PREPARED FOR YOUR FINISHES PROPOSAL

Longwood Finishes

Los Angeles, California / Bid-ready controlled release

PROJECT	TRADE	ISSUE
Los Angeles residential development	Finishes	REV 03 / 20 SEP 2026

PREPARED FOR / COMPANY

CONTACT / PHONE / EMAIL

A NOTE FROM VINCE

We value direct answers and practical ideas. Tell us where the drawings are clear, where risk remains and what you would do to build the work better.

Vince Ngo / CEO & Co-Founder, Riviosa

PROJECT INTENT

A clear, buildable residential project where cost certainty and thoughtful sequencing protect the design intent.

SITE REALITIES

Confirm access, staging, utility interfaces and field dimensions before mobilization. Identify long-lead decisions and coordination conflicts in the proposal.

What matters for Finishes

01	Submit samples and mockups before production work
02	Coordinate substrates, transitions, reveals and sealants
03	Protect completed work through final punch

02 / SCOPE AND PROPOSAL

Price the work clearly.

Your scope

01	Applicable drywall, waterproofing, tile, paint and flooring
02	Cabinetry, glass, railings and finish coordination
03	Substrate review, samples, transitions and sealants
04	Protection, punch, touch-up and closeout

Coordination

05	Verify dimensions, access and existing conditions before fabrication or installation.
06	Coordinate penetrations, embeds, sequencing and interfaces with adjacent trades.
07	Comply with approved plans, manufacturer requirements, codes and inspections.
08	Provide protection, daily cleanup, correction and complete closeout documentation.

BASE FIXED PRICE	$	
ALTERNATES	$	
ALLOWANCES	$	
MULTI-PROJECT DISCOUNT	$	

EARLIEST START	
DURATION	calendar days
CREW SIZE	people

Bid basis

Fixed price. Include labor, supervision, equipment, ordinary consumables, delivery, protection, cleanup and closeout unless clearly excluded. Review all released drawings, specifications, addenda and field conditions. No bonus applies.

03 / COMMITMENTS

Make your assumptions visible.

Commercial terms

01	Payments follow verified progress and agreed milestones.
02	Each payment requires an invoice and the applicable lien waiver.
03	Approved reimbursable materials are paid at documented actual cost.
04	No change in scope, time or price is valid without prior written approval.
05	Final payment requires punch completion, inspections and closeout.

Include with your proposal

- Detailed inclusions and exclusions
- Allowances and unit prices
- Schedule and crew loading
- Long-lead materials
- Value-engineering ideas
- Multi-project discount
- License and insurance
- Relevant project references

Bidder acknowledgment

We have reviewed the released documents and site conditions. Our attached exclusions, qualifications and schedule form part of this proposal.

CONTRACTOR LEGAL NAME	
REPRESENTATIVE / TITLE	
CSLB LICENSE / CLASSIFICATION	
SIGNATURE / DATE	