

bid information

LAST UPDATED
9/13/2021

PROJECT SUMMARY TABLE		
OWNER		
YING AND EUGENE WANG		
2535 MADRONA AVENUE, ST HELENA, CA 94574		
PROJECT TEAM		
ARCHITECT	STRUCTURAL ENGINEER	
EAG STUDIO	HC STRUCTURAL ENGINEERING	
1553 FOLSOM STREET, SAN FRANCISCO, CA 94103	1660 S. AMPHLETT #205, SAN MATEO, CA 94022	
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REMODEL NARRATIVE		
<p>Owners Ying and Eugene are planning a fire rebuild of their family's house at 2535 Madrona Avenue. Below is the design packet and build information. It is intended to be carefully value-engineered, but also the end result is to be a design showcase and high-quality build. The home systems, the fixtures and finishes are to be of superior quality, but with a smart approach to ensure that the investment is stretched strategically every step of the way.</p> <p>Please see the following information and let me know if this is a project that will fit within your pipeline in the upcoming months. We don't plan on reaching out to many general contractors but we want to ensure it may be a good fit for your firm.</p>		
POTENTIAL CONSTRUCTION SCHEDULE*		
MAIN CHECKPOINTS	START	END
CONSTRUCTION KICK OFF MEETING	10/6/2021	10/6/2021
SITE PREP	10/18/2021	10/30/2021
FOUNDATION	11/28/2021	1/9/2022
FRAMING	1/30/2022	4/3/2022
FRAMING AND TRADE INSPECTIONS	3/7/2022	4/11/2022
INSULATION	3/10/2022	3/14/2022
DRYWALL	3/17/2022	3/24/2022
INSTALL FINISHES	6/27/2022	10/8/2022
PUNCH OUT AND CLEANUPS	7/18/2022	8/7/2022
FINAL INSPECTIONS	7/28/2022	8/7/2022
* to be updated with GC's input		
BID DOCUMENTS		
> PLANS	DIGITAL LINK	
ARCHITECTURAL SET	ARCHITECTURAL AND LIGHTING AND WIRING PLANS	
STRUCTURAL PLANS	STRUCTURAL PERMIT SET LINK	
> DESIGN DOCUMENTS	DIGITAL LINK	
DESIGN SET	DESIGN SET PDF	
DESIGN STORYBOARD	DESIGN STORYBOARD PDF	
OTHER BID INFORMATION		
> ALLOWANCES (MATERIAL ONLY)	Please use these numbers as preliminary allowances for those categories	
KITCHEN AND BATHROOM CABINETRY	\$65,000	
EXTERIOR WINDOWS AND DOORS	\$75,000	
ROUGH AND FINISH PLUMBING	\$15,000	
APPLIANCES	\$25,000	

SURFACE LIGHTING FIXTURES	\$15,000
INTERIOR TILE	\$22,000
INTERIOR STONE AND COUNTERS	\$18,000
EXTERIOR PAVERS (AT GRADE)	\$6,500
MISC HARDWARE	\$1,750
WALL PAPER AND WALL TREATMENTS	\$2,500
BATH HARDWARE	\$1,750
OTHER ALLOWANCES	Please provide a fully inclusive bid with all allowances remaining so the clients can get a full overview of all construction costs at once when reviewing your bid.
> EXCLUSIONS	Please exclude the following from your bid
CLOSET SYSTEMS	BY OTHERS
PLANTINGS (PLEASE INCLUDE HARDSCAPING)	BY OTHERS
WINDOW COVERINGS	BY OTHERS
> PRACTICAL INFORMATION	
EXISTING PHOTO LINK	PHOTO LINK
SUB WALK-THROUGH	Can be scheduled just about anytime with 48-hour notice. Please contact terndrup@eagstudio.com to set one up.
PRINTOUTS	Let us know if you would like us to print you a bid package set for you.
INTELLECTUAL PROPERTY	Please help protect intellectual capital and do not distribute the PDFs provided in this email at large. The documents are intended for you, the recipient, only. Kindly understand that there is too much intellectual property to share digitally, particularly on the Design Storyboard. If you wish to receive subsets for your subs, please don't hesitate to ask EAG to issue partial PDF sets as appropriate. It may also simplify the bidding process.
BID FOLDER	For your use only, please download the files to your local folder at once for future reference: BID DOCS FOLDER - ALL FILES
VALUE-ENGINEERING	We are VERY opened to your thoughts in terms of value-engineering. When you submit your bid, please include any thoughts you may have to keep the cost in control, or feel free to run them in advance by terndrup@eagstudio.com and/or vin@eagstudio.com
PRINTOUTS	Let us know if you would like us to print you a bid package set for you.
CLARIFICATIONS / RFIs	Don't hesitate to submit any questions you may have. Please email terndrup@eagstudio.com and/or vin@eagstudio.com
TIMELINE	We are hoping to start the project in mid fall. Permit is on hand. We are hoping to receive your bid by end of July. When you can, could you let us know if you're interested in considering this project and if it works within your pipeline.