



SCOPE OF WORK



DIVISION	SINGLE FAMILY
PROGRAM	NEW HOME DEVELOPMENT PROGRAM
PROJECT NAME	4 X 4 ALL TERRAIN SINGLE FAMILY RESIDENCE
PROJECT LOCATION (On-site, Remote, or Hybrid)	4600 ROBERTSON ST., HOUSTON, TX 77009
DATE	10/23/2023

OVERALL DESCRIPTION

What does the project entail? What are the delivery methods? (Describe overall project)

The City of Houston's Housing and Community Development's, New Home Development Program is soliciting qualified contractors to provide bids for complete labor and material cost to build a new 1,759 sq. ft. single family residence on a 5,000 sq. ft. lot in the Northeast Greater Houston Area located at 4600 Robertson Street, Houston, Texas 77009.

As a part of the bid process, the **Housing and Community Development Department** will be seeking non-monetary/ in-kind donations from various corporate sponsors and organizations, where all donations and commitments will directly impact and align perfectly with the mission of this single-family pilot project.

Please find attached the bid document which breaks down construction components for this home to identify the labor and material needed to complete the new home and the permitted set of construction documents for your reference and use.

For any omitted components not listed in this request for bid or any questions that bidders have for clarification, HCDD asks that bidding contractors submit, in writing, requests for information (RFI), submitted to the HCDD Procurement Department prior to bid.

For any in-kind donations that are received with the bid, HCDD may consider that donation and may remove them from the scope to offset the cost of construction. Donations may include but are not limited to any time and labor donations or any material donations.



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DETAILED SUMMARY OF WORK

Describe the details of the work and/or service required.

PROJECT DESCRIPTION:

- The 4x4 All Terrain house is a uniquely elevated two-story home, situated on a 5,000 square foot corner lot that takes advantage of the views of a local City of Houston Park.
- The site will be graded and finished with a sloping combination pervious cover/ gravel driveway and concrete sidewalk to create a comfortable “zero entry” pathway to a 238-sf wood deck entry patio, beneath a fiber cement clad wall/soffit system.
- This 1,759 sf, 3 bedrooms, two bath, single family home features an open concept, first floor living area, with a two-story high ceiling in the 225-sf living room which creates a loft feel to the second floor.
- The exterior of the home will be clad with a two-level standing seam metal roof system that will “waterfall down the sides of the home creating a combination metal siding / “wood look” (fiber cement siding) that will provide for a low-maintenance, energy efficient, and functional single-family home.

INSTRUCTION TO BIDDERS:

- All Contractor bids shall include cost for labor and material which include all site specifics, such as site prep, site demo, tree removal, all water with sewer taps, ready to build as a “Turnkey” project per the construction documents under project name 4x4 ALL TERRAIN, prepared by architect Nicolas Cascarrano for the property listed as 4600 Robertson Street, Houston, Texas 77009.
- All bid line items shall be bid to include labor and material cost separately as shown on the provided bid document.
- All bids shall include warranty periods that include a 2-year workmanship, 2-year systems (MEP) and a 10-year structural system warranty coverage.



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See attached Permitted Plans and Exhibit A - Specifications

END



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EXCLUSIONS (IF APPLICABLE) Notate the tasks/items that are not requested

N/A

MILESTONES AND PROJECT DELIVERABLES

DELIVERY DATE	TASK
XX/XX/XX	14-day bid process preferred
XX/XX/XX	
XX/XX/XX	
XX/XX/XX	