Plumas County Community Development Commission

INVITATION FOR BID

Project Description:

The Plumas County Community Development Commission (PCCDC) invites qualified Contractors to bid the work described below (all labor, equipment and materials) for housing complex Wildwood Village 366/400 Meadowbrook Loop, Chester, CA 96020.

Job Walk:

Contact Susan Merriman, Housing Director, at (530) 258-3040 or by email: smerriman@plumascdc.org, for a job walk.
Job walks will not be conducted after 3:00pm, August 24, 2026.

Scope of Work:

Exterior priming and painting of the two story apartment complex, siding replacement at locations indicated at the job walk. Surfaces to be painted include but are not limited to:

- Fascia, Barge Rafters, Window Trim, Door Trim, Corner Boards, Columns, Underside of Balconies.
- Overhangs, Siding, Dormers.
- Wood Entry Doors to be sanded down to bare wood and either painted or clear coated with polyurethane. Owners' choice.
- Fire Sprinkler drainpipe to be modified on the south side of the complex.
- Paint loading zone curb at main entrance.
- At all areas to be painted, remove and replace all caulking that is damaged, cracked, delaminated.

Misc. Work to be Performed:

- At six locations, install "kick out" flashing from the roof shingles to the gutter/roof.
- Allow for 50'lin of fiber cement lap siding or trim boards, demo and replacement. (James Hardie HZ5)
- Allow for 100sf of misc. siding painting at the single story building located at the west end of the complex.
- Extend Fire Sprinkler over-flow pipe on South side of building and add splash guard.

Exclusions

- All hand railing and guard railing. All doors (two wood entry doors are included).
- Walls, trim and doors within the balconies connected to a living quarter. All other Balconies are included in the contract.

Coating System / Material to be Used:

Based on Benjamin Moore Products or Sherwin Williams products

- One Prime coat for fiber cement siding and wood trim. Benjamin Moore Multipurpose primer 067 or Sherwin Williams LOXON primer.
- Two top coats of Benjamin Moore Ultra Spec Exterior Low Luster or Sherwin Williams Latitude Exterior Satin.
- At areas where scraping of paint exposes bare substrates, first apply one coat of PEEL STOP, then apply primer and paint.
- All caulking shall be Sika 15LM-No substitutions.
- Siding shall be James Hardie lap siding 8", HZ 5, factory primed (Apply a field coat of above primer over factory primer).

Additional Information:

Bid bonds are required for any bid exceeding $25,000, then after contract is awarded, performance and payment bonds. Vehicle insurance and general liability insurance also required.

In accordance with Public Contract Code Section 22300, the Contractor may substitute securities in lieu of funds withheld by the Commission to ensure performance under the contract.

Minority and women business enterprises are encouraged to bid. All federal and state equal opportunity and non-discrimination regulations apply. All work must comply with applicable federal, state and local codes.

The Commission reserves the right to reject any and all bids and to waive immaterial defects or deviations in the bids received.

Bid Closing Date:

Sealed bids must be submitted to the Housing Director, Susan Merriman, at Wildwood Village Administrator's Office 400 Meadowbrook Loop, Chester, CA 96020 **no later than 3:00pm, August 26, 2026**

Bid Opening Date:

Sealed bids will be opened **at 3:00pm, August 27, 2026** in the Wildwood Village Conference Room, located at 400 Meadowbrook Loop, Chester, CA 96020.

Contact Information:

Susan Merriman
Housing Director
Plumas County Community Development Commission
(530) 258-3040
smerriman@plumascdc.org