

The Giovanni Center – Historic Building

Gutter Inspection, Cleaning, and Potential Upgrade - 0001 - (RFP)

Vendor Bid Submission:

All bids and Documents must be uploaded through the following link: [Vendor Bid Submission](#) or submitted directly via email to the contact below.

For assistance or questions regarding the RFP and bid submission process, please reach out to:

RoDevia Brigham

Email: RoDevia@proposabid.com

Phone: 408-353-2769

[LinkedIn Profile](#) | [Proposabid.com](https://proposabid.com)



proposabid

Get More Property Repair Bids – Faster, Smarter, and Better with Proposabid

Property Overview:

This project provides vendors with a unique opportunity to contribute to the preservation of a historically significant building. The property is managed by **The John Stewart Company** (<https://jsco.net>), which oversees compliance with all project requirements and standards. **The Giovanni Center** (<https://jsco.net/property/giovanni-center/>), located at **85 S 5th Street, San Jose, California, 95112** was constructed in 1908, is a historic building currently housing the John XXIII Multi-Service Center, operated by Catholic Charities of Santa Clara County. This multi-service center serves individuals aged 60 and over, providing wellness, health, senior education, and nutrition services.

The building is recognized for its historical significance, and any modifications must align with local and state historical preservation standards. The purpose of this RFP is to solicit proposals from qualified vendors for the replacement and maintenance of the gutter system at a historic property located at 85 South 5th Street. The current gutters, installed in 1908, require replacement to ensure the continued safety and preservation of the building. The following details highlight specific requirements based on current conditions and assessments.

Given the building's historic status, any modifications, including gutter inspections and repairs, require adherence to specific permit processes to ensure the preservation of its historical integrity. The City of San José mandates that projects involving historic resources obtain a Historic Preservation (HP) Permit or an HP Permit Amendment. It's essential to consult with the City of San José's Planning Division to ensure all work complies with local regulations and preservation standards. Engaging with professionals experienced in historic preservation is advisable to navigate the permitting process effectively and to maintain the building's historical significance.



Objectives for Property Owners:

- Preserve Historic Integrity:
 - Ensure the gutter replacement project maintains the building's historical authenticity by replicating original designs and materials.
- Compliance with Regulations:
 - Adhere to all local and San Jose-specific permitting requirements for historic properties to avoid delays and ensure approval.
- Engage Qualified Vendors:
 - Select contractors with proven expertise in historic preservation and familiarity with San Jose's permit process to guarantee a seamless project.
- Deliver a Durable Solution:
 - Achieve a long-lasting and functional gutter system that meets modern performance standards while respecting the building's historic character.

Vendor Expertise Requirement:

We are seeking vendors with proven expertise in working on historic buildings and a thorough understanding of the San Jose permitting process. Preference will be given to vendors with documented experience in these areas to ensure the project adheres to all compliance and preservation standards. Vendors must include relevant project references, proof of liability and workers' compensation insurance, and examples of prior work in their proposals to demonstrate their qualifications and suitability for this project. The ideal vendor will showcase a successful track record of preserving the integrity of historic structures, replicating original designs and materials, and navigating the permitting process efficiently, including obtaining necessary approvals and addressing modifications as required.

Experience with Historic Properties

- Proven track record of successfully completing projects that adhere to historical preservation standards.
- Expertise in replicating original designs, materials, and architectural features to maintain the integrity of historic structures.
- Submission of relevant project references showcasing prior work on similar historic properties.

Knowledge of the San Jose Permitting Process

- Comprehensive understanding of local regulations, particularly requirements for historic properties.
- Demonstrated ability to efficiently navigate the permitting process, including obtaining necessary approvals and addressing modifications as required.

Insurance and Compliance

- Proof of liability and workers' compensation insurance is required.
- All work must comply with the State Historic Building Code (SHBC) and local preservation standards.

Additional Requirements

- Contractors are responsible for obtaining all required permits and approvals from the City of San José.

Property Details:

- <https://jsco.net/property/giovanni-center/>
- Property Address: 85 S 5th Street, San Jose, California, 95112
- Property Type: Apartment Building
- Total # of Units: 24
- Building Age: 1908 (over 100 years old)
- Roof Material: Tile
- Gutter Square Footage: 350
- Architectural Historic Property: The building is designated as a historic property. Any work must comply with the City of San José's Historic Preservation (HP) Permit requirements and the State Historic Building Code (SHBC).

Project Team:

While we typically rely on a single point of contact to streamline communication and avoid missteps during the bidding process, we recognize the unique challenges presented by the holiday season. To ensure consistency and responsiveness during this time, we have established multiple communication channels. We encourage vendors to copy all listed contacts on critical correspondence to ensure timely responses and seamless communication. This multi-channel approach will help maintain progress and consistency despite potential holiday delays.

- **Primary Contact - Joshua Fass, The John Stewart Company**
 - Project Coordinator
 - Joshua.Fass@jsco.net
 - (408) 288-7421
- **Secondary Contact - Tanea Campbell-Allen, The John Stewart Company**
 - Portfolio Manager
 - tanea.allen@jsco.net
 - (831) 438-5725 Ext 267
- **RFP and Bid Support - RoDevia Brigham, Proposabid, LLC**
 - Bid Sourcing for Property Management and Property Owners
 - RoDevia@proposabid.com
 - 408-353-2769

Budget:

- The budget for this project is set at \$20,000, inclusive of permit fees and associated costs.
- However, we recognize that unforeseen variables, particularly in historic preservation projects, may require some flexibility.
- To accommodate these variables, there is room for negotiation within a range depending on the quality of materials, scope of work, and adherence to historical preservation standards.

Timeline Communication and Vendor Responsibility:

Vendors are responsible for planning and managing the project timeline, including the permitting process. The timeline must reflect the vendor's workflow to ensure seamless execution from permitting project completion, while adhering to the designated start date. This approach promotes clear expectations and alignment between the vendor's operations and the project objectives. Vendors must provide a detailed project timeline that includes the following milestones:

Permitting Process:

- Outline when the permitting process will begin, ensuring it aligns with the vendor's proposed start and completion dates for the project.
- This should include key steps such as application submission, anticipated approval timelines, and coordination with local permitting offices.

Project Start Date:

- The project is scheduled to begin after the rainy season, on or after February 1, 2025.
- Vendors must incorporate this start date into their timeline and plan all pre-construction activities, such as permitting and material procurement, accordingly.

Project Phases:

- Provide a breakdown of each phase of the project (e.g., inspection, cleaning, gutter replacement) with corresponding start and end dates.

Milestone Adjustments:

- Account for potential delays in permit acquisition and propose contingency plans to minimize disruptions.

Gutter Project Details for Vendors:

The current gutter system was installed in 1908 and has not been maintained or repaired for over 100 years. The existing gutters are seamless and potentially made of copper, matching the historic design of the property. While there are no visible signs of leaks, overflow, water damage, mold, or wear and tear, the system is significantly outdated and requires replacement to comply with historical preservation standards.

Material and Design:

- Custom seamless gutters made of copper.
- Must match the building's color (Beige).
- Repairs and replacements must replicate the original 1908 design to comply with the property's historic status.

Accessibility

- The steep roof, composed of ceramic tiles, presents significant accessibility challenges.
- Cherry pickers or equivalent equipment will be required for safe access and installation.

Permitting:

- A City of San Jose permit is required.
- All work must comply with historical preservation standards and local regulations.

Site Conditions

- The property does not have existing water management systems, heat cables, or decorative drainage features.
- No environmental conditions, such as seasonal flooding or water pooling, affect drainage.
- There are no pest infestations or environmental permits required for this project.

Roofline and Surroundings

- The roofline and fascia are free from visible damage.
- Noise or work-hour restrictions do not apply to this project.

Additional Considerations

- The property may require a partial or complete replacement of the gutter system due to its age and lack of maintenance.
- The long-term cost-effectiveness of the system or energy efficiency features are not priorities for this project.
- No contingency plans for delays are necessary, as the project timeline is straightforward.

Project Deliverables for Gutter Inspection, Cleaning, and Upgrade:

These deliverables ensure a comprehensive approach to assessing, cleaning, and improving the gutter system while preserving the historical integrity of the building.

Inspection

A thorough assessment of the current gutter system to identify issues and determine next steps

- Condition Assessment:
 - Inspect the gutters and downspouts for damage, blockages, and improper drainage.
- Documentation:
 - Provide a detailed report with photos highlighting problem areas, such as rust, sagging, or water pooling.
- Recommendations:
 - Identify any immediate repairs or adjustments needed to restore functionality.

Cleaning

Comprehensive cleaning to restore gutter and downspout functionality

- Debris Removal:
 - Clear all debris, dirt, and buildup from gutters and downspouts.
- System Flushing:
 - Flush the system to ensure water flows freely through the gutters and downspouts.
- Condition Verification:
 - Reassess the system post-cleaning to confirm all blockages and obstructions are resolved.

Upgrade (if necessary)

Recommendations and implementation of necessary upgrades to improve functionality and maintain the historical aesthetic

- Upgrade Proposals:
 - Provide a list of recommended upgrades, such as replacing damaged sections or installing gutter guards/screens.
- Historic Preservation Compliance:
 - Ensure all proposed upgrades align with the State Historic Building Code (SHBC) and local preservation standards.
- Custom Design:
 - Specify materials and designs that preserve the original architectural features, including seamless gutters and decorative brackets.
- Documentation:
 - Include sketches, photos, and material specifications for approval before proceeding with any upgrades.

Permit Compliance and Coordination:

The contractor's bid must reflect full compliance with these requirements, ensuring all permitting responsibilities are accounted for within the proposed cost. Failure to address these requirements will result in disqualification of the bid. To ensure compliance with historical preservation standards and local regulations, the contractor must include the following in their bid as part of the total project cost (not as a change order):

Permit Acquisition

- The contractor is responsible for obtaining all required permits for the project.
- This includes submitting accurate plans, specifications, and documentation to the appropriate permitting authorities.

Historical Preservation Compliance

- Permits must adhere to all guidelines and regulations for historic properties, ensuring all work aligns with the original design and materials.

Permit Fees

- All fees associated with obtaining permits, including application fees and inspection charges, must be included in the bid.

Coordination and Communication

- The contractor must coordinate directly with local permitting offices and inspectors to secure the necessary approvals.
- This includes addressing any feedback or required modifications during the permitting process.

Inspection Requirements

- The contractor is responsible for scheduling and facilitating all necessary inspections related to the permitting process.
- Any inspection-related adjustments must be completed at no additional cost to the owner.

Documentation

- A copy of all permits and approvals must be provided to the property management team before project commencement.

Warranty Requests:

To ensure clarity and consistency, the following minimum acceptable durations for warranties are established. Vendors are encouraged to exceed these standards where possible to enhance the durability and reliability of the gutter system:

Material Warranty:

- Minimum Duration: 15 years
- Coverage: Must include manufacturing defects, corrosion, premature failure, and color fading or mismatches.
- Materials must align with the original design and comply with historical preservation guidelines.

Workmanship/Installation Warranty:

- Minimum Duration: 5 years
- Coverage: Must address proper installation techniques, secure attachment, compliance with code and historical preservation standards, and any issues arising from installation on the steep ceramic tile roof.

Performance Warranty:

- Minimum Duration: 2 years
- Coverage: Must guarantee effective drainage, proper water flow management, and resolution of issues such as blockages or overflow caused by installation flaws.

Maintenance Warranty:

- If applicable, vendors should propose options for annual inspections or ongoing maintenance agreements as part of the proposal.
- These services should aim to ensure the system remains functional and preserved over time.

Historical Compliance Guarantee:

- All warranties must ensure the work aligns with the State Historic Building Code (SHBC) and local historical preservation standards.
- Vendors must certify their compliance in the warranty documentation.

Transferability:

- All warranties should be transferable to future property managers or owners to maintain the property's long-term preservation and functionality.

Site Visit and Access:

- A mandatory site visit is required, and Contractors are encouraged to ask questions and familiarize themselves with the site's conditions.
- Contractors must schedule site visits in advance with the property management team.
- All visits must be coordinated to ensure minimal disruption to property operations and residents.

Scheduling Contacts:

- **Joshua Fass, The John Stewart Company**
 - Project Coordinator
 - Joshua.Fass@jsco.net
 - (408) 288-7421
- **Tanea Campbell-Allen, The John Stewart Company**
 - Portfolio Manager
 - tanea.allen@jsco.net
 - (831) 438-5725 Ext 267
- **RoDevia Brigham, Proposabid, LLC**
 - Bid Sourcing for Property Management and Property Owners
 - RoDevia@proposabid.com
 - 408-353-2769
 -