

Borrower's Name: Adnan & Christina Clegg
 Subject Address: 1578 32nd St.
 City, St, Zip: Oakland, CA 94608

Labor Cost	Material Cost	Total Cost
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1. Foundations, Concrete Piers & Slab Floors 1. Foundations, Concrete Piers & Slab Floors

1. Raise house and support it to remove the existing slab foundation and all other existing debris that currently exist in the basement. Remove and dispose of all slab foundation concrete, steel, wood etc. Grade existing soil in the basement area to provide a base for new 1/2" base rock, 6 mil visqueen moisture barrier and new #4 rebar as shown on architectural and engineering plans. Excavate footing to a min. 16" deep with a 1'-0" wide footing and stem wall that is 6" clear (min.) from grade surface. Provide and install a new 2x6 P.T. mudsill w/5/8" A.B. & 3" square washers @ 4'-0" (min.) o.c. Provide and install a min. of 3500 psi concrete and provide a smooth finish in preparation of new floor covering. Stem wall and footing shall be installed as shown in engineering drawings w/ #4 horizontal and vertical steel.	0	0	0
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2. Masonry 2. Masonry

	0	0	0
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3. Siding 3. Siding

1. Provide for and install new drop siding to match the existing siding of the original house. Provide and install new moisture barrier with overlaps as required - 6" (min.) on edges and 3'-0" on ends. Install new drop siding to match with appropriate galvanized nails or other suitable fasteners, including all window trim, corner trim, water table if required and c caulking of all seams and joints.	0	0	0
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4. Gutters & Downspouts 4. Gutters & Downspouts

1. Remove and replace all existing gutters and downspouts. Replace all gutters and downspouts with new metal or plastic gutters and downspouts including all gutters connectors, corner pieces, downspouts, gutter and downspout straps and fasteners	0	0	0
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5. Roof & Flashings 5. Roof & Flashings

After repair of existing sheathing and thorough inspection and passing of existing roof sheathing, provide and install new 30lb. Roofing felt w/proper over end and edge laps. Provide and install new class A, 25 year architectural grade composition roof shingles over the entire roof including the new room addition. Provide and install proper valley flashing, metal drip and rake edge, (if applicable).	0	0	0
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6. Wood Decks 6. Wood Decks

1. Provide and install a new cantilever deck at the rear of the new addition master bedroom. New deck shall be framed into the existing floor framing as to provide a cantilever deck without support post. (SEE FRAMING PLAN >>>>). Provide and install new redwood decking and railings fastened with galvanized fasteners. (See floor framing plans>>>>).	0	0	0
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7. Exterior		7. Exterior	
1. Provide and install a paver exterior patio outside of the basement ADU master bedroom. Excavate the soil to provide for a solid sand base prior to installing paver. Insure adequate compaction of soil and sand base prior to install brick or stone pavers. Insure flat and level surface of pavers and adequate spacing and fill of paver seams.	0	0	0
8. Walks & Patios		8. Walks & Patios	
1. Provide and install a new brick paver rear basement ADU level patio with railing as shown on plans. Excavate the soil to the dimensions of the proposed paver patio. Provide and install a 4" sand base for pavers to be install on. Level all pacers prior to filling gaps with sand. Sweep and frame boarders of paver patio with 2x P.T. wood to keep paver patio in tact and from creeping beyond borders.	0	0	0
9. Driveway		9. Driveway	
	0	0	0
10. Paint (Exterior)		10. Paint (Exterior)	
1. (Effective April 22, 2010, anyone who does residential remodeling, repairs or painting "for compensation" in residential housing built before 1978, must have EPA Renovation, Repair and Painting (RRP) training and certification. Unless the paint has been tested and proven to not contain lead, EPA regulations about controlling lead must be followed. The company must be registered and detailed records must be kept of each job. The records should be reviewed by a qualified specialist regarding any work done on this building to assure the likelihood of contamination has been minimized.) TEST PAINT FOR LEAD CONTENT. IF PAINT TEST IS POSITIVE, THEN REMIDAITE IF NOT ECAPSULATE. 2. If paint is tested and the results are negative then prep the entire exterior siding, trim, facia, etc. Caulk all open seams, joints and openings. Prime the entire exterior siding including body and trim in preparation of paint, (Consult owner on colors). 3. If paint test positive for lead, then the contractor shall follow the guidelines of the lead base paint remediation or abatement protocol. LOCATION: ENTIRE EXTERIOR SIDING, TRIM, DOORS, EAVES, FACIA ETC.)	0	0	
11. Fencing		11. Fencing	
	0	0	0
12. Grading		12. Grading	
	0	0	0
13. Windows		13. Windows	
1. Provide and install (21) dual glazed non-metal windows throughout the house that have a min. U-value of .32 and solar heat gain coefficient (SHGC) min. of .25. (Refer to 2016 CA Building Energy Efficiency Stds., (BEES), Title 24, Part 6, Sec. 110.6, Tables 110.6-A & B Windows shall be single hung, vertical sliding, vinyl. (Milgard,) or equivalent. Remove and recycle existing windows. Prep all window openings prior to installation. Caulk all windows prior to installation and install proper flashing. (CONTRACTOR SHALL VERIFY ALL WINDOW DIMENSIONS IN THE FIELD. SEE PLAN FOR REFERENCE ONLY.)	0	0	0

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14. Weather Stripping		14. Weather Stripping	
1. Insure that all new exterior doors are properly weather-stripped and insulated against air leakage and heat loss.	0	0	0
15. Doors (Exterior)		15. Doors (Exterior)	
1. Replace the existing entry door with a new solid core exterior door, (insulated metal) including (2) side lite with tempered glass, (if available). New entry door shall be pre-hung with weather-stripping, threshold, hinges, door hardware and peephole. Install new entry door plumb and square prior to fastening in place. Include single cylinder dead bolt, casing, PRIMARY UNIT 2. Provide and install (2) new exterior french doors, (insulated metal or wood) at the lower and upper room additions. Doors shall be pre-hung with thresholds properly flashed, hinges, door hardware including single cylinder dead bolt, locking door knob, weather stripping, and casing. Install new exterior french doors plumb and square prior to fastening permanently. 3. Provide and install a new entry door at the lower basement ADU conversion. New door shall be a solid core insulated raised panel with (2) side lites. New door shall be prehung with integral threshold, weatherstripping, hinges, locking door hardware, single cylinder dead bolt and peep hole. Insure proper plumb and square installation prior to fastening door permanently. (SEE ARCHIT. PLAN SHT. A3/A&B)	0	0	
16. Doors (Interior)		16. Doors (Interior)	
1. Provide and install new pre-hung, raised panel, hollow-core interior doors in existing doorways including pre-hung doors, locking door knobs where appropriate, strike plates etc. Hang doors square and insure proper swing and latching. (LOCATIONS - SEE ARCHIT. PLAN SHT. A3/A&B & A9 DOOR/WINDOW SCHEDULES) - Lower basement ADU conversion and upper primary unit. (14 INTERIOR DOORS EA.) 2. Provide and install bi-fold doors at each laundry location, (Lower & Upper units). Including all hardware for proper installation and operation. (2) ea. 3. Provide and install raised panel sliding closet doors including rails, hollow core sliding closet doors and all hardware. (3) ea.	0	0	
17. Structural Framing		17. Structural Framing	
1. Provide all materials to rough frame all walls, ceilings and roof per plans. New lumber shall be #2 D.F. material with a moisture content between 14%-19%. Insure that all framing lumber is free from all defects, is straight and suitable for framing. Install crown up for floors, ceiling, rafters etc. All nails shall be vinyl coated unless otherwise specified. Provide backing for handi cap bars, towel bars, toilet paper holders, closet rods & shelves, shower doors and all other required backing as required. (SEE ARCHIT. PLANS SHT. A4 FOR ROOF DETAILS, A3 FOR WALL FRAMING LOCATIONS AND CEILING JOIST LOCATIONS.)	0	0	0
18. Plaster/Drywall		18. Plaster/Drywall	
1. Repair all damaged interior wall covering, (PLASTER & OR DRYWALL), as required. Provide new 4x8 - 1/2" gypsum board at all new interior walls and ceilings including tape, top and matching texture. (SEE ARCHIT. PLANS SHT. A3/A&B). 2. Provide and install GOLD BOND PURPLE XP 1/2" X 4' X 8' mold & moisture resistant dry-wall at all new & existing tub/shower wall surrounds. Including tape, top and prep for shower surround. (4) bathrooms ea.	0	0	0
19. Decorating		19. Decorating	
1. Prepare all interior walls, ceilings and trim to be painted and not painted. Caulk and fill all cracks, openings and float out all un-smooth surfaces. Prime entire interior walls, ceilings & trim with a quality interior latex grade primer. Once primed, paint all walls, ceilings and trim according to owners color selections. Paint shall be a FHA min. standard primer & paint (e.g., Kelly Moore, Baer etc. (LOCATIONS - BASEMENT ADU & UPPER PRIMARY UNIT). (COST BASED ON S.F.)	0	0	0

Job Specifications and Bid Request		File No: PR-2111-1196		
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20. Wood Trim		20. Wood Trim		
1. Remove all floor base trim in all rooms receiving engineered hardwood floor coverings. Provide and install new MDF floor base including prime, angled joints, & caulking. (LOCATIONS - ALL ROOMS, BASEMENT ADU & UPPER PRIMARY UNIT) - (COST BASED ON PER L.F.) 2. Provide and install all interior and exterior door trim. Caulk and seal all openings, joints & seams to prevent moisture intrusion. 3. Provide and install all new interior window trim, stools, casing with finish nails. Caulk all seams joints and openings to prevent moisture intrusion. LOCATION: INTERIOR/EXTERIOR)		0	0	0
21. Stairs		21. Stairs		
1. Repair the existing concrete stairway including caulking and sealing of the surface prior to priming and painting. Replace the existing guard railing at the front exterior stairs with new painted guard and stair railing. Guard railing shall be 42" in ht. w/ 4" space between balusters. Stair hand railing shall be 36" in height. Anchor guard and stair railings with appropriate anchors for concrete and wood.		0	0	0
22. Closets		22. Closets		
1. Provide and install new closet rods, poles & shelves in all new bedrooms and hallway closets		0	0	0
23. Wood Flooring		23. Wood Flooring		
1. Remove all existing floor coverings down to sub-floor, prep all floors for installation of new engineered hardwood floors including proper moisture barrier/padding & floors for wooden floor applications. Provide and install proper floor transitions at doorways, stairways & bullnoses (LOCATIONS - BASEMENT ADU & UPPER PRIMARY UNIT - (COST BASED ON PER S.F.)		0	0	0
24. Finished Floors		24. Finished Floors		
1. Provide and install new floor tiles in all bathrooms. Float out all uneven surfaces and provide a smooth and level surface for new tile underlayment, (Wonder board). Fasten tile underlayment with glue and screws or screw shank nails. Float out all seams and insure a smooth and level tile base prior to installing new ceramic or porcelain floor tiles and base. (Consult owner on floor tile selection) . Apply thin set tile base and tiles with 1/16" or 1/8" tile spacers prior to applying tile grout. Wipe and seal bathroom floor tiles.		0	0	0
25. Showers & Tubs		25. Showers & Tubs		
1. Replace the existing tub/shower surround, tub, handwheels, mixer valves, shower heads, enclosures, curtains, rods and install new. New CAST IRON tub. Shower surround shall be tile w/1/4" HARDIE BACK, moisture barrier, tile adhesive, tile and grout. (OWNER TO SELECT TILE AND GROUT COLORS.) (SEE PLANS - ALL BATHROOM LOCATIONS INCLUDING THE NEW BATHROOM ADDITIONS.) (COST BASED ON PER UNIT) .		0	0	0

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26. Bath Accessories **26. Bath Accessories**

1. Replace the existing bath toilets with a new 1.28 GPF toilet. Provide and install a new 1.28 GPF toilet at (E) & (N) bathroom locations, (4) EA. installation shall include new escutcheons, angle stops, water supply line, toilet seat and wax seal. Test to insure against leakage. (American Std.) or equivalent. (BASEMENT ADU & UPPER PRIMARY UNIT) - (SEE PLAN SHT. A3/A & B) 2. Provide and install (4) new low-flow, (2.0 GPM) shower heads at all bathtub/shower locations. Provide & install (2) new high pressure .5 GPM kitchen & (4) bath sink faucets. (ENERGY CORE) 3. Provide and install a new bathroom vanity/sinks w/faucets. (ALL NEW BATHROOMS, (4) EA).	0	0	0
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27. Plumbing **27. Plumbing**

1. Provide and install new 3/4" type "M" copper plumbing w/ non-lead solder at entire 1st & 2nd levels. Provide new inlets for hot & cold water, venting & insulation of enclosures. Install new water heaters including strapping of existing & new gas lines, 3/4" Type M copper T/P blow off, vented Type B exhaust pipe w/collars, gas valve. Install H/C/D laundry docks including all required plumbing including drains. (COST BASED PER JOB - ALL FIXTURES - SEE PLAN SHT. A3). 2. Provide and install all labor and materials for the replacement of the existing sewer lateral. Include testing, documentation, cost of construction and permits. This is a City of Oakland mandate. If after testing of the existing sewer line it is found that the sewer is in serviceable condition then the estimate given in this line item can be applied to the contingency. (COST BASED ON PER L.F.) 3. Provide and install a new automatic seismic gas shut-off valve on the supply side of the existing gas meter. Test for leaks before placing into service.	0	0	0
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28. Electrical **28. Electrical**

1. Provide and install new exterior lighting (7) each on the front, side, rear and general flood lighting locations. New exterior lighting shall be dusk-to-dawn, motion sensor, energy efficient luminaries. Provide and install new pancake electrical boxes w/appropriate wire nuts. Install at existing ext. light circuits. (SEE ELECTRICAL PLAN SHT. E1/A&B). 2. Provide & install new hi-efficacy interior 4" OR 2" recessed light fixtures throughout entire interior hallways, living rooms, bathrooms, & kitchen. Kitchen lighting must be 50% energy efficient w/balance of lighting to be incandescent as an option. Bathrooms can be incandescent as long as they are provided with occupancy sensors. Otherwise hi-efficacy with sensor switch (SEE PLAN SHT. E1). 3. Provide and install (2) new 110/220v, 15-20-50 amp. subpanels w/appropriate breakers. Install (2) 125 AMP. (min).service panels. Remove & dispose of existing wiring, service panels etc. Insure that all new and existing junctions are properly boxed and covered. Provide and install new AFIC at all outlet locations except baths and kitchens. Baths and kitchen shall be appropriate GFIC outlets properly grounded at the panel. Provide and install a min. of (1) exterior GFIC outlet properly boxed and covered. Provide and install interconnected smoke/co2 detectors w/battery back-up in each sleeping room and adjacent hallways. Provide and install (1) new CO2 detector on wall, a min. of 3'-0" off the floor. (1) on each living level. (COST BASED ON PER JOB) 4. Provide and install a new 20 amp. Dedicated electrical circuit for a new 3/4hp garbage disposal, refrigerator etc. as req.. Provide and install new dedicated electrical circuit for new forced air furnace. New electrical circuits shall comply w/ current NEC and Title 24, pt.6 sec. 110.9 of BEES. COST PER JOB	0	0	0
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29. Heating **29. Heating**

1. Provide & install (1) 80% AFUE (min.) forced air units that are properly balanced w/ dampers & follows the 2019 CA Building Energy Efficiency Stds, (BEES), Title 24, part 6, Sec.150(m) and ASHRAE 62.2 ACCA Manual J stds. w/proper load balance for home including R-6 flex ducts through out home for uniform heat distribution including all connects & registers. (UPPER PRIMARY UNIT). 2. Provide and install an electric mini-split heat pump w/(2) heads (min.) in the basement ADU. (1) in the main living area and (1) in the master bedroom. Provide and install all related materials & hardwr.	0	0	0
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30. Insulation **30. Insulation**

1. Provide and install new R-30 attic insulation at the attic level attic as made accessible by replacing damaged ceiling drywall/coverings. (COST BASED ON PER S.F. - SEE PLAN SHT. A4) 2. Provide and install new R-15 wall insulation if accessible and R-19 floor insulation as required. (SEE ARCHIT. PLAN SHT. A3/A & B, A2/A & B & A4).	0	0	0
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31. Cabinetry **31. Cabinetry**

1. Kitchen cabinets shall be replaced on both the 1st & 2nd floor levels including island on upper level. Remove and dispose of all existing kitchen & bathroom cabinets including sinks, faucets drains, traps, counter and backsplashes. Provide and install new owner selected kitchen/bath base and wall cabinets including hardware, fillers, drawer & door handles. Install all cabinets square and level. Provide and install new quartz kitchen/bath counter tops including splash, finished edge and caulking. (LOWER & UPPER FLOOR KITCHENS, BATHS & UTILITY RMS.)(COST BASED ON PER L.F).	0	0	0
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32. Appliances 32. Appliances

1. Provide and install energy efficient ENERGY STAR bathroom exhaust fans including switched circuits, fan and ventilation to the exterior. Properly allow 15 cfm/person times the expected number of occupants. (5) ea. (Broan, NuTone or equivalent). - (COST PER UNIT) . 2. Provide and install (2) new ENERGY STAR stove hood ventilation fans including roof vent kit. Provide and install appropriate electrical outlet for power source. (Fan shall be BROAN, NU-TONE or equivalent). - (COST BASED ON PER UNIT) . 3. Provide & install new ENERGY STAR appliances including gas stove, dishwasher, 3/4 h.p. garbage disposal and refrigerator. Provide and install according to manufactures recommendations. (GE. or equivalent). (1ST & 2ND LEVELS) (COST BASED ON PER UNIT) .	0	0	0
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33. Basement 33. Basement

1. Basement - Clear out all debris and belongings in basement to provide clear & accessible work site. Remove all defective sheetrock/plaster from partition walls to expose wall framing. Replace all damaged wall framing including bottom & top plates and studs. New framing shall be 2x #2 P.T. mudsills and # 2 2x D.F. studs and top plates. Remove entire ceiling covering to expose 1st floor framing. Replace defective floor framing with new # 2 2x D.F. lumber, insulate floor bays w/R-19 fiberglass & replace covering w/ 5/8" gypsum.	0	0	0
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34. Cleanup 34. Cleanup

1. Demo & Cleanup - remove and dispose of the following building components - all existing flooring, underlayment, baseboard, ((E) kitchen(s) (1) ea). cabinets, appliances, all bathrooms, down to studs, toilets, tubs, sinks, (E) kitchen(s) plumbing, electrical, all ceiling lighting & fixtures, (E) designated interior walls, interior stairway, designated interior and exterior doors, (E) designated windows, crown molding, (E) heating system including all components (E) electrical service panel, comply w/City recycle. Policy - (SEE DEMO PLAN A1)	0	0	0
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35. Miscellaneous Items 35. Miscellaneous Items

1. Project management is calculated at 8.5% of total construction cost. 2	0	0	0
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Contractor's Signature: _____

Contractor: JOE SERRANO Address: 30765 PCH STE. #357 City, State, Zip: MALIBU, CA 90265 Phone #: (510) 775-3810	Grand Totals:	0	0	0
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CONTRACTOR'S NOTES:

Contractor is to obtain any necessary permits. Contractor is to provide a copy of their state contractors license, a copy of proof of workers compensation insurance along with this bid to facilitate this loan process. It is important to carefully and accurately provide these cost estimates to the cost of the improvements to satisfactorily complete the rehabilitation work at or below the estimated cost since 203(k) mortgage can't be increased to cover additional expenses. A copy of the termite report is attached and made part of this bid request. All section 1 items must be cleared in the process of this rehabilitation. Labor and materials must be broken out separately as this is a HUD requirement. All work will be completed to a minimum HUD standard or local code requirements whichever is more stringent. All work will be completed in professional workmanlike manner and on "that time is of the essence" basis.

When completed get a copy of this bid request to:
 E-mail:

Joe R. Serrano, Project Manager
 joeserrano56@gmail.com
 TYBERT DEVELOPMENT
 P.O. BOX 5089
 RICHMOND, CA 94805
 (510) 775-3810

