

COMMUNITY DEVELOPMENT OFFICE ANSON COUNTY

Community Development Block Grant - Neighborhood Revitalization (CDBG-NR Grant #21-C-4006)

“BID PACKAGE”

TO WHOM IT MAY CONCERN:

Enclosed you will find the bid package for the Anson County CDBG-NR project for 2026.

The owners of the enclosed properties have authorized us to assist in accomplishing the reconstruction necessary to update this property to comply with standards of the Housing Construction Program.

You are invited to submit bids for the demolition, construction/installation, labor, and materials described in each of the work write-ups submitted herewith. You may submit for as few or as many of the projects as desired. The work write-ups will become part of the contract between the Owner, Anson County, and the Contractor for any properties on which you are a successful bidder.

Please note that for some of the homes, there are separate bid sheets for either the construction of a new stick-built home, or installation of a modular home. You may bid on one or both, depending on your qualifications. Both options will be considered, with the winning bid going to the lowest responsible and approved bidder between both options, pending the homeowner's approval of their preferred option.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralia, and Contractors to discuss on going projects, as well as weekly virtual inspections conducted by Centralina's subcontractor The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the demolition and construction/installation work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to HUD, NC Commerce CDBG - NR and Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown on the accompanying cover pages for each project. The bid form must be completed with line item costs. The enclosed Contractor Application must also be completed in order to be considered. Bids not submitted in proper form and with the proper supporting documentation will be rejected. Mark all bids on the sealed envelope CDBG NR Reconstruction to indicate they are construction bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org; .

Sincerely,

Matthew Rea

Project Construction Manager

CONTRACTOR APPLICATION

FIRM

NAME: _____

BUSINESS

ADDRESS: _____

CONTACT

PERSON: _____

PHONE: _____

EMAIL: _____

Company Website address: _____

IRS ID#: _____ **GC ID#:** _____

IS YOUR BUSINESS (Check one):

_____A Sole Proprietorship _____A Legal Partnership _____A Corporation

Names and addresses of all owners, partners, and if a corporation the name or major stock holders and officers:

(Name)

(Address)

(Phone Number)

1. _____

2. _____

3. _____

Names and addresses of all subcontractors that you work with:

(Company Name and Contact)

(Address)

(Phone Number)

1. _____

2. _____

3. _____

Name, address and phone number of at least three suppliers with whom you regularly do business and have credit:

- 1) _____
- 2) _____
- 3) _____

Name, address and phone number of the three customers for whom you have performed major home improvement work within the prior 12 to 18 months:

1. _____
2. _____
3. _____

The undersigned contractor certifies that all information herein is correct and further agrees that:

1. All licenses permits as required by the County and or City will be obtained prior to the start of a reconstruction contract.
2. The Contractor confirms that they are not included on the State Debarment list of companies which is required for receiving a contract for this work.
3. The work will be performed in accordance with all codes, standards zoning regulations, and specifications, subject to a final inspection by the City and or County.
4. The Contractor agrees to attend regular in person and/ virtual check in meetings between the County, Centralina, and the Contractor to provide updates and feedback.
5. The Contractor agrees to allow for weekly virtual inspections with Centralina and or Centralina's subcontractor The Institute of Building Technology and Safety (IBTS) to ensure the work is being done in accordance with the work write up and to organize any necessary changes to the work.
6. The Contractor shall maintain such insurance as will protect him from claims under Workmen's Compensation Acts and other employee benefits acts, from claims for damages because of bodily injury, including death, and from claims for damages to

property which may arise both out of and during operations under this Contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either of them.

7. The Contractor shall maintain general liability insurance in an amount of not less than \$100,000.00/\$200,000.00, one occurrence for injury to persons and not less than \$100,000.00 for damages due to property. The Contractor shall also maintain comprehensive coverage protecting the owner in the event of bodily injury including death, \$300,000 each person; and in the event of property damage arising out of the work performed by said Contractor, \$100,000 each accident. Certificates of Proof of such insurance shall be filed with Anson County prior to or at the time the Bid and Proposal are submitted. The Contractor shall defend, indemnify and hold harmless the Owner, Anson County its officers and employees, and Centralina Council of Governments, its officers and employees from liability and claim for damages because of bodily injury, death, property damage, sickness, disease, or loss and expense arising from Contractor's operations under this Contract.
8. Contractor will abide by HUD CDBG Regulations in accordance with federal and state regulations pertaining to Equal Employment Opportunity.

Contractors Signature

Date

CONTRACTORS RELEASE STATEMENT

I, _____, do hereby authorize County or City its designated agents to obtain and receive all records and information pertaining to eligibility information from all persons, companies, or firms holding or having access to such information that we can or could obtain from any persons, company or firm on any matter referred to above. I / we agree to have no claim for defamation, violation of privacy, or otherwise against any person, firm or corporation by reason of any statement or information released by them to the County for purposes of this program. The term of this shall commence on the date of signature and be in force for a period of three years from contract execution.

Signature_____

Date _____

ANSON COUNTY BID PACKAGE
Community Development Block Grant - Neighborhood Revitalization
(CDBG-NR Grant #21-C-4006)

PROPERTY IDENTIFICATION:

OWNER: AC#1
ADDRESS: 86 Frontier Rd., Polkton, NC 28135
BIDS WILL BE OPENED AT: 2:00 PM
ON: July 10th, 2026
AT THE ANSON COUNTY GOVERNMENT ANNEX
575 US Highway 52 South, Wadesboro, NC 28170

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the demolition and reconstruction work necessary to update this property to comply with standards of the Housing Construction Program.

You are invited to submit a bid on the construction or modular home installation, demolition, labor, and materials described in the Work Write-Up submitted herewith and identified as AC#1. This Work Write-Up will become a part of the contract between the Owner, Anson County and the Contractor, if you are the successful bidder.

Please note that there are separate bid sheets for construction of a new stick-built home, or installation of a modular home. You may bid on one or both, depending on your qualifications. Both options will be considered, with the winning bid going to the lowest responsible and approved bidder between both options, pending the homeowner's approval of their preferred option.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralina, and Contractors to discuss ongoing projects, as well as weekly virtual inspections conducted by Centralina's subcontractor, The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the construction of a new home or modular home installation work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. **Bids not submitted in the proper form and with the proper supporting documentation will be rejected.** Mark all bids on the sealed envelope CDBG-NR Reconstruction Bid to indicate they are reconstruction bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org ; .

Sincerely,
Matthew Rea

INVITATION FOR BIDS (IFB)

Demolition and Removal of Existing Home. Construction of ADA-Compliant Home. CDBG-Funded Project

Issued by: Anson County, NC

Issue Date: June 10th 2026

Bid Due Date: COB July 9th 2026

Bid Opening Date: July 10th 2026 at 2:00 PM

Bid Opening Location: 575 US Highway 52 South, Wadesboro NC 28170

1. PROJECT OVERVIEW

Anson County, NC is seeking sealed bids from qualified contractors for the Demolition and removal of an existing 1,100 square foot home and the building of an approximately 1,100 square foot ADA-compliant home. Proposed Floor Plan Provided.

This project is funded through the Community Development Block Grant (CDBG) program and must comply with all applicable federal, state, and local requirements.

The project also includes:

- Removal and disposal of an existing home.
 - Provision of temporary storage (POD unit) for the resident.
-

2. SCOPE OF WORK

The contractor shall provide turnkey services including:

- Demolition and removal of existing structure (separate bid item)
 - Construction of a new single level home.
 - ADA/Section 504 compliance
 - Site preparation and utility disconnections and re connections.
 - Permitting and inspections.
 - POD storage unit (separate bid item)
 - Development of architectural plans for new home.
-

3. INSTRUCTIONS TO

BIDDERS A. Submission

Requirements Bids must include:

- Completed Bid Form
- Itemized cost proposal
- Contractor qualifications and experience
- Proposed project schedule
- Proof of licensure and insurance
- Proposed Section 3 and Davis Bacon Compliance Plans
- Certification of non-debarment (SAM.gov)

B. Submission Method

Sealed bids shall be clearly marked:

“CDBG-NR Reconstruction Bid”

Submit to: 575 US Highway 52 South,
Wadesboro NC 28170 Late bids will not be
accepted.

C. Questions and Addenda

All questions must be submitted to:

Matthew Rea, Construction Project Manager. mrea@centralina.org

Addenda will be issued as necessary.

4. BID FORM (SUMMARY)

Drawings:

- Development of Architectural Drawings for proposed home: \$_____

Installation:

- New ADA Compliant Home Construction : \$_____

Removal:

- Removal & Disposal of Existing Home: \$_____

Storage:

- POD Storage Unit (Delivery, Rental, Removal): \$ _____

Total Bid: \$ _____

5. EVALUATION AND AWARD

A. Lowest Responsive, Responsible Bidder

Award will be made to the lowest responsive and responsible bidder, considering:

- Cost
- Contractor experience
- Ability to meet timeline
- Compliance with HUD and NC Commerce CDBG requirements

B. Responsibility Criteria

The selected contractor must:

- Be properly licensed in North Carolina
- Demonstrate experience with new housing construction or similar projects
- Have no active federal or state debarment
- Show capacity to comply with federal and state requirements

Anson County reserves the right to reject any or all bids.

6. FEDERAL REQUIREMENTS (CDBG)

A. Debarment

Contractor must be registered and active in SAM.gov and not debarred.

7. CONTRACT TERMS AND CONDITIONS

A. Contract Type

This will be a **fixed-price construction contract**.

B. Time of Completion

The project must be completed within: **120 calendar days** from Notice to Proceed.

C. Payment Terms

- Payments will be made on a reimbursement basis
 - Contractor must submit invoices with supporting documentation
-

D. Insurance Requirements

Contractor shall provide:

- General Liability
 - Workers Compensation
-

E. Warranty

Minimum **1-year workmanship warranty** required.

8. REQUIRED FORMS (ATTACHMENTS)

Include as attachments:

- **Attachment A:** Completed Contractor Application
 - **Attachment B:** Bid Form
 - **Attachment C:** Section 3 Plan Template
 - **Attachment D:** Certification of Non-Debarment
 - **Attachment E:** Copy of GC License
 - **Attachment F:** Proof of Liability Insurance
 - **Attachment G:** Davis Bacon Plan Template
-

9. SPECIAL CONDITIONS

- Work must minimize disruption to the resident
- Site must remain safe and secure at all times
- Contractor is responsible for all cleanup and debris removal
- All permits must be obtained by the contractor

10. CONTACT INFORMATION

Project Contact:

Matthew Rea

Construction Project Manager

(330) 885-0937

mrea@centralina.org

INVITATION FOR BIDS (IFB)

Procurement and Installation of ADA-Compliant Modular Home CDBG-Funded Project

Issued by: Anson County, NC

Issue Date: June 10th 2026

Bid Due Date: COB July 9th 2026

Bid Opening Date: July 10th 2026 at 2:00 PM

Bid Opening Location: 575 US Highway 52 South, Wadesboro NC 28170

1. PROJECT OVERVIEW

Anson County, NC is seeking sealed bids from qualified contractors for the procurement, delivery, installation, and site preparation of an approximately 1,100 square foot ADA-compliant modular home.

This project is funded through the Community Development Block Grant (CDBG) program and must comply with all applicable federal, state, and local requirements.

The project also includes:

- Removal and disposal of an existing home and foundation.
 - Grading and driveway improvements to allow a Manufactured home to be delivered.
 - Provision of temporary storage (POD unit) for the resident
-

2. SCOPE OF WORK

The contractor shall provide turnkey services including:

- Modular home procurement and installation
- ADA/Section 504 compliance
- Site preparation and utility connections
- Permitting and inspections
- Demolition and disposal of existing structure (separate bid item)
- Grading and improvement of existing driveway and lot to allow installation.
- POD storage unit (separate bid item)

3. INSTRUCTIONS TO BIDDERS

A. Submission Requirements

Bids must include:

- Completed Bid Form
- Itemized cost proposal
- Contractor qualifications and experience
- Proposed project schedule
- Proof of licensure and insurance
- Proposed Section 3 and Davis Bacon Compliance Plans
- Certification of non-debarment (SAM.gov)

B. Submission Method

Sealed bids shall be clearly marked:

“CDBG-NR Reconstruction Bid”

Submit to: 575 US Highway 52 South, Wadesboro NC 28170

Late bids will not be accepted.

C. Questions and Addenda

All questions must be submitted to:

Matthew Rea, Construction Project Manager. mrea@centralina.org

Addenda will be issued as necessary.

4. BID FORM (SUMMARY)

Installation:

- Modular Home Procurement & Installation, including improvements necessary to driveway for installation: \$_____

Removal:

- Removal & Disposal of Existing Home and Foundation: \$ _____

Storage:

- POD Storage Unit (Delivery, Rental, Removal): \$ _____

Total Bid: \$ _____

5. EVALUATION AND AWARD**A. Lowest Responsive, Responsible Bidder**

Award will be made to the lowest responsive and responsible bidder, considering:

- Cost
- Contractor experience
- Ability to meet timeline
- Compliance with HUD and NC Commerce CDBG requirements

B. Responsibility Criteria

The selected contractor must

- Be properly licensed in North Carolina
- Demonstrate experience with modular housing or similar projects
- Have no active federal or state debarment
- Show capacity to comply with federal and state requirements

Anson County, NC reserves the right to reject any or all bids.

6. FEDERAL REQUIREMENTS (CDBG)**A. Debarment**

Contractor must be registered and active in SAM.gov and not debarred.

7. CONTRACT TERMS AND CONDITIONS

A. Contract Type

This will be a **fixed-price construction contract**.

B. Time of Completion

The project must be completed within:
120 calendar days from Notice to Proceed.

C. Payment Terms

- Payments will be made on a reimbursement basis
- Contractor must submit invoices with supporting documentation

D. Insurance Requirements

Contractor shall provide:

- General Liability
- Workers Compensation

E. Warranty

Minimum **1-year workmanship warranty** required.

8. REQUIRED FORMS (ATTACHMENTS)

Include as attachments:

- **Attachment A:** Completed Contractor Application
- **Attachment B:** Bid Form
- **Attachment C:** Section 3 Plan Template
- **Attachment D:** Certification of Non-Debarment
- **Attachment E:** Copy of GC License
- **Attachment F:** Proof of Liability Insurance
- **Attachment G:** Davis Bacon Plan Template

9. SPECIAL CONDITIONS

- Work must minimize disruption to the resident
- Site must remain safe and secure at all times
- Contractor is responsible for all cleanup and debris removal
- All permits must be obtained by the contractor

10. CONTACT INFORMATION

Project Contact:

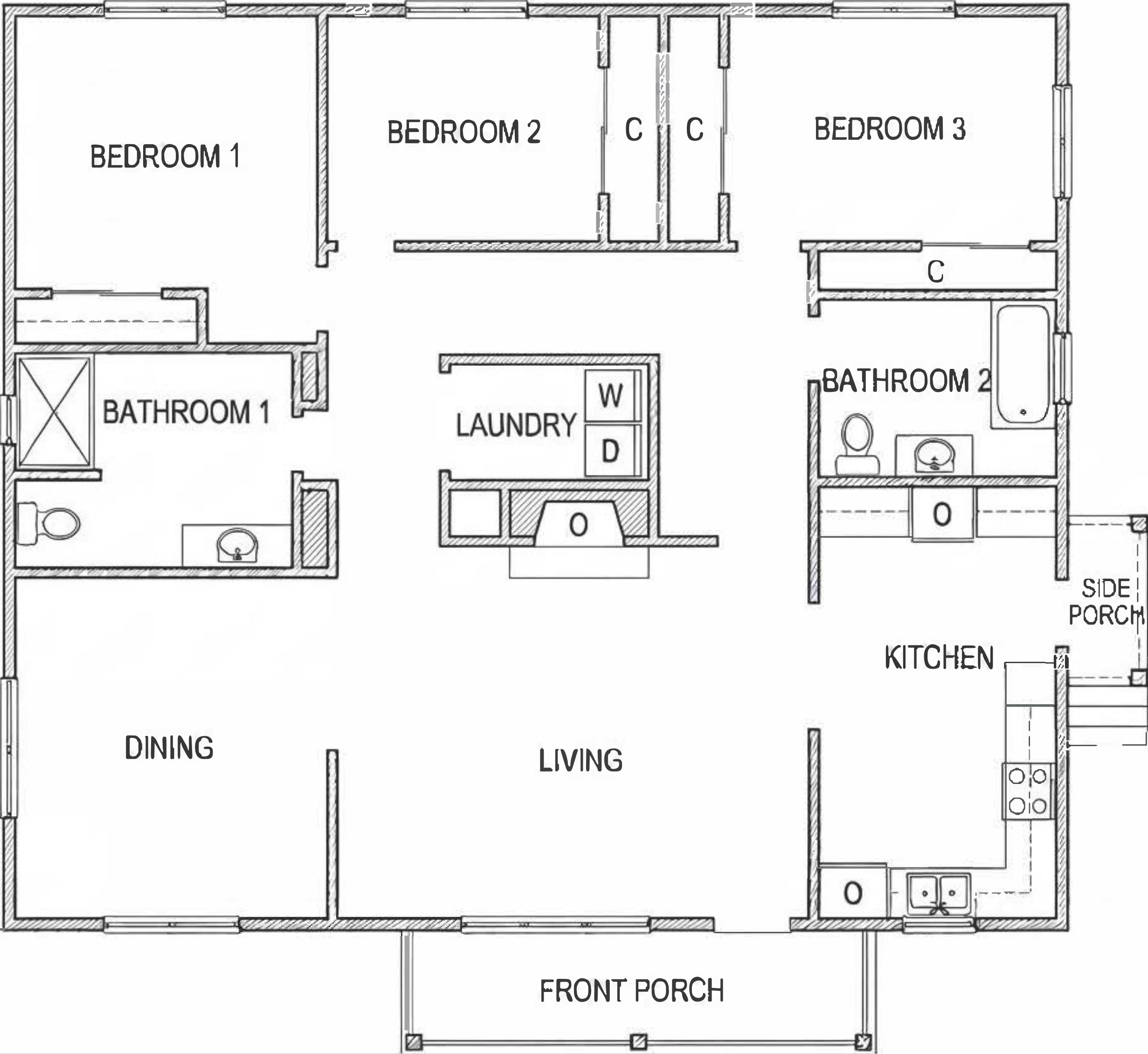
Matthew Rea

Construction Project Manager

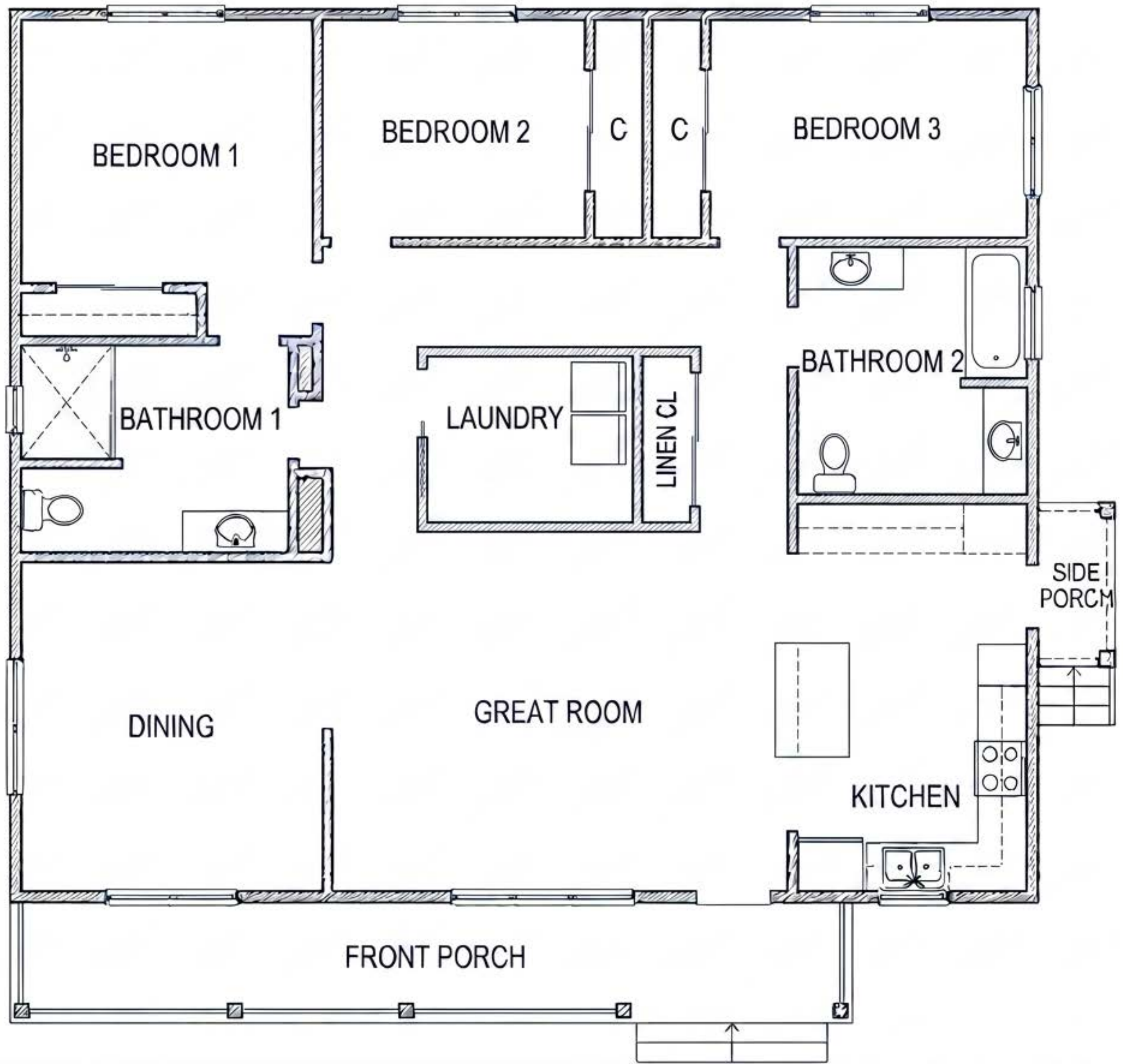
(330) 885-0937

mrea@centralina.org

86 Frontier Rd



86 Frontier Rd - Floorplan ADA



ANSON COUNTY BID PACKAGE

Community Development Block Grant - Neighborhood Revitalization (CDBG-NR Grant #21-C-4006)

PROPERTY IDENTIFICATION:

OWNER: AC#2
ADDRESS: 61 Stardust Rd., Polkton, NC 28135
BIDS WILL BE OPENED AT: 2:00 PM
ON: July 10th 2026
AT THE ANSON COUNTY GOVERNMENT ANNEX
575 US Highway 52 South, Wadesboro, NC 28170

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the demolition and construction work necessary to update this property to comply with standards of the Housing Construction Program.

You are invited to submit a bid on the construction, demolition, labor, and materials described in the Work Write-Up submitted herewith and identified as AC#2. This Work Write-Up will become a part of the contract between the Owner, Anson County and the Contractor, if you are the successful bidder.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralina, and Contractors to discuss ongoing projects, as well as weekly virtual inspections conducted by Centralina's subcontractor, The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the construction of a new home as described in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to HUD, NC Commerce CDBG - NR and Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. **Bids not submitted in proper form and with the proper supporting documentation will be rejected.** Mark all bids on the sealed envelope to indicate they are reconstruction bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org .

Sincerely,

Matthew Rea

INVITATION FOR BIDS (IFB)

Demolition and Removal of Existing Home. Construction of ADA-Compliant Home. CDBG-Funded Project

Issued by: Anson County, NC

Issue Date: June 10th 2026

Bid Due Date: COB July 9th 2026

Bid Opening Date: July 10th 2026 at 2:00 PM

Bid Opening Location: 575 US Highway 52 South, Wadesboro NC 28170

1. PROJECT OVERVIEW

Anson County, NC is seeking sealed bids from qualified contractors for the Demolition and removal of an existing 1,850 square foot home and the building of an approximately 1,850 square foot ADA-compliant home. Proposed Floor Plan Provided. This project is funded through the Community Development Block Grant (CDBG) program and must comply with all applicable federal, state, and local requirements.

The project also includes:

- Removal and disposal of an existing home.
 - Provision of temporary storage (POD unit) for the resident.
-

2. SCOPE OF WORK

The contractor shall provide turnkey services including:

- Demolition and removal of existing structure (separate bid item)
 - Construction of a new single level home.
 - ADA/Section 504 compliance
 - Site preparation and utility disconnections and re connections.
 - Permitting and inspections.
 - POD storage unit (separate bid item)
 - Development of architectural drawings for new home.
-

3. INSTRUCTIONS TO BIDDERS

A. Submission Requirements

Bids must include:

- Completed Bid Form
- Itemized cost proposal
- Contractor qualifications and experience
- Proposed project schedule
- Proof of licensure and insurance
- Proposed Section 3 and Davis Bacon Compliance Plan
- Certification of non-debarment (SAM.gov)

B. Submission Method

Sealed bids shall be clearly marked:

“CDBG-NR Reconstruction Bid”

Submit to: 575 US Highway 52 South, Wadesboro NC 28170

Late bids will not be accepted.

C. Questions and Addenda

All questions must be submitted to:

Matthew Rea, Construction Project Manager. mrea@centralina.org

Addenda will be issued as necessary.

BID FORM (SUMMARY)

Drawings:

- Development of architectural drawings for new home : \$_____

Installation:

- New ADA Compliant Home Construction : \$_____

Removal:

- Removal & Disposal of Existing Home: \$_____

Storage:

- POD Storage Unit (Delivery, Rental, Removal): \$ _____

Total Bid: \$ _____

5. EVALUATION AND AWARD

A. Lowest Responsive, Responsible Bidder

Award will be made to the lowest responsive and responsible bidder, considering:

- Cost
- Contractor experience
- Ability to meet timeline
- Compliance with HUD and NC Commerce CDBG requirements

B. Responsibility Criteria

The selected contractor must:

- Be properly licensed in North Carolina
- Demonstrate experience with new housing construction or similar projects
- Have no active federal or state debarment
- Show capacity to comply with federal and state requirements

Anson County reserves the right to reject any or all bids.

6. FEDERAL REQUIREMENTS (CDBG)

A. Debarment

Contractor must be registered and active in SAM.gov and not debarred.

7. CONTRACT TERMS AND CONDITIONS

A. Contract Type

This will be a **fixed-price construction contract**.

B. Time of Completion

The project must be completed within: **120 calendar days** from Notice to Proceed.

C. Payment Terms

- Payments will be made on a reimbursement basis
 - Contractor must submit invoices with supporting documentation
-

D. Insurance Requirements

Contractor shall provide:

- General Liability
 - Workers Compensation
-

E. Warranty

Minimum **1-year workmanship warranty** required.

8. REQUIRED FORMS (ATTACHMENTS)

Include as attachments:

- **Attachment A:** Completed Contractor Application
 - **Attachment B:** Bid Form
 - **Attachment C:** Section 3 Plan Template
 - **Attachment D:** Certification of Non-Debarment
 - **Attachment E:** Copy of GC License
 - **Attachment F:** Proof of Liability Insurance
 - **Attachment G:** Davis Bacon Plan Template
-

9. SPECIAL CONDITIONS

- Work must minimize disruption to the resident
- Site must remain safe and secure at all times
- Contractor is responsible for all cleanup and debris removal
- All permits must be obtained by the contractor

10. CONTACT INFORMATION

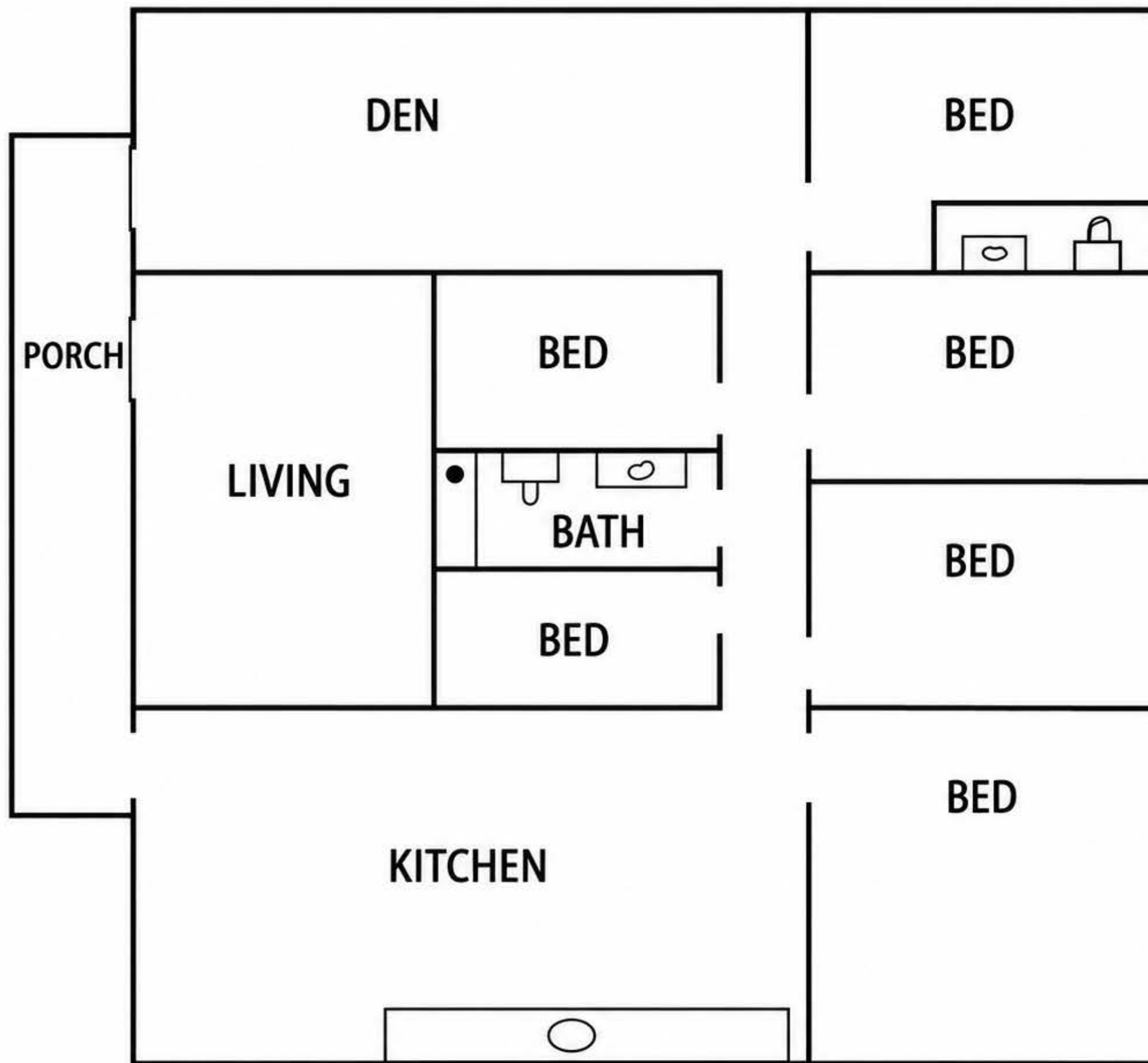
Project Contact:

Matthew Rea

Construction Project Manager

(330) 885-0937

mrea@centralina.org



61 Stardust Dr.
ADA



ANSON COUNTY BID PACKAGE
Community Development Block Grant - Neighborhood Revitalization
(CDBG-NR Grant #21-C-4006)

PROPERTY IDENTIFICATION:

OWNER: AC#3
ADDRESS: 3498 Cappadocia Church Rd., Polkton, NC 28135

BIDS WILL BE OPENED AT: 2:00 PM
ON: July 10th 2026
AT THE ANSON COUNTY GOVERNMENT ANNEX
575 US Highway 52 South, Wadesboro, NC 28170

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the demolition and reconstruction work necessary to update this property to comply with standards of the Housing Construction Program.

You are invited to submit a bid on the construction, demolition, labor, and materials described in the Work Write-Up submitted herewith and identified as AC#3. This Work Write-Up will become a part of the contract between the Owner, Anson County and the Contractor, if you are the successful bidder.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralina, and Contractors to discuss ongoing projects, as well as weekly virtual inspections conducted by Centralina's subcontractor, The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the construction of a new home or modular home installation work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to HUD, NC Commerce CDBG - NR and Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above.**Bids not submitted in proper form and with the proper supporting documentation will be rejected.** Mark all bids on the sealed envelope CDBG-NR Reconstruction bids to indicate they are bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the County reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org; .

Sincerely,
Matthew Rea

INVITATION FOR BIDS (IFB)

Demolition and Removal of Existing Home. Construction of ADA-Compliant Home. CDBG-Funded Project

Issued by: Anson County NC

Issue Date: June 10th 2026

Bid Due Date: COB July 9th 2026

Bid Opening Date: July 10th 2026 at 2:00 PM

Bid Opening Location: 575 US Highway 52 South, Wadesboro NC 28170

1. PROJECT OVERVIEW

Anson County, NC is seeking sealed bids from qualified contractors for the Demolition and removal of an existing 1,398 square foot home and the building of an approximately 1,398 square foot ADA-compliant home. Proposed Floor Plan Provided.

This project is funded through the Community Development Block Grant (CDBG) program and must comply with all applicable federal, state, and local requirements.

The project also includes:

- Removal and disposal of an existing home.
 - Provision of temporary storage (POD unit) for the resident.
-

2. SCOPE OF WORK

The contractor shall provide turnkey services including:

- Demolition and removal of existing structure (separate bid item).
 - Construction of a new single level home.
 - ADA/Section 504 compliance
 - Site preparation and utility disconnections and re connections.
 - Permitting and inspections.
 - POD storage unit (separate bid item)
 - Architectural Drawings for new proposed home
-

3. INSTRUCTIONS TO BIDDERS

A. Submission Requirements

Bids must include:

- Completed Bid Form
- Itemized cost proposal
- Contractor qualifications and experience
- Proposed project schedule
- Proof of licensure and insurance
- Proposed Section 3 and Davis Bacon Compliance Plan
- Certification of non-debarment (SAM.gov)

B.Submission Method

Sealed bids shall be clearly marked:

“CDBG-NR Reconstruction Bids”

Submit to: 575 US Highway 52 South, Wadesboro NC 28170

Late bids will not be accepted.

C. Questions and Addenda

All questions must be submitted to:

Matthew Rea, Construction Project Manager. mrea@centralina.org

Addenda will be issued as necessary.

4. BID FORM (SUMMARY)

Drawings:

- Architectural Drawings for new proposed home : \$ _____

Installation:

- New ADA Compliant Home Construction (Note: Owner's preference is to have home have a brick facade, similar to existing) : \$ _____

Removal:

- Removal & Disposal of Existing Home: \$ _____

Storage:

- POD Storage Unit (Delivery, Rental, Removal): \$ _____

Total Bid: \$ _____

5. EVALUATION AND AWARD

A. Lowest Responsive, Responsible Bidder

Award will be made to the lowest responsive and responsible bidder, considering:

- Cost
- Contractor experience
- Ability to meet timeline
- Compliance with CDBG requirements

B. Responsibility Criteria

The selected contractor must:

- Be properly licensed in North Carolina
- Demonstrate experience with new housing construction or similar projects
- Have no active federal or state debarment
- Show capacity to comply with federal and state requirements

Anson County reserves the right to reject any or all bids.

6. FEDERAL REQUIREMENTS (CDBG)

A. Debarment

Contractor must be registered and active in SAM.gov and not debarred.

7. CONTRACT TERMS AND CONDITIONS

A. Contract Type

This will be a **fixed-price construction contract**.

B. Time of Completion

The project must be completed within: **120 calendar days** from Notice to Proceed.

C. Payment Terms

- Payments will be made on a reimbursement basis
 - Contractor must submit invoices with supporting documentation
-

D. Insurance Requirements

Contractor shall provide:

- General Liability
 - Workers Compensation
-

E. Warranty

Minimum **1-year workmanship warranty** required.

8. REQUIRED FORMS (ATTACHMENTS)

Include as attachments:

- **Attachment A:** Completed Contractor Application
 - **Attachment B:** Bid Form
 - **Attachment C:** Section 3 Plan Template
 - **Attachment D:** Certification of Non-Debarment
 - **Attachment E:** Copy of GC License
 - **Attachment F:** Proof of Liability Insurance
 - **Attachment G:** Davis Bacon Plan Template
-

9. SPECIAL CONDITIONS

- Work must minimize disruption to the resident
- Site must remain safe and secure at all times
- Contractor is responsible for all cleanup and debris removal
- All permits must be obtained by the contractor

10. CONTACT INFORMATION

Project Contact:

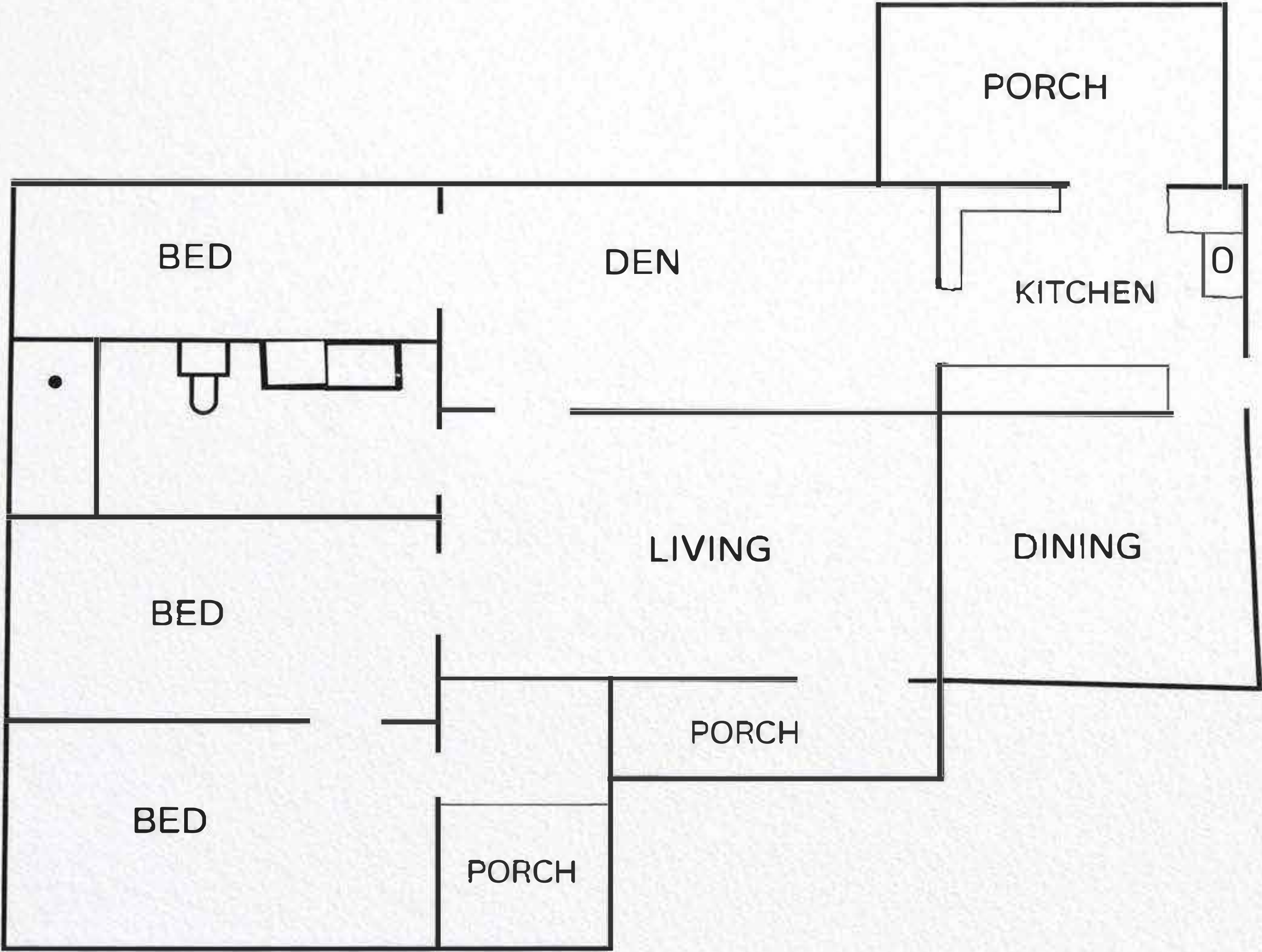
Matthew Rea

Construction Project Manager

(330) 885-0937

mrea@centralina.org

3498 Cappadocia Ch. Rd.



3498 Cappadocia Ch. Rd. -ADA

