

NOTICE TO BIDDERS

Pursuant to Section 143-129 of the General Statutes of North Carolina, Sealed Bids for the furnishing of labor, material and equipment to **Replace Under Slab – Above Slab Sewer, Kitchen / Bath Renovations for the Modernization of Project Number 6276, CITY OF ALBEMARLE, DEPARTMENT OF PUBLIC HOUSING**, will be received by the **City of Albemarle, Assistant Finance Director, P O Box 190, Albemarle NC 28002-0190; or 144 North Second Street, Raymond I. Allen Community Room #118, Albemarle NC 28001; until 2:00 P.M., TUESDAY, NOVEMBER 25, 2025**, at which time the Bids received will be publicly opened and read aloud for the furnishing of labor, material and equipment entering into the Modernization of **Project NC 75-1, SITE B for 22 apartments**.

Scope of work will consist of renovations and modernization of existing project and includes, but is not limited to, the following items:

- Provide all work related to the replacement of under slab and above slab sewer lines in Twenty-Two (22) apartments, including kitchen renovations, bath renovations, painting, sheet rock repairs, replace kitchen cabinets, counter tops, sinks, faucets, supplies and shut off valves, plumbing, mechanical and electrical and replacement of floor tile. Provide all work needed so that the apartments are ready for occupancy. Provide all work as indicated on the plans, in the project manual and as required by codes and the authority having jurisdiction.
- SPECIAL NOTE: The Contractor is hereby notified that the work in each apartment is unique to that apartment, and Contractor must be aware of the importance of site visits to verify existing conditions. This is due to past work by the Owner's vacancy recycle/turn-over crews in some apartments where the crews removed large amounts of gypsum board, base and other items not limited to but including some kitchen cabinets, bath demolition, saw cutting of slabs, removal of receptacle covers, devices, lights etc.; some of these items are still in the apartments and can be reused, such as smoke detectors, some of the light fixtures, cover plates etc.. In addition to the sewer work, there are plans for each apartment that describe the major differences in those apartments.

For the Scope at NC 75-1, Site B: The work includes but is not limited to the following for buildings in this contract.

1. Abate Asbestos containing items by removal of all floor tile and mastic on the first floor of all apartments in this contract, note some floors have two layers of vinyl floor tile. Abate any asbestos that will be disturbed as part of this contract. See separate report and abatement plan provided by owner's separate consultant. Contractor shall mark on the AS-BUILT PLANS, the locations of abatement (other than the first floor VAT and mastic) such as ceilings, walls etc. It is unknown if the prior work included any asbestos abatement; however, the Owner did perform clearance testing in preparation for this project, results are attached.
2. Some of the apartments have portions of the concrete slab saw cut and the slab removed and trenches partially excavated; the Contractor shall perform additional saw cutting and slab removal as needed to complete the under-slab sewer replacement. Other apartments have had no saw cutting performed; Saw cut existing concrete slab as needed to replace under slab sewer out to existing clean-out in front of buildings. Existing sewer piping in slab may be abandoned in place with open ends capped or removed by Contractor when not interfering with the work. All under slab sewer shall be replaced from the existing cleanouts in yard areas and above slab sewer waste piping (both cast iron and galvanized and some pvc piping) shall be replaced; however, dry cast iron vent piping may remain and be reused, support as needed. The Owner requires the use of true sweeps under the slab as opposed to angled pipe joints; this may require some additional slab cutting to be included in the Base Bid. Provide new Schedule 40 PVC sewer drain piping, all joints shall be glued with purple glue or other color approved by building inspector (clear glue not permitted).
3. Open existing walls and ceilings as needed to replace all above slab sewer drain piping except that dry cast iron vent piping may remain and be re-used. Provide new Schedule 40 PVC sewer drain piping with all joints glued with purple glue. Note, in some units the Owner has removed gypsum board from floor up to 48" on both first and second floors and in some areas, it is removed from floor to ceiling, the base was also removed in some apartments. Some apartments have not had any base or gypsum board removed.
4. In some apartments, the baths have been gutted or partially gutted and at others no work has been performed

at this time; see individual plans and visit site to determine full work to be required. The Owner wants to renovate all baths in this contract, both first and second floors. Contractor must review the plans for each apartment as well as visit the site to determine the work required for each unit. At all apartments in this contract, remove and replace ceramic floor tile and base, water closet, remove lavatory and provide new vanity with solid surface top, faucet, supplies and shut off stops. Remove and replace tub and tub surround, provide new curtain rod and other toilet accessories. Remove and replace tile wainscot along with mounting rail and toilet accessories. Remove and replace light over medicine cabinet and remove and replace medicine cabinet.

5. At all apartments in this contract at the 1st floor, remove and replace ceramic floor tile and base, water closet, remove lavatory and provide new vanity with solid surface top, faucet, supplies and shut off stops. Remove and replace tub and tub surround, curtain rod and other accessories. Remove and replace tile wainscot along with mounting rail and toilet accessories. Remove and replace light over medicine cabinet and remove and replace medicine cabinet.
6. At all washer box locations, replace drain line up to box and provide new washer box with 1/4 turn shut off valves. Provide fire rated box when washer box is in a party wall. See individual plans for work prior performed in individual apartments.
7. At the kitchens, some work has been performed in some apartments, including the removal of all or partial removal of kitchen cabinets, see individual plans and visit apartments to confirm extent of work performed and work required to complete the project. At the kitchens, unless otherwise noted on the plans, remove and replace kitchen cabinets, countertops, stainless steel sinks, kitchen faucet, supplies and shut off stops. Remove and replace vented range hood, provide range hood fire extinguishers and install in new range hoods. The Owner has elected to keep and reuse some wall cabinets where noted; the Contractor shall clean sand and refinish (stain), provide new cabinet hardware and reinstall the cabinets, make repairs to replace doors as needed, a price may be provided to replace the wall cabinets in lieu of cleaning and refinishing. Some apartments have new cabinets and they are to be reused and / or modified as noted on the plans.
8. Replace all toilet flanges.
9. After new sewer pipe is in trench, replace and compact fill, provide #5 pins at 24" alternating sides in existing concrete, provide new termite treatment to trench, 8 mil vapor barrier and replace concrete.
10. Note that water sometimes runs under slab near sewer and Contractor must set saw to depth of concrete so as to not cut water or power lines. Contractor shall repair at his expense any cut lines. There are two damaged water lines (copper) that the Contractor shall repair under the Base Bid. The Owner requests an alternate to replace under slab water lines, using continuous pex (no joints under the slab) up to the existing water cut-off inside the apartment and to replace the existing valve.
11. A great deal of sheet rock has been removed by the prior work, Contractor shall provide new gypsum board at those locations, tap and finish, prime. All holes in walls, ceilings are to be patched, nail holes and bad patches to be mudded, sanded, primed. At locations where gypsum board has not been removed to access the sewer, remove sheet rock from walls as needed to access above slab sewer lines and replace gypsum board, sand, prime and paint two coats. Paint the entire apartment all areas inside including all closets, shelves, trim, refinish stair treads/risers etc.
12. Contractor shall visit all apartments prior to bid to verify existing conditions which vary. Patch any damaged sheet rock or replace any sheet rock that has been previously removed.
13. At the first floor of all apartments, the Contractor shall remove the existing floor tile and provide new glue VCT flooring and provide new vinyl base. Provide an alternate price to use new wood base and shoe.
14. At the second floor of some apartments the prior work included removal of sheetrock and base. At the second floor of all apartments, the Contractor shall clean and wax existing VCT to remain and provide patching of missing or damaged tiles, see unit prices. At the second floor, the existing vinyl base shall remain (when present) except Contractor shall re-glue as needed and replace any missing sections, when the base has been removed, Contractor shall provide new vinyl base.
15. Some apartments have existing whole house ceiling fans and at those apartments in the contract, provide an alternate price to remove existing ceiling fan and controls on wall and patch ceiling and wall. Note the existing stipple ceiling may contain asbestos, see separate report by Owners separate consultant. Patch to match existing ceiling.
16. Past work included the removal of some water heaters, see individual plans. At apartments noted on the plans, remove and replace existing water heater providing new water heater, new aluminum pan and new expansion tank. Where plans call for existing water heater to remain, Contractor shall provide new expansion tank.
17. The range and refrigerator will be replaced by the Owner.

18. The smoke detectors in the apartments were replaced in the last 2 to 3 years and shall be reused. Some of the detectors were removed during the prior work and are still located in the apartment, Contractor shall reinstall. Provide a unit price to replace detectors prior removed and not left in the apartment.
19. Contractor shall clean all screen entry doors, pressure wash door and porches and exterior.
20. Contractor shall clean and paint all existing mail boxes at porches (black).
21. Contractor shall clean and paint all steel porch columns (color selected by Owner).
22. Contractor shall replace existing bath exhaust fans. Some exhaust fans are piped with galvanized duct thru roof and others are piped with vinyl flexible duct to just below the ridge vents, provide a unit price to replace the vinyl flexible duct with new 4" rigid galvanized duct and vent thru roof, flash.
23. Contractor shall replace existing bath ceiling light fixtures and lav light fixture.
24. Pressure wash the front porch and exterior walls.
25. Contractor shall visit all apartments in the contract prior to bid to verify existing conditions which vary apartment to apartment.
26. Contractor shall review photo scope of work for additional work items; Project Manual Section 011007C – Photo Scope of Work.
27. Contractor shall complete all work noted on the plans, in the project manual and as required by codes and the authority having jurisdiction.

A Pre-Bid Conference has been scheduled for THURSDAY, NOVEMBER 13, 2025 AT 9:00 AM. Meeting will be held at the City of Albemarle, Department of Public Housing, 300 South Bell Avenue, Albemarle, North Carolina 28001. A site visit will follow.

Contractors will be able to arrange on-site visits to see the interior and exterior of the apartments on the following dates:

- **Wednesday, Thursday, November 12 and 13, 2025 from 10:00 AM – 3:00 PM**
- **Tuesday, Wednesday, Thursday, November 18, 19 and 20, 2025 from 10:00 AM – 3:00 PM**

or at other times by contacting Pedro Mincitar at 805-363-0149 or pmincitar@ci.albemarle.nc.us to schedule a visit. Bidders MUST notify Pedro Mincitar in advance of any site visits.

Questions regarding the project or bidding shall be directed to bids@stognerarchitecture.com.

Complete Plans and Project Manual will be open for inspection in the office of Stogner Architecture, PA, 615 East Broad Avenue, Rockingham, North Carolina (Designer); at the City of Albemarle, Department of Public Housing Office; or complete Plans and Project Manual will be available for on-line viewing from the offices of **Construct Connect** www.constructconnect.com; **Dodge Data & Analytics** <http://dodgeprojects.construction.com>; **The Blue Book** www.thebluebook.com; **Construction Journal** www.constructionjournal.com, **East Coast Digital Plan Room (ECD – Minority Plan Room Provider)** plans@speedyblue.com 252-758-1616 and **Metrolina Minority Contractor's Resource Center**, 2915 Rozzells Ferry Road, Charlotte, NC 28208, Phone: 704-332-5746, Fax: 704-342-9584; E-mail: mmca@mmcaofcharlotte.org.

Complete Plans and Project Manual may be obtained by download from Stogner Architecture, PA. by qualified bidders at no cost. For instructions on downloading these documents email bids@stognerarchitecture.com. V

Stogner Architecture, PA does not warrant, nor guarantee the information made available and/or transmitted to Contractors by 3rd party plan rooms and copy shops. Contractors may contact Stogner Architecture, PA directly to obtain project information and documents.

Documents may be obtained in printed form from **Duncan-Parnell, 4275 Regency Road, Suite 100, Greensboro, NC 27410, Phone: (336) 855-1211, Email: Heinz.schmitz@duncan-parnell.com** with production costs being paid by the contractor.

All contractors are hereby notified that they must have proper license under the State laws governing their respective trades, whether or not Federal Funding is involved.

North Carolina's Permanent Rules for the Lead Based Paint Hazard Management Program for Renovation, Repair and

Painting (LHMP-RRP); 10A NCAC 41C.0900, became effective 11-01-2010. Recent testing by Owner's separate environmental consultant found no lead. Lead Certification not required.

The Buildings in this contract have a (DOFA) Date of First Availability of: 1971

The Buildings in this contract have been tested in accordance with North Carolina's LHMP-RRP rules; This Contract Does Not Anticipate a disturbance of the minimum amount of painted surfaces and based on the RRP Rules the Prime Contractor is NOT REQUIRED to be Certified.

Contractors are notified that Chapter 87, Article 1, General Statutes of North Carolina will be observed in receiving and awarding Contracts.

Contractors are hereby notified that Sales Tax Information will be required for this project.

Contractors are hereby notified that the City of Albemarle requires proof of the following insurance before starting the project:

- **Worker's Compensation Insurance** in the amount of \$100,000 (bodily injury), \$100,000 (bodily injury by disease) and \$500,000 (bodily injury by disease policy limit)
- **General Liability Insurance** in the amount of \$1,000,000.00
- **Automobile Liability Insurance** in the amount of \$1,000,000.00

Contractors will also be required to read and sign the City of Albemarle Guidelines for Contracting and Risk Transfer before starting the project.

The City of Albemarle has a 10% verifiable goal for participation by minority and women owned businesses in the total value of work awarded. All bidders are required to make a good faith effort, and document such, to recruit minority and disadvantaged participation on this project. Contractors are hereby notified that the City of Albemarle's Historically Underutilized (HUB) Program requires certain bid forms. Failure to submit the required forms with your bid may deem your bid as non-responsive. The Historically Underutilized Business (HUB) Program may request the apparent low bidder to provide additional information to clarify the bidder's responsiveness.

The City of Albemarle invites and encourages the participation of minorities, women, and disabled business enterprises, and prohibits discrimination against any person or business in pursuit or award of this opportunity on the basis of race, color, sex, religion, national origin, age, disability, or veteran status.

All bidders are required to make a good faith effort, and document such, to recruit minority and disadvantaged participation on this project.

Each proposal shall be accompanied by a cash deposit, cashier's check, certified check or bid bond drawn on some bank or trust company insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five percent (5%) of the proposal or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina and per Section 9 of Form 5369 and individual sureties **must** be listed on US Treasury Circular Number 570 to execute the contract in accordance with the bid bond and per HUD-5369 Sections 9 and 10. **Five Percent shall be based on the maximum bid price, i.e.: Base Bid plus Unit Prices plus Contingency Allowance plus All Add Alternates.** Said deposit shall be retained by the Owner as liquidated damages in event of failure of the successful bidder to execute the contract within ten (10) days after the award or to give satisfactory surety as required by law. (Bid Bond not required if bid is less than \$250,000.00.)

Refer to provisions for Equal Employment Opportunity and payment of not less than the minimum salaries and wages indicated in the specifications **must be paid on this project.**

A Performance Bond and a Payment Bond are required where the sum of all projects for the construction project exceeds \$250,000 for 100% of each contract exceeding \$50,000 (*G.S. 143-129 (c)*). In place of bonds, the Contractor may provide cash, certified check or government securities (*G.S. 44A-26*).

Payment will be made on the basis of ninety percent (90%) of monthly estimates and final payment made upon completion and acceptance of work.

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of Sixty (60) days.

The City reserves the right to reject any or all bids, as may in the judgment of the Council of the City of Albemarle serve its best interest and the City further reserves the right to waive irregularities and informalities in any bid submitted.

Contractors will be responsible to ensure that economic opportunities, to the greatest extent feasible follow Section 3 Requirements 24 CFR Part 135.1 and Section 3 Clause 24 CFR Part 135.38.

Owner's Representative will be: Renae Miller, Executive Director

Bid Opening:

Bids will be opened and read from **Ray Allen Community Room, #118** at the City of Albemarle City Hall, 144 North Second Street, Albemarle, North Carolina 28001.

Bid Proposals should be sealed and clearly marked with The Bid Number (2026-02), Project Number (6276), Bid Date and Bid Time and are to be delivered or mailed to the following address:

City of Albemarle
Matthew J Smith, Asst. Finance Director
144 North Second Street, Albemarle, NC 28001
P. O. Box 190, Albemarle, NC 28002-0190

Signed:



Jacob Weavil
Finance Director
City of Albemarle
144 North Second Street
Albemarle, North Carolina 28001

Designer: Stogner Architecture, PA
615 East Broad Avenue
Rockingham, North Carolina 28379
(910) 895-6874 X5