

EXHIBIT "C"

INVITATION TO BID
For
LANARE COMMUNITY CENTER

Self-Help Enterprises (SHE)
A Nonprofit Housing and Community Development Organization

Self-Help Enterprises (SHE) is requesting bids for the rehab of a ~ 3,300 square foot one-story building and associated infrastructure located in the unincorporated community of Lanare at 20620 S. Grantland Avenue, Riverdale, CA 93656. This project is bound by federal regulations, including the County of Fresno through the American Rescue Plan Act (ARPA).

Project Details:

The construction includes grading and associated civil work amenities include, but are not limited to, parking lot, pedestrian walkways, commercial kitchen, office, multi-use bathrooms, and storage.

NOTE: Bidders are expected to adhere to Davis-Bacon Prevailing Wage requirements

Contact Information:

For bid documents and inquiries, please contact:

Estevan Benavides, Sr. Project Manager

8445 W Elwin Court

Visalia, CA 93291

(559) 802-1786

Estevanb@selfhelpenterprises.org

For Architect questions, please contact:

Locke Macomber, Sr. Designer

1331 T Street

Sacramento, CA 95811

(916) 443-1033

Lmacomber@mogaveroarchitects.com

Bidding Process:

- **The bid will open on March 20, 2024**
- **Perspective bidders are encouraged to attend a bid walk that will be held on April 3, 2024, from 1pm -3pm.**
- **Bids must be submitted via email to Estevan Benavides by 4 p.m. on April 5, 2024**
- **The bidding process will open on March 20, 2024, and close on April 5, 2024 at 4 p.m.**

Thank you for your interest in participating in this project. We appreciate your attention to detail and timely submission of bids. We look forward to starting this project and thank you for your interest in working with Self-Help Enterprises.

Exhibit “D”

Scope of Site Work:

1. Parking lot

- ADA parking stall(s)
- Seal
- Stripe

2. Fencing

- Front Gates
- Perimeter

3. Lighting

- Parking lot poles (E)

4. Utilities

- Water

5. Flatwork

- ADA (new truncated domes)
- Walkway to playground / bathrooms (R&R)
- Walkway to BB court from bathroom

6. Landscaping

- Upgrade drip
- Extend Drip (along walkways)
- Planting / ground cover (low maint.)
- Stripe Basketball Court

7. Solar (sizing estimate \$59,600)

- Rooftop
- Solar port
- Panel upgrade
- Battery (Add alt)
- Carport (Add alt)
- Roof Mount (Add alt)

Main Building (good general condition)

8. Exterior

- Roofing
- Paint
- House lights (exterior wall mount lighting)
- Signage

Envelope

9. Entry Doors

- Adjust / maintain existing doors / closures/ weather strip (3)
- New double door (replace existing window opening)

10. Windows

- Retro
- IG
- Cavity infill (below windows)

11. Insulation

- Walls unknown
- Ceiling
- Roofing / Water proofing

Interior

12. Ceiling

- T-bar (R&R)

13. Walls

- Patching / repair
- Paint

14. Interior doors

- Reset and Repair
- Paint
- Hardware

15. Restrooms

- Redesign / rehab bathroom(s)
- Provide accessible bathroom

16. Kitchen

- Cabinets
- Countertops – Solid surface

17. Appliances

- Stove
- Fridge

18. “Clinic”

- Front area
- Back room (exterior access)

Plumbing

19. Water

- Evaluate condition / size/ service

- Replace Water Heater

20. Sanitary

- Scope Line(s)
- Inspect septic tank

21. Fixtures

- Sinks
- Faucets
- Water fountain

22. HVAC

- Replace evap cooler with heat pumps

23. Electrical

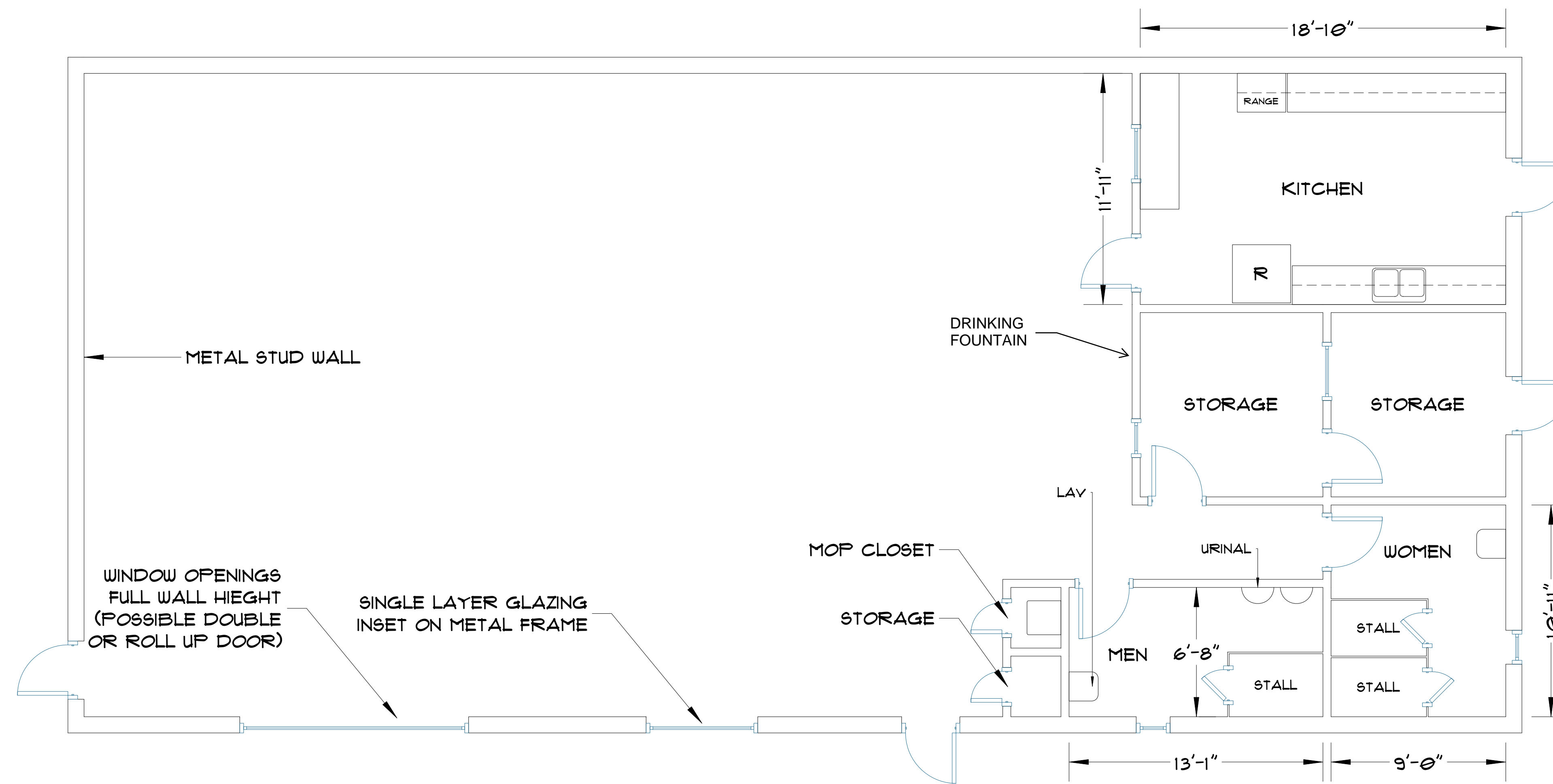
- R&R ceiling fixture bulbs
- Code updates
- Subpanel
- Smoke / CO alarms

24. Floor Covering

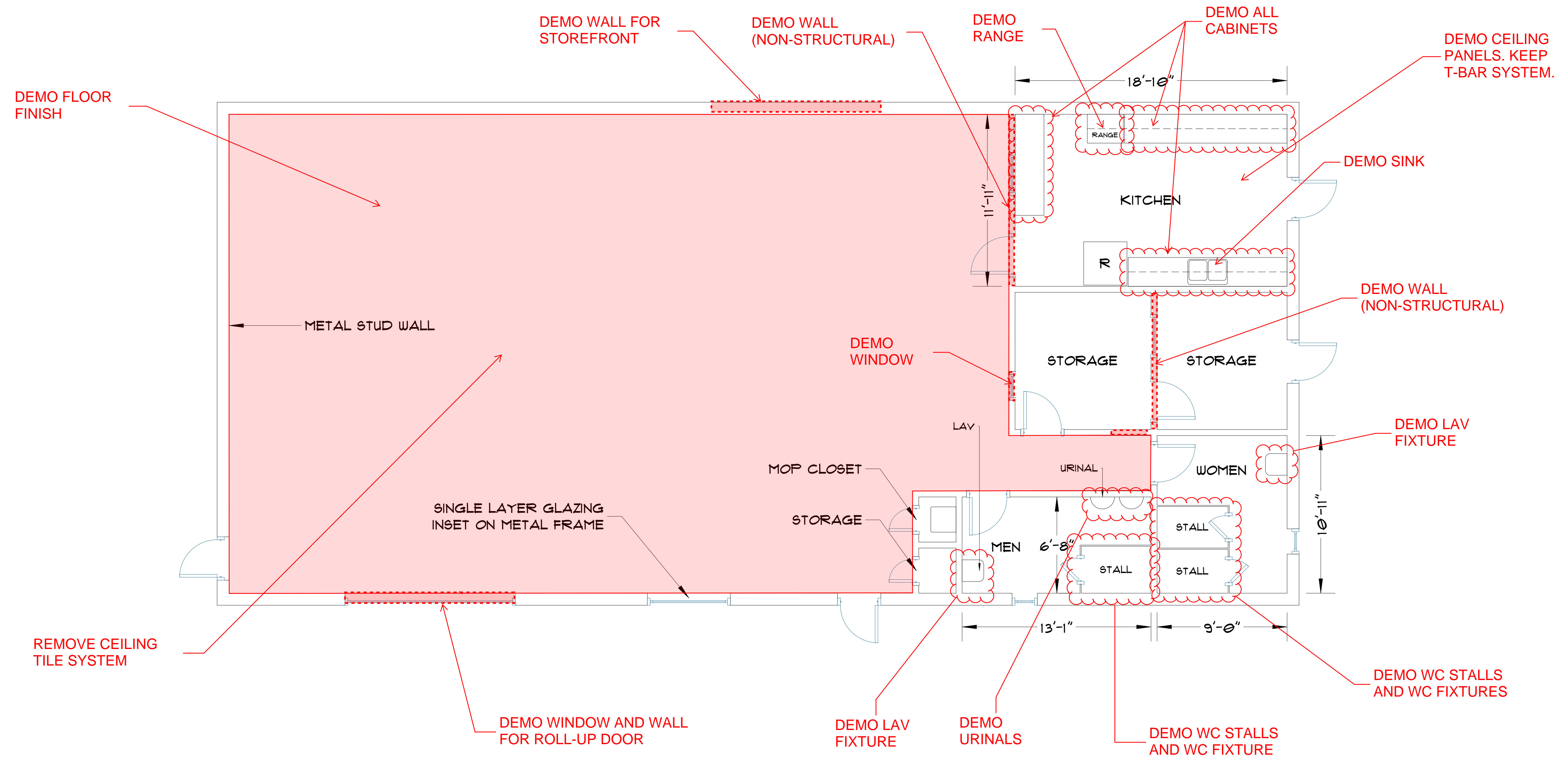
- Main room
- Kitchen
- Bathrooms

25. Low Voltage

- Structural wiring
- Access points
- Cameras
- Hardware (POE switch / battery backup)



EXISTING PLAN



PRELIMINARY DEMOLITION PLAN

EXTERIOR SCOPE

- REPLACE OR REPAIR ROOF. PREPARE FOR SOLAR
- REPAIR METAL PANELS.
- PAINT EXTERIOR ELEMENTS
- REPLACE AND/OR ADD EXTERIOR LIGHT FIXTURES
- RESET, REPAIR AND PAINT EXTERIOR DOORS. UPDATE HARDWARE
- RETROFIT OR REPLACE WINDOWS
- REPLACE/ADD INSULATION TO EXTERIOR WALLS

INTERIOR SCOPE

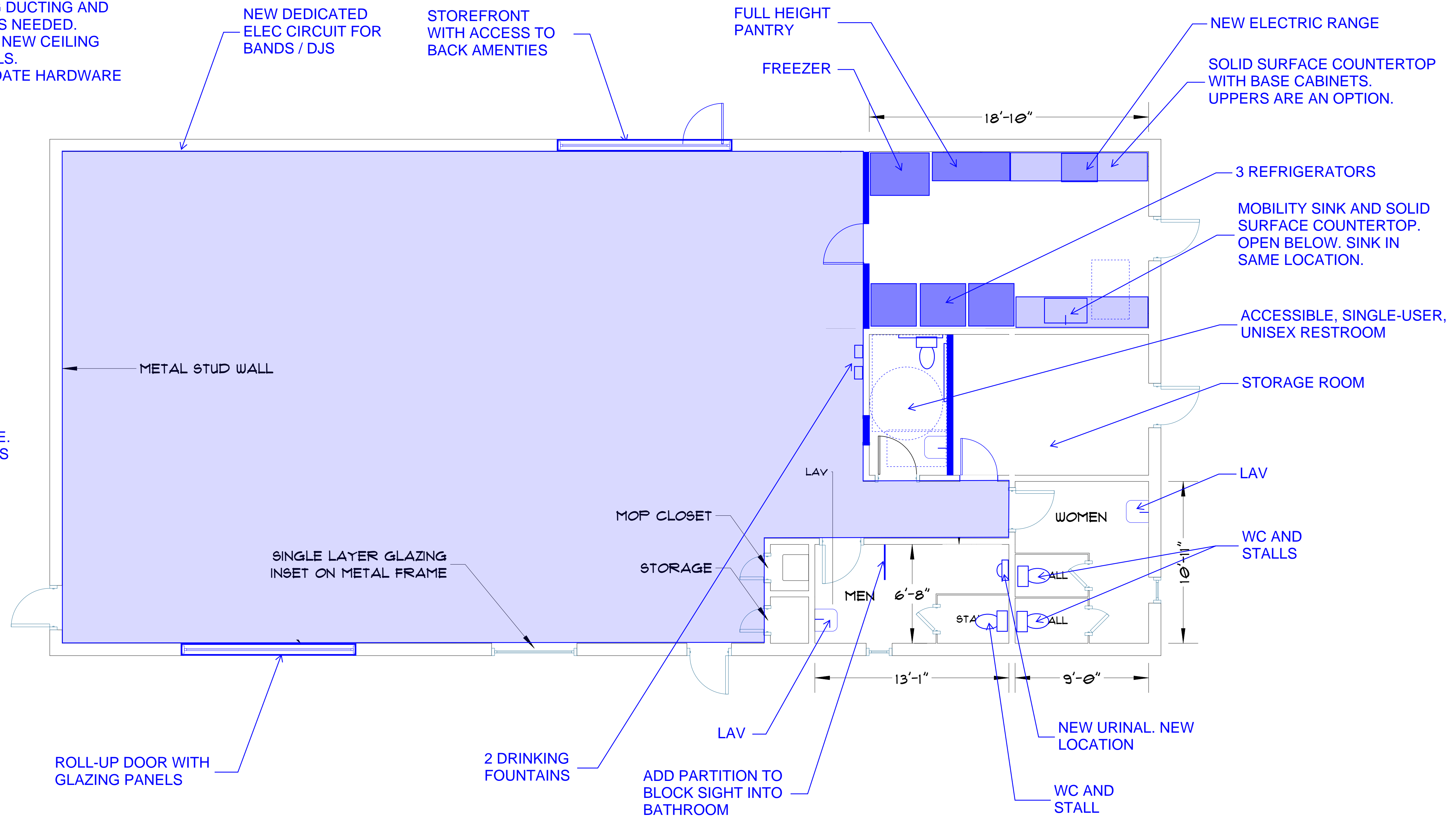
- REPAIR AND REFINISH ALL FLOORS. STAINED AND SEALED EXPOSED CONCRETE.
- REPAIR, REFINISH AND PAINT ALL WALLS. ADD WALL INSULATION.
- OPEN CEILING IN MAIN ROOM. PREPARE EXISTING DUCTING AND STRUCTURE. VERIFY EXISTING INSULATION, ADD AS NEEDED.
- IN KITCHEN, BATHROOMS AND STORAGE ROOMS: NEW CEILING PANEL TILES. ADD T-BARS AS NEED FOR NEW WALLS.
- RESET, REPAIR AND PAINT INTERIOR DOORS. UPDATE HARDWARE
- ADD SIGNAGE TO MEET CODE COMPLIANCE

MEP SCOPE

- EVALUATE WATER CONDITION, MAY REPLACE WATER HEATER
- INSPECT SEPTIC
- REFURBISH EXISTING PLUMBING FIXTURES, REPLACE OR REPAIR AS NEEDED. UNLESS NOTED, FIXTURES TO REMAIN IN SAME LOCATION IN EXISTING.
- NEW ACCESSIBLE WATER FOUNTAIN
- REPLACE EXISTING HVAC SYSTEM
- R&R LIGHT FIXTURES WITH LED
- ELECTRICAL CODE COMPLIANCE.
- MAY NEED TO UPDATE SUBPANEL
- REPLACE SMOKE AND CO2 ALARMS
- LOW VOLTAGE WIRING

ADJACENT OFFICE BUILDING (APPROX. 320 SF)

- REMOVE INTERIOR WALLS.
- MATCH INTERIOR AND EXTERIOR BUILDING SCOPE.
- MEP SCOPE LIMITED TO UPDATED LIGHT FIXTURES AND MINOR ELECTRICAL REPAIRS.



PRELIMINARY FLOOR PLAN

S Grantland Ave

S Grantland Ave

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S Grantland

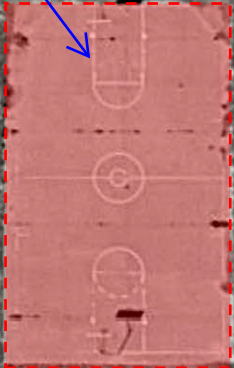
Frontage:
- upgrade existing drip



Office Building

Main Building

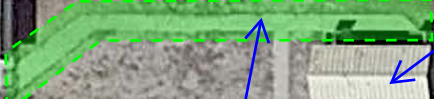
Basketball Court not in scope



Exterior Amenities not in scope



Exterior Bathrooms



Drought resistant landscape improvements on either side of walkway



Playground not in scope

