

**ADDENDUM NO. 003**  
**DECEMBER 3, 2025**

**CITY OF ALBEMARLE, DEPARTMENT OF PUBLIC HOUSING**  
**PROJECT #6276**  
**REPLACE UNDER SLAB – ABOVE SLAB SEWER, KITCHEN / BATH RENOVATIONS**  
**CITY OF ALBEMARLE, NC PROJECT 2026-02**

The following items or modifications to original Plans and Project Manual shall be included as part of the contract work. All general conditions, special conditions, etc., as originally specified shall apply to these items.

**ITEM #1: REVISED FORM OF BID (ADDENDUM NO. 003)**

The Form of Bid has been modified to:

- Add a new Alternate: Add / Deduct / No Change Alternate No. 3.1

The Alternate is for the Contractor to provide a price to remove existing and provide new cabinets at 301 S. Bell Street, in lieu of removing and reinstalling existing cabinets.

**Bidding Contractors shall use the Revised Form of Bid (Addendum No. 003) in their sealed bid package.**

**FAILURE TO USE THE CORRECT REVISED FORM OF BID (ADDENDUM NO. 003) MAY RESULT IN THE BID BEING CONSIDERED NON-RESPONSIVE.**

**ITEM #2: CABINETS**

It is anticipated that the cost to clean, sand and refinish the upper wall cabinets would be close to the cost to replace them, see Alternate No. 3 which considers the cost difference to replace the wall cabinets. If this alternate were accepted by the owner, it is anticipated that the owner would prefer to have 30” ranges and range hoods (in lieu of 24” when existing) if there is adequate space. Contractor shall provide 30” range hood if there if there is adequate space for a 30” range; if there is not adequate space for a 30” range, Contractor shall provide a 24” range hood. Appliances by Owner.

**ITEM #3: PRE-BID MEETING ATTENDANCE**

Addendum No. 001 included in the Pre-Bid Meeting Minutes and Sign-In Sheets. There are two sign-in sheets and one page which has two business cards scanned.

The business card for Construction Concepts and Designs Inc. was accidentally noted to show Not at Meeting. Clifford McClain with Construction Concepts and Designs Inc. attended the Pre-Bid; he signed on sign-in sheet #1 and provided his business card including contact information. The business card page has been updated to reflect this.

The second business card for another company remains labeled as late and not at meeting.

The two sign-in sheets and business card page are re-attached as corrected.

#### **ITEM #4: INSPECTIONS**

The Building Inspection Department does not intend for the contractor to bring the entire apartment up to current codes based on the Scope of Work; however, when demolition has exposed unsafe conditions, these conditions are to be brought up to code.

For example, see Addendum No. 001, Pre-Bid Conference Minutes, Section 10 – Discussion Items, Items #6 and #7, as shown on Page 9 of 9 of the Pre-Bid Conference Minutes. When demolition involving the removal of cabinets and sheetrock exposes a party wall that is not protected, such as under a stair, then the inspection department will require that the unprotected area be protected by 5/8” sheetrock with taped joints for a one hour wall system. When the wall is not opened, then the contractor is not required to address the party wall, a similar condition is expected when kitchen cabinets are back to back on a party wall as holes or lack of sheetrock is expected at those locations. Contractor shall anticipate that the party wall below the stair never had sheetrock and that the space at the cabinets never had or it has multiple openings in it and shall include providing sheetrock at those areas as part of base bid when sheetrock or cabinets have been removed and expose unprotected area of the party wall.

See plans for areas of prior demolition.

Likewise, when the sheetrock has been or will be removed and exposes the top plates, the Contractor shall seal the penetrations with fire-caulk; however, when the sheetrock is not removed then the Building Inspector will not require fire-caulk.

Where walls are opened and expose electrical wiring, the Building Inspector will require repairs and termination of wiring per 2020 NEC; walls not opened will not be required to be brought up to code.

#### **ITEM #5: ASBESTOS**

It is unknown what type of asbestos abatement was done prior to the vacancy prep crews performing demolition activities.

The Owner had dust wipe sampling performed after the prior demolition had been stopped and the test report/letter is included in the Project Manual starting on Page 6276-167.

As noted in the report, Two (2) apartments in this contract appear tested for the presence of asbestos within the sampled units; the abatement Subcontractor is responsible for any additional asbestos that needs to be removed to complete the project. The Contractor for this contract shall include cleaning for all units, understanding that the Two (2) that tested for the presence of asbestos will require additional asbestos demolition, as well as the ones that did not test positive.

Regardless of what took place in the vacancy prep crew demolition, the Contractor should understand that if any abatement had been performed, it would have been limited. The Contractor should expect that additional asbestos abatement is anticipated for all apartments, particularly in the first floor tile / mastic removal.

The Owner recognizes that the vacancy prep crews removed items in many cases that did not need to be removed to replace the sewer system, such as drywall, base and similar items; however, the plans calls for removal of all first floor vinyl tile which was not fully removed in the apartments.

Stogner Architecture is not responsible for asbestos abatement design, clearance testing or telling Contractors how to address the asbestos situation. **Contractors with specific questions regarding asbestos abatement should provide those in writing so that they can be forwarded to the Owner’s separate Environmental Consultants to address.**

**ITEM #6: TESTING**

Project Manual Page 6276-152, Quality Assurance states that the Owner's Environmental Consultant will serve as the quality assurance inspector and shall be responsible for providing clearance testing.

Under the Asbestos Dust Testing section on Project Manual Page 6276-166 change paragraph 5 to read as follows: "The Contractor shall be responsible for and shall include in the Bid: Compliance with Asbestos Abatement guidelines per State and Federal Regulations' and the Asbestos Abatement Project Design provided by Owner's separate Environmental Consultant page 6276-162, not limited to but including, description of abatement work, technical and product specifications related to abatement and occupant protection plan. The monitoring and clearance testing and Abatement Plan to be provided by Owner's independent consultant. The Contractor shall secure an Asbestos Abatement Permit from North Carolina Health Hazards Control Unit.

Contractors are advised that the full versions of the Owner Provided Lead Based Paint Inspection Report, Asbestos Inspection Report, Asbestos Abatement Project Designs, and the Target Asbestos Dust Wipe Sampling Letter are included in the separate Hazardous Materials Manual.

**END OF ADDENDUM NO. 003**

**ATTACHMENTS:**

**DRAWINGS: NONE**

**DOCUMENTS:**

- **REVISED FORM OF BID (ADDENDUM NO. 003) – 11 PAGES**
- **TWO SIGN-IN SHEETS (NO CHANGES) – 2 PAGES**
- **ONE BUSINESS CARD SHEET (UPDATED) – 1 PAGE**

**STOGNER ARCHITECTURE, PA  
615 EAST BROAD AVENUE  
ROCKINGHAM, NC 28379**

**REVISED FORM OF BID (ADDENDUM NO. 003)**

Proposal of \_\_\_\_\_ (hereinafter called "BIDDER"), organized and existing under the Laws of the State of \_\_\_\_\_, doing business as (a corporation) (a partnership) (an individual) (strike out words not applicable).

**CITY OF ALBEMARLE BID NUMBER 6026-02**

To: **CITY OF ALBEMARLE, DEPARTMENT OF PUBLIC HOUSING  
Albemarle, North Carolina**

Gentlemen:

1. The undersigned, having familiarized (himself) (themselves) with the local conditions affecting the cost of the work, and with the Project Manual (including Invitation for Bids, Instructions to Bidders, this bid, the form of Bid Bond, the form of Non-Collusive Affidavit, the form of Contract, and the form of Performance and Payment Bond or Bonds, the General Conditions, the Supplemental General Conditions, the General Scope of Work, the Technical Specifications and the Drawings) and Addenda, if any thereto, as prepared by STOGNER ARCHITECTURE, PA, and on file in the office of the City of Albemarle, Department of Public Housing, hereby proposes to furnish all labor, materials, equipment and services required to construct and complete the **Renovations to 22 apartments Project, Capital Fund Program NC 75-50123, CITY OF ALBEMARLE, DEPARTMENT OF PUBLIC HOUSING, Albemarle, North Carolina**, all in accordance with the aforementioned Contract Documents:

The Bids shall be considered a firm fix price inclusive of all Contractor cost, including but not limited to, material, labor, equipment, taxes, permits, bonds, insurance, temporary utilities, and any other expenses incurred by the Contractor in the performance of the work.

**GENERAL CONSTRUCTION CONTRACT:** Shall be single prime contract for General, Plumbing, HVAC and Electrical Work. General contract shall include asbestos abatement in the bid.

**Base Bid shall include ALL Work in the following EIGHT (8) apartments:**

431 & 433 South Bell; Building Type J	1508 & 1510 Inger St.; Building Type G
1500 & 1502 Inger St.; Building Type H	1515 & 1517 Inger St.; Building Type J

**SUBTOTAL BASE BID**

SUBTOTAL BID NC (Site #75-1) \_\_\_\_\_ (\$ \_\_\_\_\_)

TOTAL OF UNIT PRICES WORK \_\_\_\_\_ (\$ \_\_\_\_\_)

(\*Total of Unit Prices [A thru O] from Page 8)

CONTINGENCY ALLOWANCE Seventy Five Thousand Dollars (\$ 75,000.00)

**CERAMIC TILE ALLOWANCE – NET MATERIALS ONLY**

Base/Trim \_\_\_\_\_ LF x \$6.00 / LF = (\$ \_\_\_\_\_)

12x12 Floor Tile \_\_\_\_\_ SF x \$4.00 / SF = (\$ \_\_\_\_\_)

**TOTAL BASE BID** \_\_\_\_\_ \$ \_\_\_\_\_

The above Base Bid includes a Contingency Allowance of \$75,000, the Total of Unit Prices Work and a Ceramic Tile Allowance for the Net Materials Only cost of Base/Trim and 12x12 Floor Tile, see Section 012100, Allowances.

\_\_\_\_\_  
Signature of Authorized Bidder and (Typed or Printed)

**SEWER REPLACEMENT**

**ADD ALTERNATE NO 1:** Shall include all work in the following apartments:

401 & 403 South Bell, Building Type J: \_\_\_\_\_ +\$ \_\_\_\_\_

414 & 416 South Bell, Building Type H: \_\_\_\_\_ +\$ \_\_\_\_\_

423 & 425 South Bell, Building Type H: \_\_\_\_\_ +\$ \_\_\_\_\_

=====

**TOTAL BID FOR ADD ALTERNATE NO. 1:** \_\_\_\_\_ +\$ \_\_\_\_\_

**ADD ALTERNATE NO 2:** Shall include all work in the following apartments:

412 & 414 Grigg St., Building Type H: \_\_\_\_\_ +\$ \_\_\_\_\_

439 & 441 Grigg St., Building Type G: \_\_\_\_\_ +\$ \_\_\_\_\_

448 & 450 Grigg St., Building Type J: \_\_\_\_\_ +\$ \_\_\_\_\_

455 & 457 Grigg St., Building Type J: \_\_\_\_\_ +\$ \_\_\_\_\_

=====

**TOTAL BID FOR ALTERNATE NO. 2:** \_\_\_\_\_ +\$ \_\_\_\_\_

**ADD / DEDUCT / NO CHANGE ALTERNATE NO. 3 – CABINETS**

Base Bid is to provide new kitchen base cabinets as noted on the plans, countertops, stainless steel sink and faucet and range hood and to clean, sand and re-stain existing wall cabinets in lieu of providing new wall cabinets; see notes on plans; Provide an alternate price that omits the cleaning and refinishing of wall cabinets and provides for new wall cabinets at locations noted on plans.

**TOTAL ADD / DEDUCT / NO CHANGE - (circle one)**  
**ALTERNATE NO. 3**

3A As related to Base Bid, Units 431, 433 South Bell and 1500, 1502, 1508, 1510, 1515 and 1517 Inger  
\$ \_\_\_\_\_ = +/-\$(\_\_\_\_\_)

3B As related to Add Alternate No. 1; Units 401, 403, 414, 416, 423 and 425 South Bell.  
\$ \_\_\_\_\_ = +/-\$(\_\_\_\_\_)

3C As related to Add Alternate No. 2; 412, 414, 439, 441, 448, 450, 455 and 457 Grigg St.  
\$ \_\_\_\_\_ = +/-\$(\_\_\_\_\_)

=====

**TOTAL ADD / DEDUCT / NO CHANGE ALTERNATE NO. 3** \$ \_\_\_\_\_ +/-\$(\_\_\_\_\_)  
**(circle one)**

\_\_\_\_\_  
Signature of Authorized Bidder and (Typed or Printed)

**ADD / DEDUCT / NO CHANGE ALTERNATE NO. 3.1 – CABINETS at 403. S. BELL STREET**

As noted on A1.0, Scope of Work, E. and on A3.0B, Scope of Work, Item 4.: At 403 S. Bell Street, Base Bid calls for Contractor to remove base and wall cabinets (to provide new sewer) and to reinstall cabinets as shown on Kitchen Elevations.

In lieu of reinstalling cabinets at 403 S. Bell Street, Contractor shall provide an alternate price to provide new base and wall cabinets at this unit.

TOTAL ADD / DEDUCT / NO CHANGE - (circle one)  
ALTERNATE NO. 3.1

TOTAL ADD/DEDUCT/NO CHANGE ALTERNATE NO. 3.1 \$ \_\_\_\_\_ +/-\$(\_\_\_\_\_)

**ADD ALTERNATE NO. 4 – REPLACE UNDER SLAB WATER LINES**

Base Bid includes the repair of two broken copper water lines at locations where prior work had cut or damaged the lines during cutting and removal of sections of the concrete slab for sewer replacement. The Owner would like to receive an Alternate price to replace under slab water lines from three to five feet outside of the building to the location where the current water line comes up into the apartment interior and to replace the valve at that location. Existing water line is copper, replacement water line to be pex run continuous from outside the building to the new valve (no joints below the slab). The water line may run in the same trench as the sewer but may require additional slab removal to get to the existing valve location, additional cutting of slab related to this water line shall be included in this price.

TOTAL ADD ALTERNATE NO. 4

4A As related to Base Bid, Units 431, 433 South Bell and 1500, 1502, 1508, 1510, 1515 and 1517 Inger  
\$ \_\_\_\_\_ = +\$(\_\_\_\_\_)

4B As related to Add Alternate No. 1; Units 401, 403, 414, 416, 423 and 425 South Bell  
\$ \_\_\_\_\_ = +\$(\_\_\_\_\_)

4C As related to Add Alternate No. 2; 412, 414, 439, 441, 448, 450, 455 and 457 Grigg St.  
\$ \_\_\_\_\_ = +\$(\_\_\_\_\_)

---

---

TOTAL ADD ALTERNATE NO. 4 \$ \_\_\_\_\_ +\$\_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Bidder and (Typed or Printed)

**ADD / DEDUCT / NO CHANGE ALTERNATE NO. 5 – WOOD BASE**

Base Bid is to provide new vinyl base. Provide an Alternate to provide new painted wood base and shoe.  
(Note: in units that have not had gypsum board removed on the second floor and the second floor and the 2<sup>nd</sup> floor existing base is in place it may remain; just be aware that a number of apartments have all base removed on 2<sup>nd</sup> floor in prior work by the vacancy prep crew.)

**TOTAL ADD / DEDUCT / NO CHANGE - (circle one)  
ALTERNATE NO. 5**

**5A** As related to Base Bid, Units 431, 433 South Bell and 1500, 1502, 1508, 1510, 1515 and 1517 Inger  
\$ \_\_\_\_\_ = +/-\$(\_\_\_\_\_)

**5B** As related to Add Alternate No. 1; Units 401,403,414, 416, 423 and 425 South Bell  
\$ \_\_\_\_\_ = +/-\$(\_\_\_\_\_)

**5C** As related to Add Alternate No. 2; 412, 414, 439, 441, 448, 450, 455 and 457 Grigg St.  
\$ \_\_\_\_\_ = +/-\$(\_\_\_\_\_)

---

---

**TOTAL ADD/DEDUCT/NO CHANGE ALTERNATE NO. 5 \$ \_\_\_\_\_ +/-\$(\_\_\_\_\_)**

**DEDUCT ALTERNATE NO. 6 – WATER HEATER**

Base Bid is to replace existing water heaters at apartments noted; Provide a Deduct Alternate to reuse existing water heater but to add a new expansion tank to the water heater. NOTE: Where plans call for an existing water heater to remain and to add a new expansion tank, that work shall remain in the Base Bid or appropriate Alternate Bid. This Deduct Alternate to be per apartment and when approved by the owner.

**TOTAL DEDUCT ALTERNATE NO. 6**

**-\$ (\_\_\_\_\_) /per apartment x Ten (10) Apartments = -\$ (\_\_\_\_\_)**

---

Signature of Authorized Bidder and (Typed or Printed)

**UNIT PRICES** include profit and overhead and no additional profit or overhead shall be added or deducted when applying Unit Prices. If the Unit Price work exceeds the base amount indicated, the Contractor shall notify the Architect before proceeding with additional Unit Price work or funding may not be approved.

Many of the Unit Prices requested include quantities of an allowance of work to be included in the Base Bid. This quantity of an allowance of work is for unknown conditions that may arise and is in addition to any specific amount of that type or work identified on the plans (unless specifically indicated otherwise).

In the event that the final work required is less than or more than the amount included as quantity of an allowance of work in the Base Bid, the contract amount will be adjusted up or down in accordance with the accepted Unit Price. The quantities must be verified by the Architect and/or the Owner’s representative. The Contractor may not exceed the base Unit Price quantity without specific written permission from the Owner. Unit Price work shall be identified separately on the Contractor’s Schedule of Values and Pay Request and must be submitted monthly as work proceeds or funding may not be approved.

**Unit Price A: Timer Switches:**

There is an existing timer switch in most of the bathrooms that is connected to existing exhaust fans and in the Base Bid will be connected to vanity light and exhaust fan. Provide a unit price to replace any bad timer switches and to replace standard switch when the timer switch has been removed with a new timer switch.

A: \$ \_\_\_\_\_ /Timer Switch      x **10** Timer Switches      =\$ \_\_\_\_\_  
 (A)

**Unit Price B: Ceiling Lights / Smoke Detectors**

Base Bid requires contractor to relocate ceiling boxes in the living room and to re-install any living room light fixtures that have been taken down by the vacancy prep crew, the fixtures should be in the unit; however, Provide a Unit Price to furnish new light fixtures in the living room if the existing fixture that was taken down is broken or missing. Some smoke detectors were removed in the living rooms when the ceiling was removed, these are to be re-installed under Base Bid and Alternates 1 & 2; provide a unit price to furnish new detectors when existing are not in the apartment.

B1: \$ \_\_\_\_\_ /Light Fixtures      x **20** Lights      =\$ \_\_\_\_\_  
 B2: \$ \_\_\_\_\_ /smoke detector      x **10** ea      =\$ \_\_\_\_\_

=====

**TOTAL BID FOR UNIT PRICE B**      \_\_\_\_\_      =\$ \_\_\_\_\_  
 (B1+B2)

**Unit Price C: Exhaust Fans**

Bath exhaust fans are being replaced as part of the Base Bid. The Owner has noted that some of the exhaust fans are hard piped thru the roof and this piping shall remain; however, some of the apartments have a flex duct that only extends to below the ridge vents. Provide a unit price to replace the flex duct with 4” smooth galvanized duct pipe and extend pipe thru the roof and flash, maintenance believes that some or all of the flex units have an existing hole and roof cap but not confirmed.

C1: S \_\_\_\_\_ / apartment to provide new galv. Duct x **12** apartments      =\$ \_\_\_\_\_  
 C2: \$ \_\_\_\_\_ / apartment to cut roof and provide new roof hood x **12** apts. =\$ \_\_\_\_\_

=====

**TOTAL BID FOR UNIT PRICE C**      \_\_\_\_\_      =\$ \_\_\_\_\_  
 (C1+C2)

\_\_\_\_\_  
 Signature of Authorized Bidder and (Typed or Printed)

**Unit Price D: Ceilings/Sheet Rock:**

In addition to work shown on plans which remains in Base Bid; Provide a unit price to make additional ceiling repairs due to existing loose or falling spray on stipple finish, holes and bad tape joints as approved by the Owner. Provide a unit price to patch holes in walls / ceilings that range from 6” to 16” in diameter, holes smaller than 6” diameter shall be repaired in Base Bid.

**D1:** Repair stipple finish at ceilings \$ \_\_\_\_\_/SF x **200** SF = \$ \_\_\_\_\_

**D2:** Repair loose tape in corners \$ \_\_\_\_\_/LF x **100** LF = \$ \_\_\_\_\_

**D3:** Repair holes in walls/ceiling \$ \_\_\_\_\_/hole x **20** holes = \$ \_\_\_\_\_

**TOTAL BID FOR UNIT PRICE D** \_\_\_\_\_ = \$ \_\_\_\_\_  
**(D1+D2+D3)**

**Unit Price E: Subfloor**

In addition to work shown on plans which remains in Base Bid/Alternates 1 & 2; Provide a Unit Price to replace any additional rotten/damaged subfloor; 3/4” plywood and/or framing.

**E1:** \$ \_\_\_\_\_/SF x **640** SF = \$ \_\_\_\_\_

**E2:** \$ \_\_\_\_\_/LF (2x8 Framing) x **256** LF (2x8 Framing) = \$ \_\_\_\_\_

**E3:** \$ \_\_\_\_\_/LF (2x10 Framing) x **256** LF (2x10 Framing) = \$ \_\_\_\_\_

**E4:** \$ \_\_\_\_\_/LF (2x4 Studs) x **256** LF (2x10 Framing) = \$ \_\_\_\_\_

**TOTAL BID FOR UNIT PRICE E** \_\_\_\_\_ = \$ \_\_\_\_\_  
**(E1+E2+E3+E4)**

**Unit Price F: GFIC**

Contractor shall check and verify all GFIC Devices are working properly in the Base Bid. Provide a unit price to replace any GFIC Devices that are not working properly or are damaged except plans call for receptacle at the washing machine to be replaced with new GFIC Devices in the Base Bid and to remove the simplex/duplex receptacle at the refrigerator and provide new audible GFIC Devices in Base Bid/Alternates and are not part of the Unit Prices. NOTE: most apartments have GFIC Breakers but some have GFIC Receptacles.

**F:** \$ \_\_\_\_\_/GFIC x **40** Ea = \$ \_\_\_\_\_  
**(F)**

**Unit Price G: Under slab waterline repair**

The Base Bid calls for the contractor to repair existing under slab copper water line in two places in Base Bid/Alternates 1 & 2. In the event that additional damaged water lines are uncovered, provide a unit price to make repairs. Water lines damaged as a result of this contract due to cutting of slab, removal of slab or other reasons shall be repaired in the Base Bid.

**G:** \$ \_\_\_\_\_ per location x **15** locations = \$ \_\_\_\_\_  
**(G)**

\_\_\_\_\_  
Signature of Authorized Bidder and (Typed or Printed)

**Unit Price H: Second floor VCT**

The second floor VCT is scheduled to remain in place under the Base Bid/Alternates 1 & 2. Provide a unit price to replace damaged or missing individual tiles as approved by the Owner. Match existing tile color as closely as possible, submit full size samples for approval. Specific repairs noted on the plans are part of Base Bid/ Alternates 1 & 2.

H: \$ \_\_\_\_\_ per 12 x 12 VCT x **50** pieces = \$ \_\_\_\_\_  
(H)

**Unit Price I: Existing Damaged Electrical Wiring**

During prior demolition by Owner’s vacancy prep crews, several electrical wires had the insulation damaged or wire damaged. Provide a unit price to repair / replace section of wiring when damaged. Locations indicated on the plans are part of Base Bid/Alternates 1 & 2.

I: \$ \_\_\_\_\_ per location x **30** locations = \$ \_\_\_\_\_  
(I)

**Unit Price J: Replace existing wall insulation**

Some of the uncovered wall insulation in exterior walls may need to be removed and replaced if requested by the Owner. Provide a unit price to remove existing batt insulation (3.5”) and to provide new R-15 Batt insulation.

J: \$ \_\_\_\_\_ per SF x **2,000** SF = \$ \_\_\_\_\_  
(J)

**Unit Price K: Electrical Nail Plates / Switches, receptacles / cover plates / phone-cable device**

Plans call for specific locations to get new nail plates over electrical wiring in the walls in the Base Bid/Alternates 1 & 2. Provide a unit price to provide additional nail plates when required by electrical inspector or wiring is too close to the edge of the studs. Locations shall be approved by the Owner. Plans call for Contractor to re-install cover plates, receptacles, light switches, phone-cable devices as part of Base Bid/Alternates 1 & 2; however, if device is not present then provide a price to furnish new items (must be approved by Owner).

K1: \$ \_\_\_\_\_ /15 nail plates/apartment x **22** apts. = \$ \_\_\_\_\_

K2: \$ \_\_\_\_\_ /10 electrical cover plates x **10** apts. = \$ \_\_\_\_\_

K3: \$ \_\_\_\_\_ /10 duplex receptacles x **10** apts. = \$ \_\_\_\_\_

K4: \$ \_\_\_\_\_ /10 Light Switches x **10** apts. = \$ \_\_\_\_\_

K5: \$ \_\_\_\_\_ /phone cable device x **20** ea. = \$ \_\_\_\_\_

=====

**TOTAL BID FOR UNIT PRICE K** \_\_\_\_\_ = \$ \_\_\_\_\_  
**(K1+K2+K3+K4+K5)**

\_\_\_\_\_  
Signature of Authorized Bidder and (Typed or Printed)

**Unit Price L: HVAC Grills & Registers**

Base Bid and Alternates 1 & 2 call for Contractor to replace the HVAC supply grill in all baths. Provide a unit price in the event that other grills and registers that have been removed are missing and must be replaced to furnish new grills and registers; grills and registers that have been removed and are in the apartments shall be re-installed under the Base Bid/Alternates 1 & 2.

L1: \$ \_\_\_\_\_ /each supply grill x 10 ea. =\$ \_\_\_\_\_

L2: \$ \_\_\_\_\_ /each Return air register x 10 ea. =\$ \_\_\_\_\_

=====

**TOTAL BID FOR UNIT PRICE L** \_\_\_\_\_ =\$ \_\_\_\_\_  
(L1+L2)

**Unit Price M: Range Hood Exhaust Duct**

Base Bid and Alternates 1 & 2 call for new duct for range hood exhaust at specific location where none exist. Provide a Unit Price to provide additional duct if other units (not identified on plans) need to have new range hood exhaust duct.

M: \$ \_\_\_\_\_ /apartment x 3 apts. = \_\_\_\_\_ =\$ \_\_\_\_\_  
(M)

**Unit Price N: Undercut Interior Doors**

Base Bid and Alternates 1 & 2 call to undercut doors 3/4" at specific locations where they drag the floor. Provide a unit price to undercut additional doors 3/4" and prime the bottom edge when door is dragging floor.

N: \$ \_\_\_\_\_ /per door x 10 doors = \_\_\_\_\_ =\$ \_\_\_\_\_  
(N)

**Unit Price O: Repair Screen Doors**

Provide a unit price to make screen door repairs when approved by the Owner.

O1: Remove and replace damaged screen door wire \$ \_\_\_\_\_ /door x 5 doors = \$ \_\_\_\_\_

O2: Remove and replace bottom kick plate \$ \_\_\_\_\_ /door x 2 doors = \$ \_\_\_\_\_

O3: Provide new door chain when missing \$ \_\_\_\_\_ /door x 6 doors = \$ \_\_\_\_\_

=====

**TOTAL BID FOR UNIT PRICE O** \_\_\_\_\_ =\$ \_\_\_\_\_  
(O1+O2+O3)

Contractor shall include in BASE BID all work that is shown on the plans which is part of BASE BID. The contract amount will be adjusted up or down in accordance with the Unit Price given above. Quantities must be verified by the Architect or Owner.

**TOTAL OF UNIT PRICES [A THRU O\*]** \_\_\_\_\_ \$ \_\_\_\_\_  
(This total should be carried to Page 1 of the Form of Bid "Total of all Unit Prices Work")

\_\_\_\_\_  
Signature of Authorized Bidder and (Typed or Printed)

2. In submitting this Bid, it is understood that the Housing Authority reserves the right to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within Sixty (60) days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond within ten (10) days after the contract is presented to him for signature. **THIS SOLICITATION REQUIRES BIDDING ON ALL ITEMS, FAILURE TO DO SO MAY DISQUALIFY THE BID.**

3. Security in the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), in the form of \_\_\_\_\_ is submitted herewith in accordance with the Project Manual.

4. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.

5. Bidder hereby agrees to commence work under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the work within the days required. Bidder further agrees to pay as liquidated damages, the sum of **FOUR HUNDRED DOLLARS (\$400.00)** for each consecutive calendar day thereafter under the provisions of the General Conditions. The Contractor shall be given up to **THIRTY (30)** calendar days for processing shop drawings, obtaining permits and for material delivery. The Contractor shall be given **ONE HUNDRED EIGHTY (180)** consecutive calendar days for construction which shall begin at the earliest of the following: a) the day the Contractor begins work on site or b) the next day following the days allowed for processing shop drawings, permitting and material delivery.

Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

\_\_\_\_\_  
Signature of Authorized Bidder and (Typed or Printed)

**Use this space for attaching check or bid bond.**

---

Signature of Authorized Bidder and (Typed or Printed)

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
(Name of Firm or Corporation making bid)

Witness:

\_\_\_\_\_  
(Proprietorship or Partnership)

By \_\_\_\_\_

Title \_\_\_\_\_  
(Owner, Partner or President  
or Vice President only)

Corporation:

Address \_\_\_\_\_

Attest:

Phone \_\_\_\_\_

By \_\_\_\_\_

License No. \_\_\_\_\_

Title \_\_\_\_\_  
(Corp.Sec. or Assist. Sec. only)

(Corporate Seal)

ADDENDA RECEIPT: The receipt of the following Addenda to the Project Manual is acknowledged:

Addendum No. 1 \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. 2 \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. 3 \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. 4 \_\_\_\_\_ Dated \_\_\_\_\_

CLARIFICATIONS

Clarification No. 1 \_\_\_\_\_ Dated \_\_\_\_\_

Clarification No. 2 \_\_\_\_\_ Dated \_\_\_\_\_

**Contractor Shall Identify Major Subcontractors:**

**Plumbing Subcontractor**

\_\_\_\_\_  
**Name**

\_\_\_\_\_  
**License #**

**Electrical Subcontractor**

\_\_\_\_\_  
**Name**

\_\_\_\_\_  
**License #**

\_\_\_\_\_  
Signature of Authorized Bidder and (Typed or Printed)

Comm. No. 6276  
 Replace Under Slab - Above Slab Sewer, Kitchen / Bath Renovations  
 City of Albemarle, Department of Public Housing  
 City of Albemarle Bid Number 2026-02  
 CFP NC 75-501

Date: 1/13/2025  
 Time: 9:00 AM

Location: City of Albemarle,  
 Dept. of Public Housing  
 300 S Bell Avenue  
 Albemarle, NC 28801

**PRE-BID CONFERENCE  
 PARTICIPANT SIGN-IN SHEET**

Attendees are requested to write legibly. Failure to write legibly may result in emails not being added to contact list.  
 Attendees may leave business cards to be scanned.

PRESENT	NAME	ORGANIZATION	POSITION	E-Mail	TELEPHONE #
	Crystal Hawks	Hawks Builders	OPA	crystal@hawksbuilders.net	910 895-7070
	Evran Hawks	Hawks Builders	owner	evran@hawksbuilders.net	910 895-7070
	Steve Moss	Liberty Solutions	PM	SMOSS@LS.CAROLINAS.COM	704-309-1288
	JACK Furr	Liberty Solutions	owner	JFurr@LS.CAROLINAS.COM	704 309 0250
	Dominic Hamilton	Hence	Owner	Dominic@Hence.com	704 699-6625
	Austin Kay	Hence	PM	austin@hence.com	704 984-3500
	Kyle Marks	Hence	owner	Kyle@hence.com	74-322-926
	Chris McNeil	Construction Concepts	Dwight	Construction Concepts Dwight@Gmail.com	772-7112 478-1172
	Josh Jones	Carolina HVAC Plumbing LLC	Owner	Josh@Carolina-HP.com	336-390-7442
	Benjamin Miller	Housing	City, Dept of Housing		

**Stogner Architecture, PA**

ARCHITECTURE - PROJECT MANAGEMENT - DESIGN BUILD

615 East Broad Avenue  
 Rockingham, North Carolina 28379

910-895-6874  
 910-895-1111

Comm. No. 6276

Replace Under Slab - Above Slab Sewer, Kitchen / Bath Renovations  
City of Albemarle, Department of Public Housing  
City of Albemarle Bid Number 2026-02  
CFP NC 75-501

Date: 11/13/2025  
Time: 9:00 AM

Location: City of Albemarle,  
Dept. of Public Housing  
300 S Bell Avenue  
Albemarle, NC 28801

**PRE-BID CONFERENCE  
PARTICIPANT SIGN-IN SHEET**

**Attendees are requested to write legibly. Failure to write legibly may result in emails not being added to contact list.  
Attendees may leave business cards to be scanned.**

PRESENT	NAME	ORGANIZATION	POSITION	E-Mail	TELEPHONE #
	WAYNE STOGNER	STOGNER ARCH	ARCHITECT	wstogner@stognerarchitecture.com	910 895 6874
	DARREN RHODES	CITY			
	PEDRO MINCHETA	HOUSING DEPT.	MAINTENANCE		805-363-0149
	KIM Speights	CITY	FINANCE		
	NOT AT MEETING				
	CLIFF McCLAIN	CONSTRUCTION CONCEPTS & DESIGN INC	GC	cmcc@concoconceptdesigns.com	704-612-9707
LATE	VALERIE GREENE	C&G RENOVATION SOLUTIONS		VALERIE@CGRENOVATIONSOLUTIONS.COM	704-604-9360
LATE	TBL JADA MULLLEN	TBL CONSTRUCTION CONSULTANT		admin@thebizlady.com	980-287-6600

NOT present at Meeting. NOT Present AT MAJORITY OF SITE  
Stogner Architecture, PA  
VISIT

**ARCHITECTURE - PROJECT MANAGEMENT - DESIGN BUILD**

615 East Broad Avenue  
Rockingham, North Carolina 28379

910-895-6874  
910-895-1111



## C&G Renovation Solutions

Professional, Honest, Reliable

Handwritten in blue ink: **WILEY**

Handwritten in blue ink: **Not at meeting**

Valerie Greene  
Licensed General Contractor  
704-604-9360  
valerie@cgrenovationsolutions.com

Clifford McClain



Phone: 704-612-9707

Fax: 704-422-7461

www.concodesigns.com

## CONSTRUCTION CONCEPTS AND DESIGNS INC

General Contractors

 @concodesigns

 @mclaingroup

 @cocodesign

IT TAKES A TEAM TO BUILD  
TOMORROW, TODAY

Email- cmyconcept@concodesigns.com