



City of Palm Desert
PW - Operations & Maintenance
Randy Chavez, Deputy Director
73-510 Fred Waring Drive, Palm Desert, CA 92260

[GWC CONSTRUCTION] RESPONSE DOCUMENT REPORT

RFP No. 2024-RFP-112

Facilities Repairs and Improvements Project 3

RESPONSE DEADLINE: June 3, 2024 at 5:00 pm

Report Generated: Tuesday, June 4, 2024

GWC Construction Response

CONTACT INFORMATION

Company:

GWC Construction

Email:

gwcgeneralconstruction@gmail.com

Contact:

Guillermo Caipo

Address:

44651 Village Ct., Suite 100
Palm Desert, CA 92260

Phone:

(760) 219-6445

Website:

<https://www.gwcgeneralconstruction.com/>

Submission Date:

May 28, 2024 9:02 AM

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Proposal (WITHOUT COST)*

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Proposals shall be organized and include page numbers for all pages in the proposal. The proposal shall be uploaded here, in the following order and shall include:

A. Cover Letter

1. This letter should briefly introduce the firm, summarize the firm's general qualifications, include an executive summary of the specific approach which will be used to deliver the work scope; and identify the individual(s) name, address and phone number authorized to negotiate Agreement terms and compensation.

B. Experience and Technical Competence

1. **Background:** Provide history of the firm's consulting experience which specifically addresses the individual or firm's experience with similar Service as described in this RFP.
2. **References:** The proposal shall include a list of recently completed projects that are similar in scope and function to this RFP. Provide a description of the project, client name, and the name, title, and telephone number of the primary contact person.

C. Firm Staffing and Key Personnel

1. **Staffing:** Provide the number of staff to be assigned to perform the Services and the names/discipline/job title of each as well as your firm's capacity to provide additional personnel as needed.
2. **Key Personnel:** Identify key persons that will be principally responsible for working with the City. Indicate the role and responsibility of each individual.

3. **Team Organization:** Describe proposed team organization, including identification and responsibilities of key personnel.
4. **Subcontractors:** The Proposer shall identify functions that are likely to be subcontracted and identify the subcontractor that is anticipated to perform each function.

D. Proposed Method to Accomplish the Work

1. Describe the technical and management approach to providing the Services to the City. Proposer should take into account the scope of the Services, and general functions required. Include a draft first year schedule of tasks, milestones, and deliverables that will provide for timely provision of the Services. In reviewing the scope of Services and goals described herein, the Proposer may identify additional necessary tasks and is invited to bring these to the City's attention within the discussion of its proposed method to accomplish the work.

PROPOSAL_CITY_OF_PALM_DESERT_-_GWC_CONSTRUCTION.pdf

MODEL_OF_LUMP_SUM_PROPOSAL.pdf

MODEL_OF_CONSTRUCTION_MANAGEMENT_PROPOSAL.pdf

MODEL_OF_POOL_&_SPA_PROPOSAL.pdf

2. Non-Collusion Declaration*

The undersigned declares:

I am an authorized representative of my company, the party making the foregoing Bid, to certify the following.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Confirmed

3. Iran Contracting Act Certification*

(Public Contract Code section 2200 et seq.)

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option selected below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 et seq.) is true and correct.

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or ineligibility to bid on contracts for three years.

The Contractor is not identified on the current list of person and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or a financial instruction that extends, for 45 calendar days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

4. Enter your valid CA Contractors State License Board (CSLB) number*

Please enter your License Number here. This will be verified against the state database.

816693

[Click to Verify](#) *Value will be copied to clipboard*

5. Enter your California Department of Industrial Relations (DIR) Registration number*

Please enter your Public Works Contractor DIR Number. This will be verified against the state database.

PW-LR-1001173628

[Click to Verify](#) *Value will be copied to clipboard*

6. Type of Business*

Sole Proprietor/Individual

7. Litigation*

Provide litigation history for any claims filed by your firm or against your firm related to the provision of Services in the last five (5) years (or type "N/A").

N/A

8. Changes to Agreement*

The City standard professional services agreement contract is included as an attachment herein. The Proposer shall identify any objections to and/or request changes to the standard contract language in this section of the proposal (or type "N/A"). If you are identifying changes here ALSO upload a copy of the redlined Language/Agreement with your Proposal. Changes requested may effect theCity's decision to enter into an Agreement.

N/A

9. No Deviations from the RFP*

In submitting a proposal in response to this RFP, Proposer is certifying that it takes no exceptions to this RFP including, but not limited to, the Agreement. If any exceptions are taken, such exceptions must be clearly noted here, and may be reason for rejection of the proposal. As such, Proposer is directed to carefully review the proposed Agreement and, in particular, the insurance and indemnification provisions therein (or type "N/A").

Maximum response length: 5000 characters

N/A

10. Project Team Resumes*

Submit resumes of all key personnel/support staff that will produce work product for the Services. Describe their qualifications, education, and professional licensing.

PROJECT_TEAM_RESUMES.pdf

11. List the Signatory(s) Authorized to Sign and Bind an Agreement.*

(If two (2) signatures are required, include the following information for both signatories)

- A. Full Name
 - B. Title
 - C. Physical Business Address
 - D. Email Address
 - E. Phone Number
- A. Guillermo W. Caipo
 - B. General Contractor/Principal
 - C. 44651 Village Ct., Suite 100, Palm Desert, CA. 92260
 - D. gwcgeneralconstruction@gmail.com
 - E. (760) 219-6445

12. Certification of Proposal: The undersigned hereby submits its proposal and, by doing so, agrees to furnish services in accordance with the Request for Proposal (RFP), and to be bound by the terms and conditions of the RFP.*

Confirmed

13. Fleet Compliance Certification*

Bidder and/or their subcontractor is unable to procure R99 or R100 renewable diesel fuel as defined in the Regulation pursuant to section 2449.1(f)(3). Bidder shall keep detailed records describing the normal refueling methods, their attempts to procure renewable diesel fuel and proof that shows they were not able to procure renewable diesel (i.e. third party correspondence or vendor bids).

14. Fleet Compliance Documentation*

Please attach supporting documentation for the selection made in item 13 above.

fleet_compliance.pdf

PRICE TABLES

HOURLY RATES

Line Item	Description	Unit of Measure	Unit Cost
1	Construction Foreman	Hourly Rate	\$40.00
2	Construction Supervisor	Hourly Rate	\$45.00
3	Framer	Hourly Rate	\$35.60
4	Drywall Installer	Hourly Rate	\$35.16
5	Plumber	Hourly Rate	\$30.00
6	Concrete worker	Hourly Rate	\$33.82
7	Carpenter	Hourly Rate	\$35.60
8	Painter	Hourly Rate	\$30.38
9	Welder	Hourly Rate	\$35.60

Line Item	Description	Unit of Measure	Unit Cost
10	Flooring installer	Hourly Rate	\$35.60
11	Laborer	Hourly Rate	\$37.75



STATE CONTRACTOR LICENSES: B, C-53 # 816693
44651 VILLAGE CT., SUITE 100, PALM DESERT, CA. 92260
gwcgeneralconstruction@gmail.com/www.gwc-construction.com

**CITY OF PALM DESERT
PUBLIC WORKS DEPARTMENT
73510 FRED WARING DR.,
PALM DESERT, CA. 92260
DATE: MAY 24, 2024**

We are pleased to submit the information that you required to accomplish with the requirements for the Facilities Repairs and Improvement Program.

1. PROPOSALS (We are attaching copies)

a. Cover letter

GWC CONSTRUCTION is a family-owned and operated general construction company. We do Commercial and Residential Construction. As a General Contractor and Pool Contractor, we build and remodel houses, office buildings, hotels, restaurants, swimming pools, spas, patios, water features etc.

The individual authorized to negotiate terms and compensation on GWC CONSTRUCTION behalf is:

Guillermo W. Caipo, born in Peru, naturalized American Citizen.

Office phone : (866) 663-8126

Cellular phone: (760) 219-6445

Email: gwcgeneralconstruction@gmail.com

Web page: www.gwcgeneralconstruction.com

2. EXPERIENCE AND TECHNICAL COMPETENCE

a. Background

Guillermo W. Caipo possesses extensive experience in the construction industry, having built in his home country of Peru. As a subcontractor for the Japanese company Marubeni Iida & Japan Gasoline, he worked on part of the civil works for the La Pampilla Refinery, he built Lotizacion El Club, and he also built 1000 small Social Interest Houses, etc. Additionally, in his own projects, he designed and built the Ubicentro Tourist and Commercial Center, the Plaza Piura Shopping Center as well as the Santa Victoria Shopping and Residential Center, and the La Piramide Sky Room, Executive Center

located in the Miraflores district of Lima, Peru.

Guillermo W. Caipo emigrated to the USA in 2001, and after applying for and obtaining General Contractor and Pool Contractor licenses, he began his commercial activities, which continue to this day. He can mention few projects that he built as the construction of Main pool, main spa, leisure pool, the roundabout and the interior and exterior spas (4) at the Agua Caliente Casino, as well as the remodeling and construction of various trades at the Ritz Carlton Hotel, both in Rancho Mirage, California. Additionally, he has built and remodeled various houses, swimming pools, Spas and water features in the San Bernardino and Riverside Counties. Currently, he is working with the City of Indio for their Minor homes repair Program and Building Beautification Program, which consists of remodeling residential and commercial buildings in the City of Indio, to enhance their appearance.

b. References

This is a list of our eight (8) most recent clients:

Client Name	Scope of Work	Phone Number	Job Address
Daniel Quinlan (City of Indio Beautification Program)	Existing window removal and replacement, new concrete overlay, painting of entire unit, fascia reparation.	(442) 529-1681	45895 Oasis St., Indio, CA. 92201
Christian St. Jacques	Construction of new 24' x 12' pool and 7' x 7' spa.	(206) 351-3811	59401 Buena Vista Dr., Yucca Valley, CA. 92284
Jon Ong	Remodeling of existing commercial pool for the Joshua Tree Inn Hotel.	(310) 569-0092	61259 29 Palms Hwy., Joshua Tree, CA. 92252.
Jon Drew (City of Indio Beautification Program)	Installation of new outdoor sign, painting and retiling of front of building, new lighting for building, installation of turf and fences for alleyway and fixing terrazzo.	(310) 279-7693	82789 Miles Ave., Indio, CA. 92201
Artur Hovhannisyan	Construction of new 40' x 10' pool and 6' x 10' spa.	(626) 298-9912	70321 Juanita Dr., Twentynine Palms, CA. 92277
Dan Gatti	Construction of new 33' x 14' freeform pool and a 7' x 7' spa.	(408) 472-8800	81145 Calle Orfila, Indio, CA. 92203.
Martha Lobos	Construction of new	(760) 974-7577	58345 Desert Gold

	33' x 16' pool and a 8' x 8' spa.		Dr., Yucca Valley, CA. 92284.
Don Keenan	Home remodeling (pool & spa, pavers, bbq area, landscaping)	(310) 872-4474	74136 Via Venezia, Palm Desert, CA. 92260.

3. FIRM STAFFING AND KEY PERSONNEL

a. Staffing

Guillermo W. Caipo
Position: General Manager and Job Supervision

Ana Maria Calle
Position: Assistant Manager and Computer specialist

Xochitl Avina
Position: Accountant and Cost Control

Rob Miller
Position: Attorney

b. Subcontractors

Specialty	Contractor	License Number
Earth Movement	Valley Gunite Inc.	#1003642
	Ficara Grading	#1012630
Concrete	Valley Gunite Inc.	#1003642
	Handel's Construction	#1039675
	GVG Construction Inc.	#4562636
	Concrete Unlimited	#3839579
	PC Concrete Construction	#353863
	BP Construction	#1036025
	N Construction Inc.	#1055836
Rough and Finish Plumbing	Medina Pools Inc.	#1001269
	AEA Plumbing Inc.	#676024
	Innovation Plumbing Services	#1057228
	Handel's Construction	#1039675
	N Construction Inc.	#1055836
Rough and Finish Electrical	Medina Pools Inc.	#1001269
	Valley Wide Electrical	#1024180
	N Construction Inc.	#1055836
	Alpha Electric	#948763
	MG Construction Electrical	#1078222
	Handel's Construction	#1039675
Mechanical	Compressor AC	#957516
	Chaffin Air	#661464
Fire	JC Fire Protection	#996335

Framing	N Construction Inc.	#1055836
	Handel's Construction	#1039675
Roof	Sotelo Roofing	#923179
	Becerra Brothers	#887380
Lath & Plaster	Premium Pool Plaster	#925614
	N Construction Inc.	#1055836
Alumawood	Imperium Patio Covers	#4684626

4. PROPOSED METHOD TO ACCOMPLISH THE JOB.

We considered several methods: Lump sum, Construction Management etc...
In most of the cases we will do the following:

- 1) Preparation of an internal Cost Break Down for all trades involved in the project, in coordination with every subcontractor and with the suppliers of materials and equipment in accordance with the plans provided by the City of Palm Desert.
- 2) Development of a job schedule in coordination with all subcontractors.
Several methods
- 3) Supervision of the fulfillment and execution of the work done by each subcontractor, in accordance with the plans and conditions of the contract signed with each subcontractor.
- 4) Supervision of compliance with the most recent codes stipulated by the City of Palm Desert, Riverside County, and the State of California.
- 5) Supervision of compliance with the technical requirements and specification of the materials and construction process indicated in the plans to guarantee the quality of the development of the project.
- 6) Scheduling with the subcontractors to ensure the supply of labor, materials, and equipment.
- 7) Register and present to Public Works each advancement of the job to approve the payments for each subcontractor.
- 8) Offer availability for periodical meetings that the Public Works Department may request.
- 9) Request and schedule for approval of job inspections.
- 10) Coordinate to obtain approval of Final Inspection of the project.

a. DELIVERABLES

- 1) Detailed monthly reports of technical advances that have been completed to date.
- 2) Preparation and revision of advances in coordination with our subcontractors.

3) Register and present each acquisition of materials and equipment.

5. REFERENCE IMAGES:



La Piramide Sky Room during construction (Lima, Peru)



La Piramide Sky Room after construction (Lima, Peru)



Ubicentro Tourist and Commercial Center (Chiclayo, Peru)



Ubicentro Newspaper Article (Chiclayo, Peru)



Commercial pool & spa construction for Agua Caliente Casino & Resort (Rancho Mirage, CA)



Water fountain construction for The Ritz-Carlton (Rancho Mirage, CA)



Urban Donkey before Remodeling (Indio, CA)



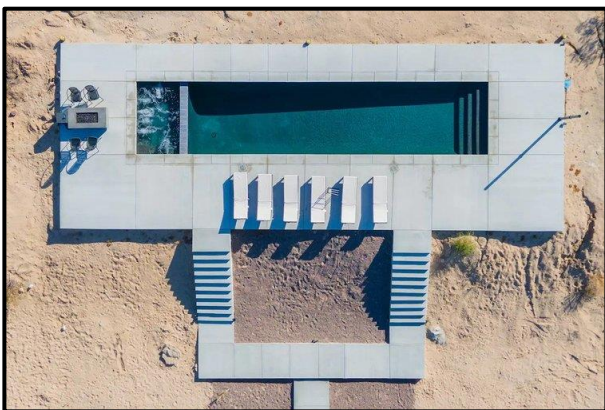
Urban Donkey after Remodeling (Indio, CA)



New single-family residence construction (Joshua Tree, CA)



24' x 12' pool & spa construction for new single-family residence (Joshua Tree, CA)



40' x 10' pool & spa construction (Twentynine Palms, CA)



24' x 12' pool & spa construction (Yucca Valley, CA)



33' x 14' freeform pool & spa construction (Indio, CA)



Pool & spa construction, new dock, deck, fire pit, and BBQ area (Rancho Mirage, CA)

Project : Housing Construction
OWNER : M.G. DEVELOPMENT
Work : Construction of a house.
Location :
Construction Manager : GWC



Item	Description	Qty	Rate	Total
32.2 Site Protection	Site Protection : Plastic, tapes, tarps, etc.	1		
31 Dumpster	Dumpster Allowance:	1		
	To include trips to dump and/or dumpsters on site. Port O Lets:			
32.1 Port- 0-Let	PORT O LETS :			
	Delivery, set- up and removal	1		
	Handwashing station			
	Temporary fencing			
25 Cleanup	Daily cleanup of debri, trash and materials used.	1		
03 Excavation	Excavation:	1		
	Research/Record Maps			
	Calculations			
	Reference Property Points			
	Topograpgh survey/ Locate ali utilities & street improvements			
	Topographical map			
	Grading plan			
	Hydrology repot & calculations			
	PMI O/ Dust control Plan			
04 Concrete	Concrete:	1		
	To include grading, concrete poor, footings for main home and garage.			
09 Hardware	Hardware Materials: Allowance	1		
07 Framing	Framing:	1		
	Materials for Framing			
	Labor:			
08 Roofing	Roofing Truss:	1		
	Framework to support roof to include rafters, posts and struts			
	Roofing:			
	Inspect Plywood nailing and pound it as necessary			
	Install 1/4" Dens deck over new plywood on flat deck			
	Snap chalk lines across roof sections for panel installation			
	Load & begin to install Duro-last Roofing system 50 mil in color white			
	Set 1 st panel on snapped chalk lines, attaching panel to roof, 12" on center with screws and metals plates.			
	Unfold fastened panel to next tab, pilling panel tight, 12" on center with screws and metal plates			
	Repeat above process for entire roof until completely covered with Duro-last panels			
	Field weld ali seams as needed attaching ali large panels together			
	Install ali manufactures stacks, custom curbs, drains and flashings in accordance to manufacture specifications			
	Install (1) 2-way breather vents per 1000 sq ft of roof			
	Seal interior of ali stacks and flashing with stainless steel pandiwit band			
Re-inspect ali field welds, stacks and membrane for loose weld and fix accordingly				
Clean up and remove ali roofing debris caused by above list job				
	Plumbing:	1		
	Installation of waste and vent system per plan P-1 ABS piping,			
	Installation of water service per plan P-2 1 112 PVC piping from meter to service			

14 Plumbing	Installation of cold and hot water system per plan P2, pex tubing and copper			
	Installation thurmaseal for hot water piping			
	Installation of sing function shower valves. Valves to be supplied by owner			
	Installation of gas system per plan P-1 , black steel piping Purchase and install (1) Navien tankless water heater 199,000 BTU			
	Installation of fixutres. Fixtures to be supplied by owner.			
12 Doors & Trim	Doors & Windows:	1		
	Aluminum, Bronze Anodized , Tempered glass			
	Labor for installation of doors & windows :			
	Electrical & Lighting:	1		
	Bedroom 1:			
	Furnish & install (5) convenience receptacles			
	Furnish & install (2) single switches			
	Fumish & install (1) smoke detector			
	Rough & install finish (1) ceiling fan			
	Rough & install finish (1) exterior sconce ight			
	Fumish & install (1) exterior GFCI			
	Bedroom 2:			
	Fumish & install (6) convenience receptacles			
	Fumish & instan (3) single switches			
	Fumish & insta! (1) smoke detector			
	Rough & install finish (1) ceiling fan			
	Rough & install finish (1) exterior sconce light			
	Fumish & install (1) exterior GFCI			
	Rough & instan finish (2) vanity lights			
	Bedroom 3:			
	Fumish & install (1) LED recessed light			
	Fumish & install (6) convenience receptacles			
	Fumish & install (3) single switches			
	Fumish & install (1) smoke detector			
	Rough & install finish (1) ceiling fan			
	Rough & install finish (1) exterior sconce light			
	Bathroom 2:			
	Fumish & instan finish (2) LED recessed lights			
	Fumish & install (3) single switches			
	Fumish & install (1) GFCI			
	Fumish & install (1) exhaust fan w/humidity sensor			
	Rogh & install finish (1) vanity light			
	Powder Room:			
	Fumish & install (1) LED recessed light			
	Fumish & install (3) single switches			
	Fumish & install (1) GFCI			
	Fumish & install (1) exhaust fan			
	Rough & istall finish (1) vanity light			
	Laundry:			
	Furnish & install (2) LED recessed lights.			
	Fumish & install (2) single switches			
	Furnish & install (2) GFCI			
	Fumish & install (1) exhaust fan 240V deidcated circuit			
	Guest Bedroom:			
	Furnish & install finish (1) LED recessed light			
	Fumish & install (5) convenience receptacles			
	Furnish & install (3) single switches			
	Furnish & install (1) smoke detector			
Rough & install finish (1) ceiling fan				
Rough & install finish (2) exterior sconce light				

36 Electrical & Light

Furnish & install (1) exterior GFCI			
Guest Bathroom:			
Furnish & install (2) LED recessed light's			
Furnish & install (3) single switches			
Furnish & install (1) GFCI			
Furnish & install (1) exhaust fan w/humidity sensor			
Rough & install finish (1) vanity light			
Kitchen:			
Furnish & install (8) LED recessed lights			
Furnish & install (8) GFCI's			
Furnish & install (3) 4 way switches			
Appliances dedicated circuits (6)			
Dining Room:			
Furnish & install (3) LED recessed lights			
Furnish & install (2) convenience receptacles			
Furnish & install (1) single switch			
Furnish & install (2) 3 way switches			
Great Room :			
Furnish & install (6) LED recessed lights			
Furnish & install (3) convenience receptacles			
Furnish & install (4) single switches			
Furnish & install (2) 3way switches			
Furnish & install (4) exterior LED recessed lights			
Rough & install finish (5) exterior sconce light			
Furnish & install (2) exterior GFCI's			
Master Bedroom:			
Furnish & install (4) LED recessed light's			
Furnish & install (6) convenience receptacles			
Furnish & install (3) single switches			
Furnish & install (2) 3way switches			
Furnish & install (1) smoke detector			
Rough & install finish (1) ceiling fan			
Rough & install finish (4) exterior sconce light			
Furnish & install (1) exterior GFCI			
Master Bathroom & W.I.C.:			
Furnish & install (7) LED recessed lights			
Furnish & install (7) single switches			
Furnish & install (2) GFCI's			
Furnish & install (1) exhaust fan w/humidity sensor			
Furnish & install (1) exhaust fan			
Rough & install finish (2) vanity light			
Hallway:			
Furnish & install (7) LED recessed light's			
Furnish & install (3) convenience receptacles			
Furnish & install (4) 3way switches			
Furnish & install (1) 4way switch			
Furnish & install (2) smoke detectors			
Garage:			
Furnish & install (4) 1X4 LED recessed lights			
Furnish & install (1) single switch			
Furnish & install (4) GFCI's			
Rough & install finish (2) exterior sconce light			
Spare EV charger j-box			
Exterior:			
225A Service Meter			
AIC dedicated circuits (2)			
Furnish & install (1) exhaust fan pool bathroom			

	Fumish & install (1) LED recessed light pool bathroom			
	Fumish & install (1) GFCI pool bathroom			
	Rough & install finish (1) vanity light pool bathroom			
15 HVAC	Heating & Cooling include:	1		
	R8 Foil Flex			
	Exhaust Venting			
	Flu Pipe for FAU			
	26 Gauge Sheet Metal Plenums			
	Bar Type Registers			
	(1) 3 Ton System			
	(1) 5 Ton System			
	Copper Line Sets			
	WiFi enabled Set Back Thermostats			
	Tax			
	Labor			
	126 Model 1 Speed:			
	127 Model 2 Speed:			
	*HERS Testing			
City Permits by GC				
Exhaust fans not included (elec)				
17 Insulation	Insulation:	1		
	R-49 (R-19 wired & R-30 attic) unfaced batt insulation to ceiling within the conditioned area.			
	R-21 Unfaced batt insulation to exterior walls			
	R-19 & R-11 unfaced batt insulation to all interior walls			
	Caulk and seal per Title 24 of The State of California			
	Alternate: Garage			
	R-49 (R-19 wired & R-30 attic) unfaced batt insulation to garage ceiling			
R-21 unfaced batt insulation to garage walls				
Caulk and seal per Title 24 of The State of California				
36 Drywall	Drywall:	1		
	5/8" gypsum board, hang, tape and smooth finish to ceiling and walls			
33 Stucco	Stucco	1		
27 Countertops	Countertops:	1		
	Kitchen Cabinets			
	Laundry			
	Powder Room Vanity			
	Bath 1-2 Vanity			
	Bath 3 Vanity			
	Casita Bath Vanity			
Master Bath Vanity				
21 Cabinets & Vanities	Cabinets & Vanities	1		
	Kitchen Cabinetry:			
	Laundry Cabinetry:			
	Powder Room Vanity:			
	Bath 1-2 Vanity:			
	Bath 3 Vanity:			
	Casita Bath Vanity:			
	Master Bath Vanity:			
	Includes shipping, delivery and install			
	Kitchen undercabinet lighting:			
	Cabinet handles throughout:			
	Counter Tops:			
Kitchen Counter Tops:				
Powder/Bath3/Casita Counter Top:				

	Master and Bath 1 & 2 Counters:			
	Design Fees:			
	Kitchen -Laundry-Baths			
	Cabinetry,Counter Top Layouts			
	Appliance & Fixture Selection & Coordination:			
	Bathroom Showers tile layouts & Selections; Fixtures			
	Selections & Coordination			
	NOT Included: Appliance- Fixtures(sinks-faucets-shower fixtures/tile etc.)			
37 Tile Installation	Labor for installation:	1		
24 Paint	Glass pricing TBD	1		
	Interior Paint: Prep work, sand, caulk, and fil all areas where needed.			
	Protect all areas where needed.			
	Paint exthouse completely .			
	Apply primer where needed.			
	Apply two top coats of paint to ali areas to include stucco and all woodwork			
	Paint to be use in by Dunn Edwards.			
Customer to pick color and sheets.				
25 Cleanup	Final Clean up - no charge			
	SUBTOTAL			
Profit & Overhead	Overhead & Insurance Costs			
Project Mangement	Project Management			
	TOTAL			



STATE CONTRACTOR LICENSES: B, C-53 # 816693
44651 VILLAGE CT., SUITE 100, PALM DESERT CA. 92260
gwcgeneralconstruction@gmail.com/www.gwc-construction.com

PROPOSAL/CONTRACT

SUBMITTED TO:

DATE: 08/18/2022

Thank you for considering GWC CONSTRUCTION, to participate as Project Management for the construction of your residence located at

The scope of our proposal consists of the following:

- 1.-) Manage to prepare the Internal Cost Break down, in coordination with every sub-contractor and with the suppliers of materials and equipment in accordance with the plans and permits approved by San Bernardino County.
- 2.-) Supervise the fulfillment and execution of the Work, according to the plans and the conditions of the Contract with each sub-contractor.

SCOPE OF WORK:

SECTION I: TECHNICAL OFFER

- 1.- The owner will provide the approved plans for the start of the job. From that point on, GWC CONSTRUCTION will carry out the following activities:

item	DUTIES
1.-	A.- Coordination and elaboration of contracts with sub-contractors. B.- Develop job schedule in coordination with sub-contractors. C.- Supervise compliance with job execution with all sub-contractors. D.- Supervise job compliance with construction, security, personal and industrial codes. E.- Verify the validity of licenses and insurances of every sub-contractor. F.- Verify the guidelines of insurance policies and its coverage to avoid potential liabilities.

item	DUTIES
1.-	<p>G.- Supervise job advancements and the compliance with our GANTT calendar.</p> <p>H.- Supervise the compliance with technical specifications of the materials and construction processes, indicated on the plans to guarantee the quality of the project development.</p> <p>I.- Coordinate with the sub-contractors to ensure the suppliance of labor, materials, and equipment.</p> <p>J.- Register each advancement of the job, to approve the payments for each sub-contractor.</p> <p>K.- Availability for periodical meetings that the owner(s) may request.</p> <p>L.- Coordinate and execute with the sub-contractors for the request and approval of job inspections.</p> <p>M.- Coordinate to obtain approval of Final Inspection.</p>

2.- Deliverables:

- Detailed monthly reports of technical advances and cash flow of the construction.
- Preparation and revision of advances in coordination with sub-contractors.
- Report of the status of material and equipment acquisition.

SECTION II: ECONOMIC OFFER

1.0	Deposit to initiate with the proposed job.		Payment on approval of this proposal.
2.0	Monthly construction management (05 months)		Payment at the end of each month.

Acceptance

This Proposal is approved and accepted by Owner and Project Manager. Each party understands there are no Verbal Agreements. The written terms, specifications, conditions, provisions, prices, and plans in this Proposal constitute the entire agreement between the parties. Changes in this agreement shall only be made by written Change Order with the approval of both parties.

Approved and Accepted (Contractor)

Date

Approved and Accepted (Owner)

Date



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PROPOSAL/CONTRACT

SUBMITTED TO:

DATE: JUNE 21, 2023

Thank you for considering GWC CONSTRUCTION, to BUILD YOUR POOL AND SPA.

We hereby propose to furnish all Labor and Material to build a Pool and Spa in accordance to the Architectural Plans and the following details and general specifications:

Pool size	: 24' X 12'
Pool area	: 288 SQ. FT.
Pool perimeter	: 72 LN. FT
Pool depth shallow end	: 1'
Pool deep end	: 6' (FIVE FEET)
Pool coating	: MINI PEBBLES
Spa size	: 7' X 7'
Spa area	: 49 SQ FT.
Spa perimeter	: 28' In. ft.
Spa depth	: 40"
Spa raised	: 18"
Spa jets	: SIX (6)
Spa coating	: MINI PEBBLES

SCOPE OF WORK

1. PLANS

Contractor will provide Architectural plans and Standard pool and spa engineering plans.

2. BUILDING PERMITS.

The Contractor will obtain and pay for Building Permits.

3. GRADING AND EXCAVATION

Contractor will do the lay out and the pool grading to prepare the Jobsite area and excavate the pool area, remove soil and haul away material excess from job location.

4. REBAR

Contractor will install the pool and spa rebar, in accordance with standard Engineering pool plans details approved by Building Department.

5. PLUMBING

Contractor will provide and install schedule 40 PVC plumbing lines and valves for drains, returns, skimmer and auto fill on pool and spa.

Contractor will install the following equipment:

One (1) Pentair Intelliflo variable speed pump

One (1) Pentair Clear Plus 300 sq ft Cartridge Filter

One (1) Pentair UltraTemp Heat Pump, High Performance Heater

One (1) Pentair Aqua Pool Salt System

One (1) computer system Pentair EZ Touch PSL 4 w/screenlogic

One (1) Pool color light and one (1) spa color light.

6. GAS & ELECTRICAL WORK

Contractor will install a 2" gas line and valves from meter to pool equipment area.

Contractor will provide and install an electrical line from meter to pool equipment area including conduits, weather proof timer and underwater lights.

7. GUNITE/SHOTCRETE

Contractor will apply Gunite/Shotcrete pneumatically at high velocity on pool and spa.

8. CONCRETE WORK

Contractor will install approx 600 sq. ft. of Concrete broom finish for the pool and spa deck.

9. PLASTER WORK

Contractor will apply Mini pebbles on pool and spa shell.

10. CERAMIC TILE WORK

Contractor will install Grade I or II Ceramic tile on pool and spa water line, and on front and back of the spa.

11. CLEAN UP

Contractor will clean up and wash down the job premises area during Construction process and at the end of the work.

All of the work is to be completed in 45 working days, in substantial and workmanlike manners for the Sum of

Payments to be made as follows:

\$X On approval

\$X Before Digging and Rebar

\$X Before Rough plumbing and electrical.

\$X Before Gunite/Shotcrete

\$X Before equipment installation

\$X Before Plaster

\$X On Completion.

Acceptance

This Proposal is approved and accepted by Owner and Contractor. Each party understands there are no Verbal Agreements. The written terms, specifications, conditions, provisions, prices, and plans in this Proposal constitute the entire agreement between the parties. Changes in this agreement shall only be made by written Change Order with the approval of both parties.

Approved and Accepted (Contractor)

Date

Approved and Accepted (Owner)

Date

Cancellation Period

You have the right to cancel this agreement at any time prior to midnight of the third business day after the date of this agreement for any reason without penalty. You may also waive your right to cancel before the three days, due to meeting scheduled deadlines, escrow closing, moving into the residence, or time constraints due to other trades scheduled to commence. If you waive your right to cancel and the project commences within three business days your project will immediately be governed by the express terms and conditions stated above in this agreement. If the project will commence before the three day cancellation time period your signature is required below.

Owner Waives Right to Cancel

Date

NOTICE TO OWNER

Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity that helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed and to sue you in court to obtain payment. This means that after a court hearing, your home, land, and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor's subcontractors, laborers, or suppliers remain unpaid. To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required providing you with a document called a "Preliminary Notice." Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner.

A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to perfect their lien rights, a contractor, subcontractor, supplier, or laborer must file a mechanics' lien with the county recorder, which then becomes a recorded lien against your property. Generally, the maximum time allowed for filing a mechanics' lien against your property is 90 days after substantial completion of your project.

Alterations

Any alterations or deviations from the above outlined specifications of this contract involving any additional cost will only be executed upon a signed written Change Order by the Owner. Owner will incur any additional charges over and above this contract.

Delay

Contractor shall not be responsible for any damage occasioned by delays resulting from work done by Owner's subcontractors, additional work added by the Owner, acts of Owner or Owner's agent including failure of Owner/Owner's agent to make timely progress payments or payments for additional work, shortages of material and/or labor, bad weather, fire, strike, governmental regulations, or any other contingencies unforeseen by the Contractor or beyond the Contractor's reasonable control.

Right to Stop Work

If any payment is not made to Contractor as per this contract, the Contractor shall have the right to stop work until all past due payments or progress payments are received.

Severability

Contractor presents this document as a Proposal for Professional Services. The pricing of this project will remain in effect for ten (10) days from the date it is issued. Once signed, this Proposal becomes a legal and binding Contract Document, enforceable by all parties, and pricing becomes a permanent part of the Contract Document and cannot change, except by Change Order, as identified in Item 1.

Warranty

Pools and spa are covered by a one year warranty by Contractor. All electronic and/or mechanical components used in the project are covered by a separate manufacturer supported warranty.

Measurements

All material in this Proposal is calculated to be as accurate as possible. Once formed, all concrete is subject to a final field measure to ensure accuracy and adherence to the Contract Documents. Any concrete added outside the scope of the signed Contract Documents will be charged in accordance with the current concrete pricing and will become due and payable with the "concrete/decking" phase payment.

Startup

Pool and Spa Startup consists of daily brushing and chemical balancing for a period of five (5) days. This work has to be done for the Owner and/or a Pool Service Contractor.

Collection and Legal Fees

Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should the Owner default in full payment of this contract. If litigation arises out of this contract, prevailing party (ies) are entitled to all legal, arbitration, and attorney fees.

Insurance

GWC Construction shall provide Owner, with a Certificate of Liability Insurance evidencing not less of 1'000.000.00 (ONE MILLION AND 00/100 DOLLARS) by occurrence and Personal Injury.

Payments

Payments shall be made per Section 7159(e) and (f) of the California Business and Professional Code, Pursuant to Section 7159 (f) of the California Business and Professional Code, upon full and satisfactory payment being made for any portion of the work performed, the Contractor shall, prior to any further payment being made, furnish to the person contracting for this home improvement, a full and unconditional release from any claim or mechanic's lien Pursuant to Section 3114 of the Civil Code, for that portion of the work for which payment has been made.

Start and Completion

Start day is going to be defined 24 hours after obtain the Building Permit. Completion day is going to be after 75 working days from the start day. Working days are going to be considered from Monday to Friday.

Prior to install the pebbles, Owners and Contractor will make a "Pass Trough" and prepare a writing list of the possible defects of the work, in order to be corrected. The job is going to be considered 100% complete after Building Department Final Inspection.

Arbitration of Disputes

Any controversy or claim arising out of or related to this Contract, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Notice: "By initialing in the space below you are agreeing to have any dispute arising out of the matters included in the "Arbitration of Disputes" provision decided by neutral arbitration as provided by California law and you are giving up any rights you might poses to have the dispute litigated in a court or jury trial. By initialing in the space below you are giving up judicial rights to discovery and appeal, unless those rights are specifically included in the "Arbitration of Disputes" provision. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the Business and Professions Code or other applicable laws. Your agreement to this arbitration provision is voluntary.

"I (We) have read and clearly understand the foregoing and agree to submit any and all disputes arising with GWC Construction to "Arbitration of Disputes" provision to neutral arbitration."

I (We) agree to arbitration: _____

PROJECT TEAM RESUMES:

Guillermo W. Caipo

Position: General Manager and Job Supervision

License: B, C-53: #816693

Ana Maria Calle

Position: Assistant Manager and Computer specialist

Xochitl Avina

Position: Accountant and Cost Control

Rob Miller

Position: Attorney

We will keep detailed records describing normal refueling methods, our attempts to procure renewable diesel fuel and proof that shows we were not able to procure renewable diesel.

Guillermo W. Caipo

General Contractor