



Yolo County Housing Authority

147 W. Main Street
Woodland, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext.626

Pine Tree Gardens East IFB 26-007: Pine Tree Gardens East-Window Replacement and Repair Project Invitation for Bid

Yolo County Housing is requesting proposals with cost estimates for Windows Replacements and Repair Project from licensed, experienced vendors and contractors, who can respond quickly to this request and meet the construction and installation timelines set forth below.

Background

The Yolo County Housing (hereinafter, “the Agency”) is a public entity that was formed in 1950 to provide federally subsidized housing and housing assistance to low-income families, within Yolo County, CA. The Agency is headed by an Executive Director (ED) and is governed by a seven-person Board of Commissioners and is subject to the requirements of Title 24 of the Code of Federal Regulations (hereinafter, “CFR”) and the Agency’s procurement policy. Though brought into existence by a Resolution of the County of Yolo, it is a separate entity from the County.

Currently, the Agency owns and/or manages: (a) 8 developments totaling 431 units of HUD Public Housing and, (b) approximately 1,815 housing choice vouchers. The Agency currently has approximately 45 employees.

Project Site

Pine Tree Gardens East at: 1214 E 8TH St Davis CA 95616

Timeline

The following are the timelines:

July 14, 2026,	Proposal Advertised
July 27, 2026,	Site Walk at Pine Tree Gardens East
August 3, 2026,	Final Day for questions
August 10, 2026,	Proposals Due via Sealed Envelope delivery

Minimum Standards for IFB

Please ensure that every component of the Minimum Standards is addressed in the bid, so as not to be disqualified for missing items.

Pre-Bid Site Visit

A pre-proposal site visit is scheduled for Monday, July 27, 2026, at 10:00 am at Pine Tree Gardens East at 1214 E 8TH St Davis CA 95616

Scope of Work

Window replacements for Pine Tree Gardens East.

Project Overview

The removal and disposal of 27 old windows, supplying and installing new windows (meeting energy codes), flashing, insulating, sealing, and finishing with new interior/exterior trim.

- **Number and location of windows**

Northwest (Front) side of house:

1st floor: 4

2nd floor: 3

Northeast side of house:

1st floor: 2

2nd floor: 2

Southwest side of house:

1st floor: 2

2nd floor: 4

Southeast (back) side of house:

1st floor: 7

2nd floor: 3 plus one slider door

Total Number of windows 27

- **Removal and Disposal:** The contractor will be responsible for the safe removal of existing sashes, frames, and casings, with disposal of all debris.
- **Installation Method:** "insert/retrofit" (replacing sash within existing frame).
- **Energy Efficiency (Title 24):** Replacement windows must meet California's strict energy standards for insulation and solar heat gain to combat hot summers and cold winters.
- **Materials & Specifications:** The contractor will be responsible for providing us with a good quality window at an affordable cost without compromising quality. The contractor will recommend the best material for framing based on their experience and knowledge without violating local and state requirements for window installation.
- **Weatherproofing & Insulation:** Application of spray foam insulation in the shim cavity, installation of, and sealing with caulk or tape to prevent water infiltration.

- **Finishing (Interior & Exterior):** Installation of new interior casing/trim and exterior trim matching existing finishes.
- **Permits & Compliance:** The contractor will be responsible for obtaining necessary permits and adhere to local energy codes and safety regulations.
- **Site Cleanup:** Cleaning the work area, removing old materials, and leaving the site in "broom-cleaned" condition.
- **Structural Repairs:** Replacing damaged wood sill or studs found during demolition.
- **Window Opening Control Devices:** Installing safety devices on required windows for fall prevention.

General Notes

- This project is a State Prevailing Wage Public Works Project. Prevailing wages should be factored into the proposal for all contractors and subcontractors.
- Labor Compliance, including payroll submittal and review, in addition to employee interviews will be required for all contractors and subcontractors.
- DIR registration will be required as well.
- Insurance Requirements are attached (Attachment B). Please ensure that you can meet the requirements.
- Performance and Payment Bonds will be required of the successful proposer.
- Contractors are required to comply with the certification standards set forth by the California Air Resources Board (CARB) for any designated construction vehicles.

Questions on IFB

Submit questions by **Monday, August 3, 2026, at 4:00 p.m.** Questions emailed to nrasekh@ych.ca.gov

Proposal Submission Process

Submit Proposal by **Monday, August 10, 2026, at 4:00 p.m.** Proposal may be sent by mail/courier service or hand Delivery in a sealed envelope to:

Nesar Rasekh
Program Procurement Analyst
Yolo County Housing
147 W. Main St.
Woodland, Ca. 95695

Attachments

Attachment A – Price Sheet
Attachment B - Insurance Requirements