 each person/\$500,000 each occurrence \$100,000 each occurrence/\$100,000 aggregate or \$500,000 combined single limits

WORK WRITE-UP PREPARED FOR

Homeowner(s): Guadalupe Castro
Property Address: 4205 Salinas, Edinburg, Texas 78541
Legal Description: Lot Five (5), Block Six (6), TOWNSITE OF LULL, an addition to the City of Edinburg, Texas, according to map or plat thereof recorded in Volume 4, Page 47, Map Records of Hidalgo County, Texas.
Telephone No: Home: (956) 383-4878

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) B.C.

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 and porches remove old shingles, black felt, metal drip edge, old roof jack flashing, roof vents.

Remove approximately 40 linear feet on the northwest side of the home 2"x 6" sub fascia, 1"x 8" fascia.

Remove approximately 160 square feet (about 5 sheets) of damaged roof decking, match to existing roof decking using 1/2" or 3/4" CDX plywood whichever is applicable.

Remove all of the 1"x2" eves-strip around the whole house approximately 300' linear feet.

Note: Do not remove the existing soffit overhang, rafters, rafter tails.

Install roof decking, new 4'x 8'x 1/2" or 3/4" CDX cut off a gap along the ridge board to allow for proper venting for the ridge vents.

Install new 2"x 6" sub fascia board #2 white pine or better.

Install new #2- 1"x 8" cedar fascia boards.

Install new 1"x 2" cedar eves strip for the whole house and porches.

Install new style D metal over hang drip edge, plywood clips, tin caps, and roof jack flashing approximately (6).

Install new #30 black felt on the whole house roof to over lap at every 18" (double up on felt layers).

Homeowner(s) B.C.

HOUSE ROOF CONTINUED

Install new 20 year composition roof shingles approximately (30 squares) customer to select color of shingles.

Properly install starter course for shingles, as per manufactures' specifications.

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

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

Exterior Painting:

* Note: Paint only the new 1" x 8" cedar fascia, 1" x 2" eaves 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) B.C.

ROOF AND SOFFIT VENTING

Install approximately 50 linear feet of ridge vents, with 4 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 north 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 10' feet between each vent and 5 feet from the east and west overhangs.

Install 1 new hip roof vent for the range hood, vent to roof with new vent pipes.

Install 3- 4" x 16" mill soffit on the north side overhang and 3- 4" x 16" mill soffit on the south side overhang

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

Material Cost: \$ _____

Labor Cost: \$ _____

INTERIOR and DRYWALL REPAIRS

Bathroom #1: Remove sheetrock from the walls around the vanity from top to bottom approximately 3 sheets. Remove vanity, vanity top, and vanity fixture, supply lines (2), shut off valves (2), and vanity drain lines.

Install approximately (3) new sheets of 1/2" sheetrock around the area behind and sides of vanity.

Install new vanity, to be constructed of all 3/4" plywood with 1/4" panel insert doors with 1/4" BC plywood backing. Use 3/4" birch or ash stain grade. No particle board will be acceptable. Stain outside and inside of vanity to match existing medicine cabinet. Client to select color of stain.

Reinstall medicine cabinet.

Tape and float primer, texture, and paint to match as close as possible the existing ceiling and walls.

Install new vanity fixture (1), supply lines (2), shut off valves (2), and vanity drain line kit.

Laundry room: Remove base trim, sheetrock from the wall behind the washing machine one and a half (1-1/2), the trim around the hatch and cover.

Check vent pipe joints for any water leaks and repair with pipe cement at all joints.

Install new treated 2"x4" blocking for sole plate approximately 6' feet.

Install one and a half (1-1/2") sheets of 1/2" sheetrock, on the wall behind the washing machine.

Enlarge the opening for hatch to 24"x30" install new trim and sheetrock cover

Living room: Tape and float ceiling area at the kitchen to living room approximately two (2) square feet.

Ceiling texture to match as close as possible to the existing ceiling texture and 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) H.C.

INTERIOR and DRYWALL REPAIRS CONTINUED

Interior Paint:

- *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: \$ _____

FASTENERS

All fastener(s) to be galvanized. As 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) B.C.

PLUMBING AND SEWER LINES REPAIRS

Sewer drain lines: Cut off and cap off old sewer and drain lines outside of the foundation two feet (2), including commodes, vanities, and kitchen sink, and two feet (2) away from the existing sewer tap, plug up with caps at all four (4) openings.

Install approximately 100' linear feet of new drain lines for the shower, kitchen, two bathrooms, and sewer lines. Allow for a new sewer tap located in the alley. Provide new clean outs as per city codes.

- a. House drain (inside): 3" Drain Water Vent (DWV) Schedule (Sch.) 40
- b. House sewer (outside): 4" SDR 35 Schedule (Sch.) Polyvinyl Chloride (PVC)
- c. Shower & sink drains: 2" Schedule (Sch.) 40 Polyvinyl Chloride (PVC)

Bathroom #1 pressure clean out all drain lines before connecting to the new plumbing pipes.

Special Note:

- 1. **Provide new 4" sewer tap to city main, seal existing sewer tap.**
- 2. **Contractor to be responsible for the removal of all non-functional sewer and water lines.**
- 3. **A dielectric fitting is required between piping of dissimilar metals.**
- 4. **All service lines must be a minimum of 12" ground cover (gas, water and sewer).**

*Note: According to city codes and ordinances.

Material Cost: \$ _____

Labor Cost: \$ _____

CONTRACT PRICE TO INCLUDE DEMOLITION AND DEBRIS REMOVAL

All work to include demolition, repairs, removal and disposal of all construction debris, in a certified land fill.

No materials will be salvaged (for example doors, tub, fixtures, etc.....).

The contractor is responsible for any and all damages caused to existing property structures by subcontractors or other project related delivery trucks and or workers.

The contractor is responsible for the reinstallation of any type of existing fence, rehang existing gate and posts temporarily removed to gain access to the property.

***Note: As per work write up all labor for demolition is already specified to specific areas (roof, plumbing, fascia, vanity, and interior repairs).**

The contractor will on a daily basis will remove or confine all debris and construction materials, as to keep the premises clean and safe. As a rehab project, repairs are an on going progress until completion of repairs and is to remain inhabited.

Material Cost: \$ _____

Labor Cost: \$ _____

Homeowner(s) B.C.

CHANGE ORDERS

Any change order request must be approved by the City of Edinburg, Community Development Director in writing, before any change order work can be commenced or omitted.

A change order will only be undertaken when unforeseen conditions or circumstances that were not previously identified in the specifications. In all situations, the recipient family must agree to the change order prior to its implementation. A Change Order Form shall be processed before any changes in construction can begin. A reasonable Change Order bid will result in an increase or decrease of original contract amount for the work to be done or omitted.

LEAD SAFE

If applicable the following will be required: N/A

Lead Safe Practices Cost \$ N/A

TOTAL REHABILITATION COST

Total Material Cost: \$ _____

Total Labor Cost: \$ _____

Overhead & Profit: \$ _____

Grand Total Bid \$ _____

Homeowner(s): N/A

Homeowner(s): b.c.

WORK WRITE-UP APPROVAL

I/We, Guadalupe Castro, do with this verify that on this 13 day of February 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 this 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):

Guadalupe Castro

2-13-09

Date

Date

City of Edinburg, Community Development

PREPARED & EXPLAINED:

Martin Arevalo

Martin Arevalo, Rehab Specialist

2-13-09

Date

APPROVED:

Marissa Garza

Marissa Garza

Director of Community Development

2-13-09

Date

CONTRACTOR:

Date