

**INVITATION FOR BID
(IFB) HDC-2026-01
GENERAL CONTRACTOR SERVICES
Monterey County Housing Authority Development
Corporation (HDC)**



TO: Prospective Bidders

FROM: Delayna Cambunga, Procurement & Contracts Supervisor

RE: Invitation for Bid – General Contractor Services

GENERAL CONTRACTOR SERVICES

Issue Date: September 10, 2026

The Monterey County Housing Authority Development Corporation ("HDC") invites sealed bids from qualified general contractors ("Bidders") to furnish all labor, materials, supervision, equipment, permits, fees, testing, coordination, and other services necessary to rebuild and restore Casanova Plaza at 800 Casanova Avenue, Monterey, California 93940 (the "Project"). Bids will be received via mail or email until **October 6, 2026, at 5:00 p.m.** (the "Bid Deadline"). Bids received after the deadline will be considered non-responsive, automatically disqualified, and will not be considered. Bids will be opened on September 10, 2026 at 8am at 123 Rico Street, Salinas, CA 93907.

Bids shall be submitted to:

Delayna Cambunga

Mail: Monterey County Housing Authority
Development Corporation 123 Rico St.
Salinas, CA 93907



Tel 831 775 5000 - 123 Rico St. Salinas, CA 93907 – www.hamonterey.org



GENERAL PROVISIONS

HDC invites qualified Bidders to submit proposals for qualified general contractors to furnish all labor, materials, supervision, equipment, permits, fees, testing, coordination, and other services necessary to rebuild and restore the Project following a fire that damaged the Project on March 9, 2026. The architect for the project is The Paul Davis Partnership (the "Architect"). The demolition and construction work to be performed at Casanova Plaza Apartments will be based on the plans and specifications from the Architect.

Key Dates:

- **Opening Date:** September 10, 2026
- **Closing Date:** October 06, 2026, at 5:00 p.m.

All questions must be submitted in writing between these dates. Questions should be sent to:

Delayna Cambunga

Mail: Monterey County Housing Authority Development Corporation (HDC)

123 Rico St.

Salinas, CA 93907

Email: dcambunga@hamonterey.org

Responses will be provided via written addenda posted on the website.

1. PURPOSE

The purpose of this solicitation is to solicit bids and establish a construction contract for general contractor services consisting of demolition and construction work to rebuild the Project, which partially collapsed following a fire that occurred there on March 9, 2026.

2. PERIOD OF CONTRACT



Tel 831 775 5000 - 123 Rico St. Salinas, CA 93907 – www.hamonterey.org



The initial contract shall commence on or about November 2026. The required completion milestones and performance period shall be identified in the final contract documents.

3. SCOPE OF WORK

The successful Bidder shall provide general contractor services necessary to rebuild and restore the Project, including all labor, materials, supervision, equipment, permits, fees, testing, coordination, and other services. The Project is expected to include general conditions; temporary power, facilities, fencing, and equipment; demolition and debris removal; cleaning and odor control; reconstruction and repair of affected units and common areas, including insulation, flooring, walls and ceilings/drywall, painting, electrical, plumbing, doors and windows, roof framing and roofing, stucco and other exterior work, and utilities; and permits, engineering, and closeout work.

Each Bidder must verify quantities, conditions, repair methods, code requirements, and pricing. The estimate is subject to contractor verification and possible insurer review, revision, and approval; the final scope of work, plans/specifications, and addenda will supplement or supersede the estimate and control if inconsistent. The scope of work is attached hereto as **Attachment A**.

4. LOCATION OF PROPERTY

Casanova Plaza Apartments is located at 800 Casanova Avenue, Monterey, CA 93940.

5. ADDITIONAL REQUIREMENTS

Bidder shall include with their bid response:

- Client References
- Proof of Insurance as specified below
- Proof of a bid bond, certified check, or other instrument equivalent to five percent (5%) of the bid price, providing assurance that the Bidder, upon HDC's acceptance of the bid, will execute such contractual documents as required by this solicitation.



6. INSURANCE REQUIREMENTS

Prior to commencement of work, the successful bidder shall obtain and maintain throughout the contract term the following insurance:

- **Commercial General Liability Insurance:** Minimum \$1,000,000 per occurrence; \$2,000,000 aggregate; endorsed to include the Housing Authority of the County of Monterey (the "Housing Authority") and HDC and their officials as additional insureds (ISO CG 20 10 04 13).
- **Automobile Liability Insurance:** Minimum \$1,000,000 combined single limit, covering all vehicles used.
- **Workers' Compensation and Employer's Liability Insurance:** Statutory limits; at least \$1,000,000; Waiver of Subrogation in favor of the Housing Authority and HDC.
- **Builders Risk:** "All Risk" insurance against loss or damage by fire, flood and such other risks and matters, including without limitation, business interruption, rental loss and public liability. The amount of such insurance will not be less than one hundred percent (100%) of the full replacement value of the Project, including the cost of debris removal, without deduction for depreciation.
- **Performance and Payment Bonds:** Evidence of a payment and performance bond equal to 100% of the contract price, or evidence of multiple payment and performance bonds, each for 50% or more of the contract price.

Certificates of insurance must be provided to:

Delayna Cambunga

123 Rico Street, Salinas, CA 93907 Email: dcambunga@hamonterey.org

Additional provisions:

- Insurance must be maintained throughout the contract duration.
- All policies and bonds shall be issued by authorized insurers or sureties with an A- (or higher) rating.
- Policies shall include a 30-day notice of cancellation.



- All coverage shall waive subrogation rights against the Housing Authority and HDC.
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7. EQUAL EMPLOYMENT OPPORTUNITIES

Bidder shall not discriminate against any employee or applicant based on race, color, religion, sex, national origin, or disability.

8. LICENSE REQUIREMENTS

- Bidder must hold all necessary licenses required by law, including a valid business license.
 - Bidder certifies that if awarded the contract, they will provide a copy of their current business license.
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9. SECTION 3 COMPLIANCE

Work performed under this contract is on an affordable housing project. Bidder shall provide opportunities for training and employment to low-income residents and award contracts to local businesses when feasible, in accordance with Section 3 of the Housing and Urban Development Act of 1968.

10. BID SUBMISSION

Bids may be hand delivered or mailed to Monterey County Housing Authority Development Corporation (HDC) 123 Rico St. Salinas, CA 93907 arriving no later than October 06, 2026, at 5:00 PM. Bids received after the deadline will not be considered. HDC assumes no responsibility for delays or issues related to mailing bids.

11. BID PREPARATION AND SUBMISSION

- Bidders shall examine this solicitation, all exhibits, plans/specifications, addenda, and available site information. Failure to do so will be at the Bidder's risk. Each Bidder is



responsible for verifying existing conditions and its takeoff, means and methods, labor/material/equipment needs, and ability to complete the Project.

- Each Bidder shall furnish all information required by the solicitation and submit a complete, signed Bid Form. The Bid must be signed by an authorized representative; a bid signed by an agent must include evidence of authority. Erasures or changes must be initialed by the signer.
- Each bidder shall complete **Attachment B** (Bid Sheet).
- Complete **Attachment C** (Questionnaire).
 - The Bidder shall show that it has experience with constructing or rehabilitating multifamily properties similar to the Project. To be considered responsive, the Bidder shall have successfully completed the construction or rehabilitation of at least three (3) multifamily properties similar to the Project.
 - The Bidder shall show that it has the processes and capacity to handle change orders, quality control, and safety protocols that are expected of a general contractor for projects similar to the Project. Failure to make this showing shall result in the Bidder being deemed non-responsive.
- Complete **Attachment D** (Conflicts Certification) any conflict of interest will result in the Bidder being deemed non-responsive.
- Each paper bid shall be sealed and clearly marked "Casanova Plaza Reconstruction – Invitation for Bids," with the Bidder's name and the Bid Deadline.
- Bids will be opened at 123 Rico St. Salinas, CA 93907 on September 10, 2026.
- Each bid shall remain irrevocable and valid for the **90 day period** following the Bid Deadline, unless determined by HDC, in its sole discretion, that there was a material mistake in the bid that is clearly evident on the face of the bid document.
- A Bidder may modify or withdraw its bid only by written notice received before the Bid Deadline. The notice must identify the Bidder and be signed by an authorized representative. A replacement bid or modification must be submitted in the same manner as the original and clearly marked.
- All protests shall be submitted in writing to Delayna Cambunga 123 Rico Street, Salinas, CA 93907 Email: dcambunga@hamonterey.org.



- A detailed price breakdown by labor, materials, equipment, supervision/general conditions, subcontractors, permits/fees, taxes, overhead and profit, allowances, alternates, unit prices, and exclusions.
- Confirmation that the price includes all work reasonably necessary to restore the Project as required by the final scope, plans/specifications, and addenda, whether or not every item or quantity appears in **Attachment A**, with any exclusions or assumptions separately identified.
- Include proof of insurance, licensing, and bonding.
- Sign the bid submission.

12. PRE-CONTRACTUAL EXPENSES

Pre-contractual expenses refer to costs incurred by prospective Bidders in connection with:

- Preparing a proposal in response to this solicitation
- Submitting the solicitation to HDC
- Any other expenses incurred by the Bidders prior to the execution of a formal contract

Neither the Housing Authority nor HDC shall not be responsible or liable for any pre-contractual expenses incurred by Bidders under any circumstances.

13. RIGHTS RESERVED

HDC reserves the right to:

- Withdraw this solicitation at any time without prior notice.
- Reject any or all proposals that do not meet the specified requirements or that are not in the best interest of the HDC.
- Postpone or cancel the bid process or any part thereof.
- Make no award if it is deemed to be in the best interest of HDC.
- Require successful bidders to submit detailed work plans, schedules, and safety programs prior to contract award.



- Modify the scope of work or specifications prior to contract award, provided such modifications are issued via addendum to all bidders.
- The Bidder cannot assign or transfer their rights or obligations to a third party (like another individual or company) without the written approval of HDC.

14.COMPLIANCE WITH MUNICIPAL, STATE, & FEDERAL LAWS

All Offerors must adhere to all applicable municipal, state, and federal laws related to conducting business, including but not limited to licensing, labor, and health regulations. The laws of the State of California shall govern the interpretation, validity, and enforcement of this bid, the awarding process, and any contractual agreement resulting from it.

15.CONTRACT AWARD AND PAYMENT

- Contract award will be made based on lowest responsible bid.
- HDC may reject a bid as nonresponsive if any of the following applies:
 - The Bidder fails to comply with a material solicitation requirement or submit a required form, signature, acknowledgment, or attachment;
 - The bid contains a material qualification, exclusion, ambiguity, or deviation from the solicitation;
 - The bid is late or improperly submitted;
 - The Bidder lacks the required license, experience, capacity, bonding, or safety record, or fails to meet the minimum required insurance coverage types and minimum limits or other responsibility requirements; or
 - The Bidder or a key principal has an actual, apparent, or potential conflict of interest or fails to comply with applicable ethics, procurement, funding, labor, or other legal requirements.
- HDC may reject any or all bids, waive informalities or minor irregularities, request clarifications where permitted, cancel or amend this solicitation, or resolicit, without liability, subject to applicable law and funding requirements.



- If two or more bids are otherwise equally favorable, HDC shall publicly draw the names to break the tie or use another lawful, random method to break such tie.
 - Payment will be upon submission of invoices referencing purchase orders if needed, conforming to contract terms.
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The undersigned certifies that the information provided is true, that they have read and understand the terms and agree to abide by all conditions herein.

Name:
Title:
Business:
Address:
Phone:
Email:
Signature:
Date:



MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION (HDC)
123 RICO ST. SALINAS, CA 93907

ATTACHMENT A – Scope of Work

1. Rehab or Demolition:

- Work on the middle section to reframe, insulate, and rewire as necessary. Before any work is to remediate for mold and asbestos. Abatement Contractor

2. Framing and Structural Repairs:

- Complete framing and structural repairs in Building #1 and reassess for 80 units across Buildings #2 and #3.

- Address dry rot and structural issues caused by water leaks and flood areas

- Inspect and repair any damaged structural framing, including exterior patios and decks. Use redwood or cedar for exposed lumber and pressure-treated wood for covered areas. All brackets must comply with local standards and building codes.

3. Plumbing:

- Upgrade plumbing units, including supply and waste lines, and install low-flow toilets and modern vanities. Tub faucets, tub 3-piece w/ new valves and fixtures

- Replace main shut-off valves and backflow preventers and install new fixtures such as faucets and sinks. Kitchen and bathroom w/ connectors and finish fixtures: vanities, towel bars, toilet paper holders

Toilet flange replacement. Grab bars were indicated.

Replace central water heaters and system with a new circulating system, up to date, and earthquake straps.

Install Flowline; existing underground sewer laterals.

4. Drywall and Finishing:

- Install new drywall with texture finish, using moisture-resistant materials in bathrooms and kitchens.

- Patch existing holes and cracks in drywall.

5. Painting:

- Apply interior primer and at least two coats of low-VOC, semi-gloss paint for trim and walls. Primer sheetrock throughout

- Repaint and reseal around all openings. Patch small holes from 12 inches to a pinhole

- Paint fire boxes the color red. Also, the decks must be sealed, primed, and painted

6. Roofing:

- Perform a complete tear-off and replacement of the roofing systems for Buildings #1, #2, and #3.

- Install new gutters and ensure they connect to site drainage effectively.

7. Solar Panels:

- Install solar panels, ensuring compliance with local codes and proper electrical integration.

8. Electrical:

- Rewire electrical systems throughout the three buildings, upgrading panels and circuits as needed. Outlets, GFI

- New LED light fixtures inside the units and common areas, and exterior lighting

9. Exterior Work: Asphalt

- Remove and refurbish asphalt driveways and striping, including necessary stop blocks.
- Add curves as needed; do not copy

Repair or replace any existing damage; keep any manholes and storm drains

10. Stucco and Exterior Repairs:

- Patch and repair cracked stucco as necessary on building exteriors.
- Ensure proper waterproofing and aesthetics. The middle building will require 80-100% of the stucco

11. Entry Doors:

- Replace entry doors with steel frames and metal doors equipped with panic bars.
- Implement a key fob entry system for units, providing adequate training for reprogramming.

12. Accessibility Compliance:

- Ensure all renovations comply with ADA requirements, including new locks and door systems. All unit entry doors and exterior main entrance doors

13. All architectural work:

- Following modernization will include plumbing, electrical, framing, and landscaping design for the mechanical system

14. Fire system design of all components:

- Including smoke alarms, panels, and connections; fire alarm tools find alarm sensors, and low-voltage wiring/installation

15. Fire sprinkler piping installation:

- Adequate design with risers and switches in design drawings to install new sprinkler systems throughout the units, common areas, and dumpster areas; also, the installation of a backflow. To include exterior bells.

16. New signage:

- To be designed to meet the local standards in the codes of the city and municipality, one for the main entrance and one for the side driveway entry for the tenants

17. Weed abatement /tree trimming and removal on the property:

- Also trim and remove trees that are on the property; remove trees with uncertain roots that are now at the surface, causing a possible danger to the building and the safety of the Tenants and visitors.

18. Replace all existing windows with E-rate:

- Glass tinted to meet the requirements; seal the windows on the exterior and interior

19. Wall furnaces:

- Will be replaced in all units. Before the replacement, each unit must have the proper ventilation installed. In the middle of the building, the chimney will need to be replaced completely. Additionally, there is a central heating unit in the common area that must comply with local codes. Replacement to include new chimney; gas valves, flex lines, and rigid pipe to meet code.

20. Flooring:

- All common areas will feature glue-down planking that is 5 mil thick, with a color chosen by management. For the units, carpeting will be installed in all bedrooms and open areas, such as kitchens and halls, with 5 mil glue-down planking. Units will have colonial-style baseboards that are 5 inches high, while common areas will have 5-inch vinyl cove bases.

21. Elevator:

- A. Layout Engineering: Structural load calculations and securing permits from the California Department of Industrial Relations ("DIR").
- B. Construction: Deep structural and shaft construction, including hoists, excavation, waterproofing, and concrete foundation design.
- C. Mechanical Installations: Guard rails, tower weights, and laser alignments for rails under the car.
- D. Platform Compliance: Meets CDC Chapter 11 accessibility requirements.
- E. Drive Systems: Configuration of hydraulic and traction systems with proper piping.
- F. Electrical Integration: Includes lockable disconnect switches and compliance with NSPA 72.
- G. Fire Alarm Systems: Designed for fire alarm recall.
- H. Accessibility: Phases 1 and 2 comply with ADA Title 24, including health inspections.
- I. Safety Tests: Safety buffer loading tests at 125% capacity, with required field inspections and operational permits.

21. Administration:

- All vendors must meet the Department of DIR requirements and must be registered at the time of submitting a response to the IFB. You will be asked for any renewal updates, including your California licensing, W-9 form, and liability insurance.
- Any changes to the order must be pre-approved by HDC's project manager before starting any job. Work commenced without HDC's project manager's approval will not be compensated. Each vendor is responsible for removing all debris according to local laws. Receipts will provide construction and demolition.
- All personnel on our site must wear safety gear and high-visibility equipment. All equipment on the property must be in working and safe condition. If any equipment is not safe, the project manager will require it to be repaired before work can continue.
- Employees will be interviewed about wages to meet DIR requirements.

**MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION (HDC)
123 RICO ST. SALINAS, CA 93907**

ATTACHMENT B -BID FORM

Bidder Information:

Legal Name: _____

Address: _____

City/State/ZIP: _____

Contact Name and Title: _____

Telephone Number: (____) ____ - _____

E-mail Address: _____

License No.: _____

Base Bid:

\$ _____

Bid Validity / Addenda:

Valid for [____] days; Addenda acknowledged: [____]

Required Letterhead Attachment:

Attach a statement on letterhead containing the pricing structure and a detailed breakdown of labor, materials, equipment, subcontractors, supervision/general conditions, permits/fees, taxes, bonds, insurance costs for the minimum required coverage types and limits, overhead/profit, allowances, alternates, unit prices, exclusions, assumptions, proposed schedule/duration, and any substitutions or exceptions. Confirm that the pricing covers all work required by the final scope, plans, specifications, and addenda, and identify any unresolved exclusions.

Signature of Bidder: _____

Name: _____

Title: _____

**MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION (HDC)
123 RICO ST. SALINAS, CA 93907**

ATTACHMENT C - Proposal Submission Form & Project Handling Procedures

For the General Contractor Services at Casanova Plaza Apartments, submit in accordance with and in compliance with your Invitation to Bid. (You may include a separate sheet on your company's letterhead addressing the following questions.)

1. Company Information

Company Name: _____

Contact Person: _____

Address: _____

Phone Number: _____

Email: _____

2. Experience & Past Projects

List of relevant landscaping contracts you've had in the past 5 years:

Project Name: _____ Date: _____ Size/Scope: _____

Project Name: _____ Date: _____ Size/Scope: _____

Project Name: _____ Date: _____ Size/Scope: _____

3. Process for Handling Extra Work-

Describe your company's process for identifying, submitting, and obtaining approval for additional work outside the original scope:

How do you ensure communication and documentation during this process?

4. Quality Control & Safety-

Briefly describe your safety protocols:

**MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION (HDC)
123 RICO ST. SALINAS, CA 93907**

ATTACHMENT D – Conflicts Certification

I, _____, hereby certify on behalf of _____ (the Bidder) and its key principals that: (i) to the best of my knowledge, no actual, apparent, or potential conflict of interest exists with HDC, the property owner, the Housing Authority, or their respective board members, officers, employees, consultants, or agents; (ii) the Bidder has disclosed below any relationship or interest that could reasonably appear to affect impartiality; (iii) the Bidder has not offered or received an improper gratuity, payment, or other benefit in connection with this procurement; and (iv) the Bidder will promptly disclose any conflict arising before contract completion. Disclosures or exceptions: [None / describe].

Signature of Authorized Representative of Bidder: