



GRAHAM COUNTY, NORTH CAROLINA

Invitation for Bid #: GCCDBG-24-055-056

RESIDENTIAL CONSTRUCTION SERVICES

**NR-Supplemental Reconstruction
Projects: 55 & 56**

Date Issued: October 21, 2024

Bid Opening Date: November 20, 2024, at 2:00 pm EST

Direct all inquiries concerning this IFB to:

Travis Old
Housing Rehabilitation Specialist
Email: travis@currituckhomes.com
Phone: 252-202-4945

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INTRODUCTION

Graham County is soliciting bids from licensed general contractors to perform or cause the performance of the demolition and reconstruction of single-family houses throughout Graham County. Homes shall be constructed according to the specifications outlined herein in this IFB and any additional construction specification documents attached hereto.

Bids will be received by Graham County, North Carolina (hereinafter referred to as “County”), at the Administrative Offices Building in the reception office room number 117 located at 196 Knight Street in Robbinsville, NC until 2:00 PM local time on November 20, 2024, then immediately thereafter be publicly opened and read aloud.

BACKGROUND

Graham County received a \$500,000 grant from the Dogwood Health Trust to supplement a Community Development Block Grant – Neighborhood Revitalization (CDBG-NR) grant and to complete homes that were unable to receive sole funding through that grant.

PURPOSE

The purpose of this Invitation for Bid (IFB) is to contract with a properly licensed general contractor who will perform or cause the performance of the demolition and reconstruction of one or two homes in Robbinsville, NC.

The County intends to award one or two homes to one or more responsive bidders, depending on that respective bidder’s capacity and the County’s best interest. Time is of the essence.

GENERAL INFORMATION

The IFB is comprised of this base IFB document, any attachments, and any addenda released before Contract Award. All attachments and addenda released for this IFB in advance of any Contract Award are incorporated herein by reference.

NOTICE TO BIDDERS

It shall be the Bidder’s responsibility to read these instructions, the County’s terms and conditions, all relevant exhibits and attachments, and any other components that are a part of this IFB. It shall also be the Bidder’s responsibility to comply with all requirements and specifications herein. Bidders are also responsible for obtaining and complying with all Addenda and other changes that may be issued concerning this IFB before Contract Award.

If Bidders have any questions, issues, or exceptions regarding any term, condition, or other component of this IFB, those concerns must be submitted as questions following the instructions in the BID QUESTIONS section. If the County determines that any changes will be made because of a question asked, then such decisions will be communicated in the form of an IFB addendum.

Other than through the Question-and-Answer process, the County rejects and will not be required to evaluate or consider any additional or modified terms and conditions submitted with the Bidder’s bid or otherwise. This applies to any language appearing in or attached to the document as part of the Bidder’s bid that purports to vary any terms and conditions.

By executing and delivering this IFB response, a Bidder agrees that any additional or modified terms and conditions, whether submitted purposely or inadvertently, shall have no force or effect, and will be disregarded. Noncompliance with, or any attempt to alter or delete, this paragraph shall constitute sufficient grounds to reject Bidder’s bid as nonresponsive.

IFB SCHEDULE

Event	Responsible Party	Date and Time
Issue IFB	County	October 21, 2024
Site Inspections	Contractor	By Appointment
Hold Pre-Bid Conference	County	October 28, 2024, at 2 PM EST
Submit Written Questions	Contractor	November 4, 2024, at 5 PM EST
Provide Written Responses	County	November 6, 2024, at 5 PM EST
Submit Bids	Contractor	November 20, 2024, before 2 PM EST
Contract Award	County	TBD

SITE INSPECTIONS

Bidders are **invited and encouraged** to visit project sites before bidding.

No bidder shall be admitted onto the property or into the to-be-demolished structure unless the bidder has FIRST contacted the Housing Rehabilitation Specialist for an appointment. Homes currently are occupied. Visits must occur during normal business hours. Visits cannot occur after dark or before sunrise.

PRE-BID CONFERENCE

A non-mandatory pre-bid conference is scheduled for this IFB.

Bidders are **urged and cautioned** to attend the pre-bid conference and to apprise themselves of the requirements that will affect the performance of the work sought by this IFB. **Cost Efficiency Improvements will be discussed and considered.**

Submitting a bid shall constitute sufficient evidence of this compliance, and **no allowance will be made for unreported conditions that a prudent general contractor would recognize** as affecting the performance of work sought by this IFB.

Bidders are cautioned, however, that any information released to attendees during the pre-bid conference, that conflicts with, supersedes, or adds to the requirements of this IFB, must be confirmed by written addendum before it can be considered part of this IFB and any resulting contract.

Email travis@currituckhomes.com by 9:30 am on October 28, 2024, with the name and email address of the individuals attending the pre-bid conference. Include also, the company that everyone represents.

As a courtesy, Travis will email each named individual an invitation to join the pre-bid conference via Microsoft TEAMS.

BID QUESTIONS:

Upon review of the IFB documents—and perhaps, the construction sites, bidders may require answers to clarify or properly interpret the IFB to submit the best bid possible. To satisfy that requirement, bidders shall submit any questions by the Submit Written Questions date and time provided in the IFB Schedule section, unless modified by addendum.

Questions related to the content of this solicitation or the procurement process should be submitted via email to travis@currituckhomes.com AND jason.marino@grahamcounty.org. Bidders will receive a notification of receipt upon submission.

Late questions cannot and will not be accepted. The Housing Rehabilitation Specialist will attempt to answer all relevant questions, however for best results, please ensure submitted questions are well-written.

WRITTEN RESPONSE:

Written Responses will be emailed to each Bidder who submits a question.

If a written response is given to one interested bidder, then ALL bidders must review the response and SIGN the response addendum as part of the bid submission.

For convenience, complete contract documents will be available electronically in PDF format on the Graham County website main page under Bids and the project manager page at www.grahamcounty.org

BID CONTENTS:

Each **complete** bid submission shall contain the following information:

SIGNED Bid Form – ATTACHMENT A

- SIGNED Blueprint Review Document – ATTACHMENT B
- SIGNED Written Response Addendum, if issued
- COMPLETED Contractor Qualification Statement – ATTACHMENT D
- PHOTOCOPY of North Carolina General Contractor’s License

Due to the estimated cost of construction and North Carolina General Contractor license law (G.S. 87), a licensed general contractor must submit all bids. Failure to provide evidence of an active North Carolina general contractor’s license will result in bid rejection.

Failure to provide all required items or Bidder’s submission of incomplete items may result in the County rejecting Bidder’s bid.

BID SUBMISSION:

Each bid must be submitted in a sealed envelope. Each sealed envelope must be marked on the outside as “BID for GCCDBG”

Bids may be submitted by hand or mailed, and all bids must be received by 2:00 pm on November 20, 2024.

Hand-delivered bids should be delivered to:

**Graham County County Manager
Administrative Offices Building
196 Knight Street
Robbinsville, NC 28771**

Those who choose to hand deliver bids should sign a bid submission sheet before leaving the reception office.

Mailed bids should be mailed to:

**Graham County – GCCDBG-24-055-056
12 North Main Street
Robbinsville, NC 28771**

Bids submitted by mail must be received at the Office of the County Manager by 2:00 pm on November 20, 2024. It is the sole responsibility of the submitting party to ensure that the bid arrives at the Administrative Offices Building by 2:00 pm.

Once submitted, bids may NOT be withdrawn for up to 30 days after the date of opening.

BID REVIEW:

Following the opening and public reading of the bids, the County will enter a review process wherein each complete bid will be thoroughly reviewed.

The review process begins by ensuring that each bid contains every required element. If any bid is found to be conditional upon terms not within this IFB or any related addendum, it will be rejected during that initial review. After that initial review, complete bids are deemed responsive.

The County will then review the pricing of each responsive bid. Once the County has ranked responsive bidders by price, the County will then begin to identify the lowest and most responsible bidder.

During this review process, the County may make any investigation as it deems necessary to determine the ability of the bidder to perform the work. The bidder is obligated to comply with any normal requests for information that the County requires between Bid Submission and Contract Award. If evidence of insolvency or a history of poor workmanship is found, then the bid may be rejected.

Bidders are cautioned that while the County seeks to contract with one or more successful bidder(s), this is an invitation for bid, not a request or offer to contract. Until a contract has been drafted and extended to the successful bidder(s), the County reserves the unqualified right to reject all offers at any time if such rejection is deemed in the best interest of the County.

CONTRACT AWARD:

The County seeks to award contracts to the lowest, responsive, and most responsible bidders. All award decisions shall be in the County's best interest, and if awarded, this IFB will be awarded in accordance with State and Federal law.

The County will reach out to the successful bidders no later than 30 days after the bid opening.

The County reserves the right to award all bids to one bidder or to award each project to a different bidder, depending on that bidder's capacity and the County's best interest. Furthermore, if a bidder submits multiple low bids at bid opening, the County reserves the right to limit the number of contracts a bidder is awarded.

After Contract Award and AFTER the County has entered a contractual relationship with one or more successful bidder(s), any bidder may receive a bid tabulation by contacting the Housing Rehabilitation Specialist. Bid tabulations will be released only to those who submit a bid or as required by law.

BID TERMS AND CONDITIONS:

The following clauses shall govern this IFB. Any bidder found to be in violation of these terms and conditions shall be disqualified from an award.

Explanation to Bidders:

Bidder is responsible for knowing the labor and materials necessary to complete the Scope of Work. Any explanation desired by a Bidder regarding the meaning and interpretation of the advertisement for bids, drawings, specifications, etc., must be

Confidentiality and Prohibited Communications:

From the issuance date of this IFB through the date of contract award, each responsive bidder (including its representatives, subcontractors, and/or suppliers) is prohibited from having any communications with any person inside or outside the County Government, if that communication refers to the contents of the

bidder's bid or qualifications, the contents of another bidder's bid, another bidder's qualifications or ability to perform, and/or the transmittal of any other communication or information that could be reasonably considered to have the effect of directly or indirectly influencing the evaluation of bids and/or the award of any resulting contract.

REQUIREMENTS:

This section lists the requirements related to this IFB. By submitting a bid, the Bidder agrees to meet all stated requirements in this section. If a Bidder is unclear about a requirement or specification or believes that a change to a requirement would allow for the County to receive a better bid, then the Bidder is urged to submit those items in the form of a question during the question-and-answer period following the Bid Questions section above.

PRICING

Prices, submitted on the Bid Form, shall constitute the total cost to the County for complete performance per the requirements and specifications herein. Prices shall include all applicable charges for any permits, handling, transportation, storage, administration, overhead, materials, labor, profit, or other similar fees associated with the work outlined herein.

GENERAL CONTRACTOR'S LICENSE AND CONTRACTOR QUALIFICATIONS

Bidder MUST submit a copy of their ACTIVE and VALID North Carolina General Contractor's license, and Bidder MUST complete the Contractor Qualifications Statement.

FINANCIAL STABILITY

By submitting a bid, the Bidder certifies by execution on the Bid Form that it has the financial capacity to perform and to continue to perform its obligations under a resulting contract; and that the Bidder has no constructive or actual knowledge of an actual or potential legal proceeding being brought against the Bidder that could materially adversely affect performance of requested work; and, that entering into a resulting contract is not prohibited by any contract or order by any court of competent jurisdiction.

A bidder is required under this section to notify the County within thirty (30) days of any occurrence or condition that materially alters the truth of any statement made in this Certification.

BONDS

The County will require a bid bond and performance and payment bonds from any Bidder.

A bid bond in the amount of 5% of the bid will be required.

Performance and payment bonds in the amount of 100% of the contract price will be required of the winning bidder.

INSURANCES

Commercial general liability insurance, worker's compensation insurance, and builder's risk insurance will be required by any resulting contract. Proof of commercial general liability and worker's compensation insurance will be required by responsive bidders before Contract Award. Builder's risk insurance will be required before construction starts.

PAYMENTS

All payments of any resulting contract shall be a reimbursement of expenses incurred by the Contractor. The Contractor must spend money to receive a payment. No payment will be issued unless the work for that payment request has been completed.

M/WBE, HUB, DBE, AND SECTION 3 PARTICIPATION

Pursuant to the intentions and goals of Graham County Government, it is County policy to encourage and promote bids from small, minority, and female-owned businesses (M/WBE); historically underutilized businesses (HUB); disadvantaged business enterprises (DBE), and locally owned/operated business that provide employment and training opportunities to low-income individuals (Section 3).

Each bidder agrees to comply with the M/WBE, HUB, DBE, and Section 3 intentions and goals of Graham County Government.

To comply with the M/WBE, HUB, DBE, and Section 3 intentions and goals of Graham County Government, each bidder shall promote and encourage employment or subcontracting opportunities for M/WBE, HUB, DBE, and Section 3 businesses.

A letter, describing the good faith efforts of the awarded Contractor, will be required before any payment from Graham County. Prudent prime contractors can find available M/WBE, HUB, DBE, or Section 3 subcontractors at <https://tinyurl.com/grahamvendors>

EQUAL OPPORTUNITY EMPLOYER

Graham County is an Equal Opportunity Employer, and each contractor of the County is required to comply with Equal Opportunity Employment laws, particularly Executive Order 11246.

Executive Order 11246 requires affirmative action and prohibits federal contractors from discriminating based on race, color, religion, sex, sexual orientation, gender identity, or national origin.

To comply with Executive Order 11246, each Bidder must be and remain an Equal Opportunity Employer. Further, each Bidder must require that all employees and subcontractors abide by Executive Order 11246.

RECORDKEEPING

Graham County, the State of North Carolina, the U.S. Department of Housing and Urban Development, the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the awarded Contractor, if they pertain to the execution of project work, for the purposes of making audits, examinations, excerpts, and transcriptions.

COPELAND ACT PROVISION

All parties to any resulting contract shall comply with the Copeland "Anti-Kickback" Act (18 USC 874) as supplemented in the Department of Labor Regulations (29 CFR, Part 3).

PERSONNEL

Bidders warrant that qualified and competent personnel shall provide Services to the County under this Contract. All personnel or subcontractors shall behave professionally, abiding by all applicable laws and regulations, including but not limited to OSHA and the Department of Labor.

Bidder shall serve as the prime contractor under any resulting contract, and Bidder shall be responsible for the performance and payment of ALL subcontractors. Bidder will retain executive representation for functional and technical expertise as needed to incorporate any work by third-party contractors; the General Contractor is responsible for the work of the Subcontractor.

OPTIONAL BACKGROUND CHECKS

Graham County reserves the right to conduct background checks on any person working under this contract.

ASSIGNMENT

Any resulting contract cannot be assigned in total by the Bidder. Bidder must remain the prime contractor throughout project completion. Bidder may subcontract portions of the work.

SCOPE OF WORK

Graham County seeks to procure the services of prime construction contractors to perform, or cause to be performed, demolition and reconstruction of single-family homes in Robbinsville, North Carolina in compliance with local, state, and federal laws and all applicable statutory requirements for CDBG grants.

DESCRIPTION OF SERVICES AND REQUIREMENTS

Bidders shall use provided building plans, site plans, and other information to demolish existing structures at identified locations then build a new 2-bedroom, 2-bathroom home. Blueprints, site plans, surveys, and construction specifications are attached to this IFB.

Construction specifications are written to be of a minimum standard. Bidders may choose to exceed the minimum standard, however, there will be no additional compensation given for exceeding the minimum standard. Additionally, any change in specification must comply with the HUD Housing Quality Standards, and if required, the Americans with Disabilities Act of 1990.

Demolition Phase

The scope of work for each project will begin with the demolition phase. The demolition phase may include, although may not be limited to:

- Coordination with the property owner and his/her family to move personal possessions from within the to-be-demolished structure into storage containers.
- Coordination and management of all storage containers from beginning to end of the project, after the property owner moves into a freshly built home.
- Utility disconnection and deactivation AFTER the property owner has vacated the to-be-demolished property.
- Site work, and any environmental protections necessary before demolition.
- Demolition of existing structure.
- Debris removal in accordance with federal, state, and local requirements.
- Removal of any above and/or in-ground oil tanks identified at the project site. The scope of work for this activity includes but is not limited to any permitting requirements, removal, cleaning, and disposal of the tank, including all tank contents, and remediation of any stained soils or surfaces.
- Site preparation for new construction, including fencing removal.

Reconstruction Phase

The reconstruction phase may include, although may not be limited to:

- Construction of a new single-family home, including two or three bedrooms and two bathrooms, following all applicable local and state building codes.
- Installing or repairing septic systems.
- Install a new well or repair the existing well, where applicable.
- Accessibility of projects to comply with the Americans with Disabilities Act of 1990 (if applicable).
- Final survey and any elevation certificate requirements.
- All required permits, inspections, and certificates.
- Utility connections or reactivations BEFORE the property owner moves into a new home.

Warranty Phase

- Complete all punch list items within 7 days of punch list inspection.
- Provide a written, third-party administered six-year or better structural home warranty.
- Follow up on all warranty claims within 7 days of claim.

ADDITIONAL SCOPE OF WORK REQUIREMENTS

- Provide all professional labor, equipment, and materials necessary to perform the work per project standards.
- Comply with all applicable local, state, and federal laws, regulations, and guidelines.
- Hire or provide evidence of *good faith efforts to employ at least one* subcontractor who is a HUB business.
- Hire or provide evidence of *good faith efforts to employ at least one* subcontractor who is a Section 3 business.
- Provide documentation—including **5-7 photographs**—and schedules of construction progress to the Housing Rehabilitation Specialist every week.
- Meet the Housing Rehabilitation Specialist on-site at invoicing intervals: four times throughout the project.
- Keep track of materials used in the home.
- Provide evidence of passed building inspections.
- Submit all manufacturer warranty and specification paperwork no later than 30 days after completion of construction.
- Maintain all records during construction and for a period of six (6) years after completion of construction.
- Clean home after construction and before property owners move into new home.
- Grade and seed lawn.
- Provide or repair parking area with gravel, sand, crushed asphalt, or similar combination thereof.

SPECIFIC PROJECT INFORMATION

Project GCCDBG-24-055: 243 Orr Branch Rd, Robbinsville, NC 28771

The existing structure at 243 Orr Branch Rd in Robbinsville, North Carolina is to be emptied then demolished. Following demolition and site preparation, a new 2-bedroom, 2-bathroom home is to be constructed on the lot.

Bidder shall be responsible for acquiring all required permits.

Bidder shall be responsible for the proper and legal disposal of demolition debris, including any hazardous material found on the job, including but not limited to lead and asbestos.

Bidder shall be responsible for the COMPLETE removal of the existing structure's foundation.

Bidder shall be responsible for ensuring that the new single-family home is built in accordance with all local zoning regulations.

Bidder shall be responsible for the proper and code-compliant construction of a new single-family home per the provided blueprints with noted exceptions and any provided specifications herein or attached hereto this IFB.

Bidder may make any adjustments to blueprints as necessary **to enhance cost efficiency** and to meet local energy code requirements, including any foundation alterations necessary to meet local requirements, so long the footprint, style, and floorplan remain the same.

Bidder to use crawlspace foundation plan. **No brick skirt shall be installed. Split face block shall be used to construct a curtain wall.**

Bidder shall provide at least two (2) color options of vinyl siding, asphalt shingles, LVP flooring, carpets, cabinets, and countertops for Homeowner to select from within budgets set by Bidder according to this bid.

Bidder to include a 12" overhang on the raised bar top.

Bidder shall paint all walls Ultra White or similar color, except for one wall in the Primary Bedroom, with an eggshell or satin sheen.

Bidder shall provide Homeowner with the option to choose one paint color as an accent color in his or her primary bedroom.

Ceilings throughout the new home are to be Ultra White or similar color, with a flat sheen.

Trim throughout the new home is to be Ultra White or similar color, with a semi-gloss or higher sheen.

Homeowner shall select the paint color of the front door.

Bidder to include an 8x8 deck on the rear of the home outside sliding glass doors. The deck is to be built according to the local building code, and it should be permitted with the home.

Bidder to include wood steps off the front of the home.

Where necessary, Bidder may use 6x6 PT posts on the front of the home on the porch so that required handrails have attachment points. If Bidder decides to exercise this option, Bidder must paint handrails and posts to match exterior trim.

Bidder may choose to use ridge vent instead of box vents for attic ventilation. The amount of ventilation shall be a minimum of 260 Sq. In. of Net Free Area of Exhaust. Ridge vent is to be GAF Cobra SnowCountry or a similar product. Box vents are to be SNOWVENTCO Snow Proof Roof Vent or similar product.

Kitchen appliances should be or equal-in-specifications to Frigidaire Refrigerator Model #FRSC2333AS, Frigidaire Dishwasher Model # FFCD2413US, Frigidaire Range Model # FCRE3052BS, Frigidaire Microwave Model # FMOS184LBF

Electrical Requirements

Bidder to work with a licensed electrical contractor to plan and wire home according to all applicable electrical codes, if bidder is not a licensed electrical contractor in accordance with North Carolina licensure laws.

All lights are to be LED **or** Energy Star certified.

All switches are to be of standard quality.

The range is to be electric.

The water heater is to be electric and sized so that two showers may occur at one time. It might require a subpanel. It may be a tankless or tank.

The porch is to have three overhead recessed lights.

Exterior, 2-light floodlights are to be in the soffit area on the rear corners of the home.

The primary bedroom is to be wired and prepared for a ceiling fan. The ceiling fan is to be with a light kit and provided by Bidder.

Plumbing Requirements

Bidder to work with a licensed plumbing contractor to plan and plumb home according to all applicable plumbing codes, if bidder is not a licensed plumbing contractor in accordance with North Carolina licensure laws.

Homeowners are to be given the option for chair-height toilets.

Faucets, shower heads, and toilets should be WaterSense-certified. Project Source or equivalent.

The water heater is to be electric and sized so that two showers may occur at one time. It might require a subpanel. It may be a tankless or tank.

Mechanical/HVAC Requirements

Bidder to install a 2-Ton, 13.4 SEER2 or better heat pump package unit and required accessories to meet code requirements and to ensure a comfortable home environment throughout all seasons.

Bidder to include a programmable thermostat.

Bidder to elevate HVAC package unit at least 12 inches off ground on a secure wood platform, constructed of treated material and anchored into the ground at least 18" deep with concrete.

[Project GCCDBG-24-056: 66 Atoah Rd, Robbinsville, NC 28771](#)

The existing structure at 66 Atoah Rd in Robbinsville, North Carolina is to be emptied then demolished. Following demolition and site preparation, a new 2-bedroom, 2-bathroom home is to be constructed on the lot.

Bidder shall be responsible for acquiring all required permits.

Bidder shall be responsible for the proper and legal disposal of demolition debris, including any hazardous material found on the job, including but not limited to lead and asbestos.

Bidder shall be responsible for the COMPLETE removal of the existing structure's foundation.

Bidder shall be responsible for ensuring that the new single-family home is built in accordance with all local zoning regulations.

Bidder shall be responsible for the proper and code-compliant construction of a new single-family home in accordance with the provided blueprints and any provided specifications herein or attached hereto this IFB.

Bidder shall make any adjustments to blueprints as necessary **to enhance cost efficiency** and to meet local energy code requirements, including any foundation alterations necessary to meet local requirements, so long the footprint, style, and floorplan remain the same.

Bidder to use crawlspace foundation plan. **No brick skirt shall be installed. Split face block shall be used to construct a curtain wall.**

Bidder shall provide at least two (2) color options of vinyl siding, asphalt shingles, LVP flooring, carpets, cabinets, and countertops for Homeowner to select from within budgets set by Bidder according to this bid.

Bidder to include a 12" overhang on the raised bar top.

Bidder shall paint all walls Ultra White or similar color, except for one wall in the Primary Bedroom, with an eggshell or satin sheen.

Bidder shall provide Homeowner with the option to choose one paint color as an accent color in his or her primary bedroom.

Ceilings throughout the new home are to be Ultra White or similar color, with a flat sheen.

Trim throughout the new home is to be Ultra White or similar color, with a semi-gloss or higher sheen.

Homeowner shall select the paint color of the front door.

Bidder to include an 8x8 deck on the rear of the home outside sliding glass doors. The deck is to be built according to the local building code, and it should be permitted at the time of home.

Bidder to include wood steps off the front of the home.

Where necessary, Bidder may use 6x6 PT posts on the front of a home on the porch so that required handrails have attachment points. If Bidder decides to exercise this option, Bidder must paint handrails and posts to match exterior trim.

Bidder may choose to use ridge vent instead of box vents for attic ventilation. The amount of ventilation shall be a minimum of 260 Sq. In. of Net Free Area of Exhaust. Ridge vent is to be GAF Cobra SnowCountry or a similar product. Box vents are to be SNOWVENTCO Snow Proof Roof Vent or similar product.

Kitchen appliances should be or equal-in-specifications to Frigidaire Refrigerator Model #FRSC2333AS, Frigidaire Dishwasher Model # FFCD2413US, Frigidaire Range Model # FCRE3052BS, Frigidaire Microwave Model # FMOS184LBF

Electrical Requirements

Bidder to work with a licensed electrical contractor to plan and wire home according to all applicable electrical codes, if bidder is not a licensed electrical contractor in accordance with North Carolina licensure laws.

All lights are to be LED **or** Energy Star certified.

All switches are to be of standard quality.

The range is to be electric.

The water heater is to be electric and sized so that two showers may occur at one time. It might require a subpanel. It may be a tankless or tank.

The porch is to have three overhead recessed lights.

Exterior, 2-light floodlights are to be in in soffit area on the rear corners of the home.

The primary bedroom is to be wired and prepared for a ceiling fan. The ceiling fan is to be with a light kit and provided by Bidder.

Plumbing Requirements

Bidder to work with a licensed plumbing contractor to plan and plumb home according to all applicable plumbing codes, if bidder is not a licensed plumbing contractor in accordance with North Carolina licensure laws.

Homeowners are to be given the option for chair-height toilets.

Faucets, shower heads, and toilets should be WaterSense-certified. Project Source or equivalent.

The water heater is to be electric and sized so that two showers may occur at one time. It might require a subpanel. It may be a tank or tankless model.

Mechanical/HVAC Requirements

Bidder to install a 2-Ton, 13.4 SEER2 or better heat pump package unit and required accessories to meet code requirements and to ensure a comfortable home environment throughout all seasons.

Bidder to include a programmable thermostat.

Bid Number: GCCDBG-24-055-056

Bidder: _____

Bidder to elevate HVAC package unit at least 12 inches off ground on a secure wood platform, constructed of treated material and anchored into the ground at least 18" deep with concrete.

Bid Form - Attachment A
IFB Number: GCCDBG-24-055-056
IFB Description: Residential Construction Services; Reconstruction and Demolition

Instructions:

Input your Price Per Square Foot, then multiply your Price Per Square Foot by SQFT to find Final Cost. Finally, add your Final Cost numbers to find Total Bid. You do not have to bid all projects to submit a bid. SIGN the Alternate Bid Form. Failure to sign this bid form will disqualify bid.

Project Number	Address	City	County	Floorplan Selection	Accessibility Needs (Y/N)	SQFT.	Price Per Square Foot	Final Cost
1	243 Orr Branch Rd - 2 Bedroom Version**	Robbinsville	Graham	Magnolia	N	1,234		
2	66 Atoah Rd - 2 Bedroom Version**	Robbinsville	Graham	Magnolia	N	1,234		

**** Detail ****

This 2-bedroom version is made possible by removing the closet from bedroom 3. The room should be a flex-room after change is made.

By signing this bid form, Bidder certifies that it has read and agrees to the INSTRUCTIONS and the Construction Specifications set forth in the document attached to this bid form.

AUTHORIZED SIGNATURE: _____

DATE: _____

Options Bid Form
IFB Number: GCCDBG-24-055-056
IFB Description: Residential Construction Services; Reconstruction and Demolition

Instructions:

Input a lump sum for septic tank replacement.

Project Number	Address	City	County	Floorplan Selection	Accessibility Needs (Y/N)	Bedrooms	Final Cost
1	New Septic System for 243 Orr Branch Rd	Robbinsville	Graham	Magnolia	N	2	
2	New Septic System for 66 Atoah Rd	Robbinsville	Graham	Magnolia	N	2	

**** Detail ****

Exclude any and all cost for septic systems from base bid. The County will opt for a septic system at time of contract, based on its review.

By signing this bid form, Bidder certifies that it has read and agrees to the INSTRUCTIONS and the Construction Specifications set forth in the document attached to this bid form.

AUTHORIZED SIGNATURE: _____

DATE: _____

By signing these blueprints, Bidder agrees that it has reviewed this blueprints and is bidding the construction of the home presented herein:

Authorized Signature: _____ Date: _____

General Notes:

All construction, materials, and methods are to fully comply with all state and local building codes. All design and construction are based on the 2018 International Building Code and the current North Carolina State Building Code.
 The Contractor / Owner is to verify all dimensions, details, and site conditions prior to beginning construction. Every attempt has been made to ensure the accuracy of these drawings. Any discrepancy shall be brought to the attention of "Barnes Residential Design" (BRD). This designer shall not be held liable for any omissions or errors in these drawings.
 All additional engineering that is required by code shall be supplied by the builder / owner.

Design Loads:
 Wind Load 130 mph
 Roof Load < 3/12 20 psf
 Roof Load > 3/12 30 psf
 Floor Load (non sleeping) 40 psf
 Floor Load (sleeping) 30 psf
 Attic Load > 3/12 20 psf
 Wind Exposure B

Footings and Foundation:
 All footings detailed in these plans were calculated using Table R403.1. See wall sections and foundation plan for details and sizes.
 All footings to be 3500 psi concrete and bear on undisturbed soil capable of supporting 1500 psf per Table R401.4.1.
 The bottom of footings shall be a minimum of 12" below grade.

Framing Construction:
 All plates and posts that bear directly on masonry / concrete are to be pressure treated per R317.1
 Fasteners for treated members are to be hot-dipped galvanized, stainless steel, silicon bronze, or copper.
 All girder and header spans are to comply with Table R502.5(1) and R 502.5(2)
 All lumber shall be SYP #2, #1, or better. These members are to be identified by a grade mark.
 All spans are to comply with Floor Joists Table R502.3.1(1) and R502.3.1(2) - Ceiling joists R802.4(1)-(2)
 Micro-Lam and LVL members shall bear on a minimum of 3 gang studs or as specified by supplier. Supplier to provide load calc. sheets.
 All engineered floor systems are to be set and braced in accordance with the supplier's layout. This layout shall specify sizes, spans, load points, and blocking / bracing details.
 All wall studs are to be SPF #2 at 16" o/c unless otherwise specified on this plan. Jack and king studs per R602.7.4.
 All sheathing shall be as follows:
 Roof 7/16" OSB
 Wall 7/16" OSB
 Floor 3/4" OSB

Floor and wall framing shall be spaced and constructed to accommodate loads imposed. These loads shall be transmitted to the supporting foundation / footings.
 The ends of each joist shall have a minimum bearing of 1-1/2" bearing on a wood member and 3" bearing on masonry. R502.6
 All wood joists, the bottom of wood structural flooring, and wood girders closer than 18" shall be pressure treated. R317.1.1

Roof Construction:
 All lumber shall be SYP #2, #1, or better. These members are to be identified by a grade mark.
 All rafter sizes and spans are identified in wall sections or roof plans.
 All collar ties shall be a minimum of 2" x 4" at 16" o/c
 Hips and ridges are to be sized so that the rafter is full bearing.
 All loads from roof point loads, ridge / roof posts, and knee walls shall be transmitted to the foundation.
 Rafter / Hurricane ties are detailed in the wall sections.
 The ends of each rafter shall have a minimum bearing of 1-1/2" bearing on a wood member and 3" bearing on masonry. R502.6
 Ceiling joists and rafters shall be nailed to each other in accordance with code or alternate means of connection.

Misc. Code Details:
 All fastening shall comply with IRC 2018, Table R602.3(1).
 Girders and headers shall be sized per code.
 All handrails shall be provided on at least one side of each continuous run of treads or flight of stairs with 4 or more risers or 30". R311.7.8
 Handrail height shall be measured vertically from the sloped plane of the tread nosing and shall be between 34" and 38" in height. R311.7.8.1
 Type 1 handrails are required with a circular cross section between 1-1/4" and 2" R311.7.8.3.
 The spacing of rail pickets be 5" o/c R312.1.3
 All stairways shall have minimum width of 36" in the clear below and above the handrail R311.7.1
 The minimum headroom in all parts of the stairway shall be 6'-8" R311.7.2.
 Guardrails are required on all surfaces 30" or more. R312.1.1
 All stairways shall be provided with a means to illuminate the stairways and landing. R303.7
 A minimum of 1 egress window shall be provided per bedroom and shall have a minimum clear opening of 5.7 sf.
 Fire blocking shall be provided to cut off all concealed openings. R602.8 and R302.11

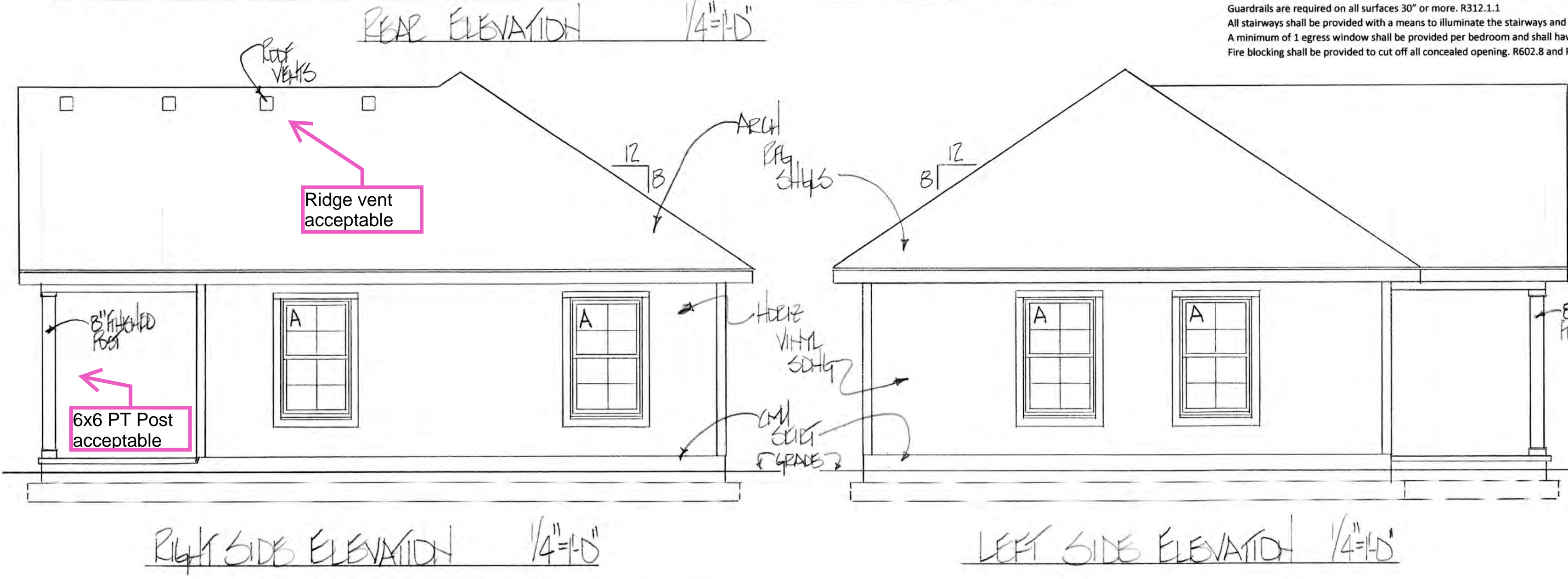
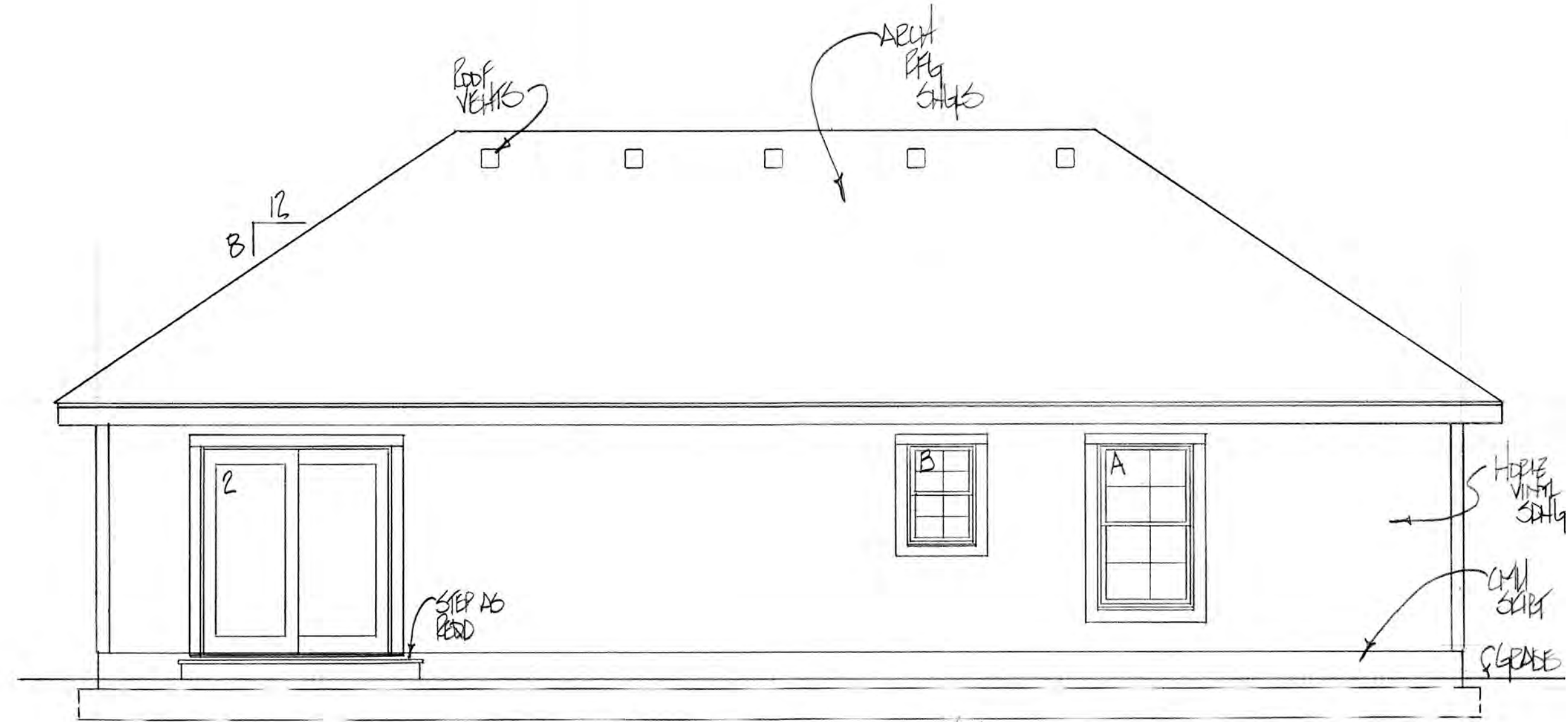
Bathtub and showers shall have non-absorbent wall materials not less than 6' above the floor.
Stair treads and Risers:
 The maximum height shall be 8-1/4". This distance is measured vertically and shall not vary by more than 3/8". R311.8.2
 The minimum tread depth shall be 10" and this measurement shall not vary by more than 3/8". R311.7.5.2
 The nosing radius shall not be greater than 9/16". The nosing projection shall be between 3/4" and 1-1/4".
 Landings shall be at the top and bottom of each stairway. Each landing shall not be less than 36" in any direction. R311.8.2

Insulation:
 The insulation zone for this plan is Zone 4. The fenestration U-factor of 0.35 per Table N1102.1
 Attic accesses shall be sealed and insulated per N1102.2.3
 All corners and headers are to have R-3 insulation at any gaps.

Deck:
 Any landings or decks are to be designed to support 50 psf with flashing per R703.8
 Deck and landings are to have a minimum of 2 hold-back / lateral load devices with a capacity of 1500 lbs.

Wall Bracing:
 Wall Bracing Method: WSP-CS, GB, or WSP-PF per R602.10.5
 Sheathed with a minimum of 7/16" OSB APA rated sheathing.

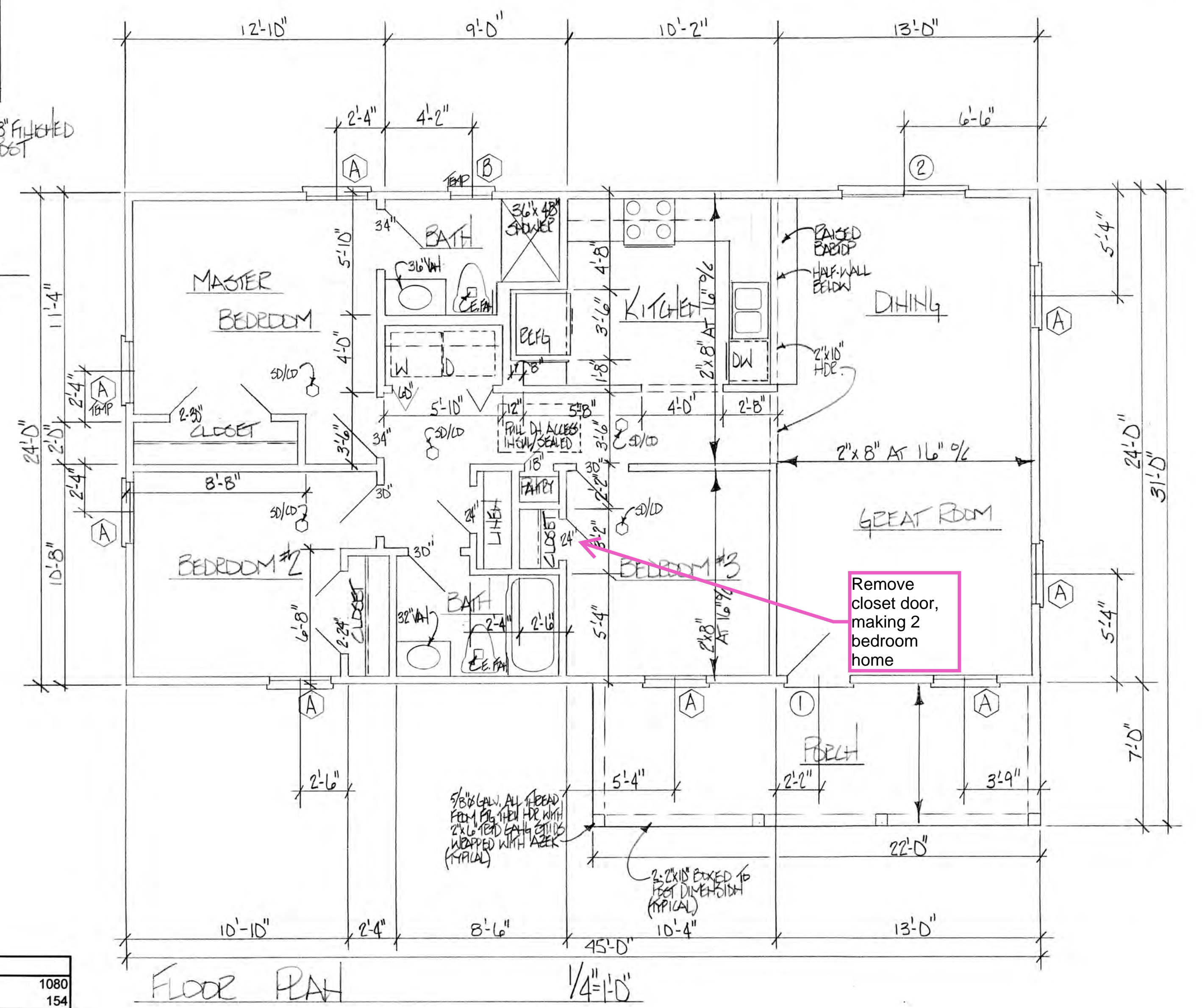
Airport Noise Attenuation: Provide details of compliance with noise attenuation standards. Where LDN is determined to be 65 db or greater, the minimum STC rating of the structure components shall be provided in compliance with Section 1207.4 of state amendments. As an alternative to compliance, Table 1207.4 structures shall be permitted to be designed so that the interior noise level is not greater than 45 dBA. Exterior structure, terrain, and plantings shall be permitted as part of the design. The alternate shall be certified by a RDP.



Window Schedule					
	Size	Description	DP Rating	Sash Opng	Clear Opng
A	3'-0" x 5'-0"	JeldWen or equal vinyl single hung with Low E glazing	DP-50	30.94 x 27.06	5.8
B	2'-0" x 3'-0"	JeldWen or equal vinyl single hung with Low E glazing	DP-50	18.94 x 10.96	1.6

**Supplier / Builder to confirm egress, Low E glazing, and tempering requirements. Egress windows to have a min. egress window of 5.7 SF (R310.1.1). Min. sill height at 2nd floor to be 18" (USBC R813.2) and max. sill height of a egress window to be 44" (USBC R310.1.1).
 ***All windows and doors are to be flashed using the "DuPont" Flashing System Guidelines or equivalent manufacturer.
 ****IRC Section Table N 1102.1-Window and Door Fenestration: All ext. windows and doors shall be labeled with a fenestration U factor of 0.32 or less. One(1) opaque door per home does not have to meet this requirement and up to fifteen (15) sq. feet of wind area does not have to meet the Fenestration requirements.

Exterior Door Schedule			
	Size	Description	DP Rating
1	3'-0" x 6'-8"	ThermaTru Metal Insulated 6 Panel	DP-35
2	6'-0" x 6'-8"	JeldWen or equal Full View Patio Slider with Low E glazing	DP-35



Square Footage	
Living Area	1080
Front Porch	154

111 Olmsted Lane
 Moyock, NC 27958
 757-567-4398
 barnesresidential@gmail.com

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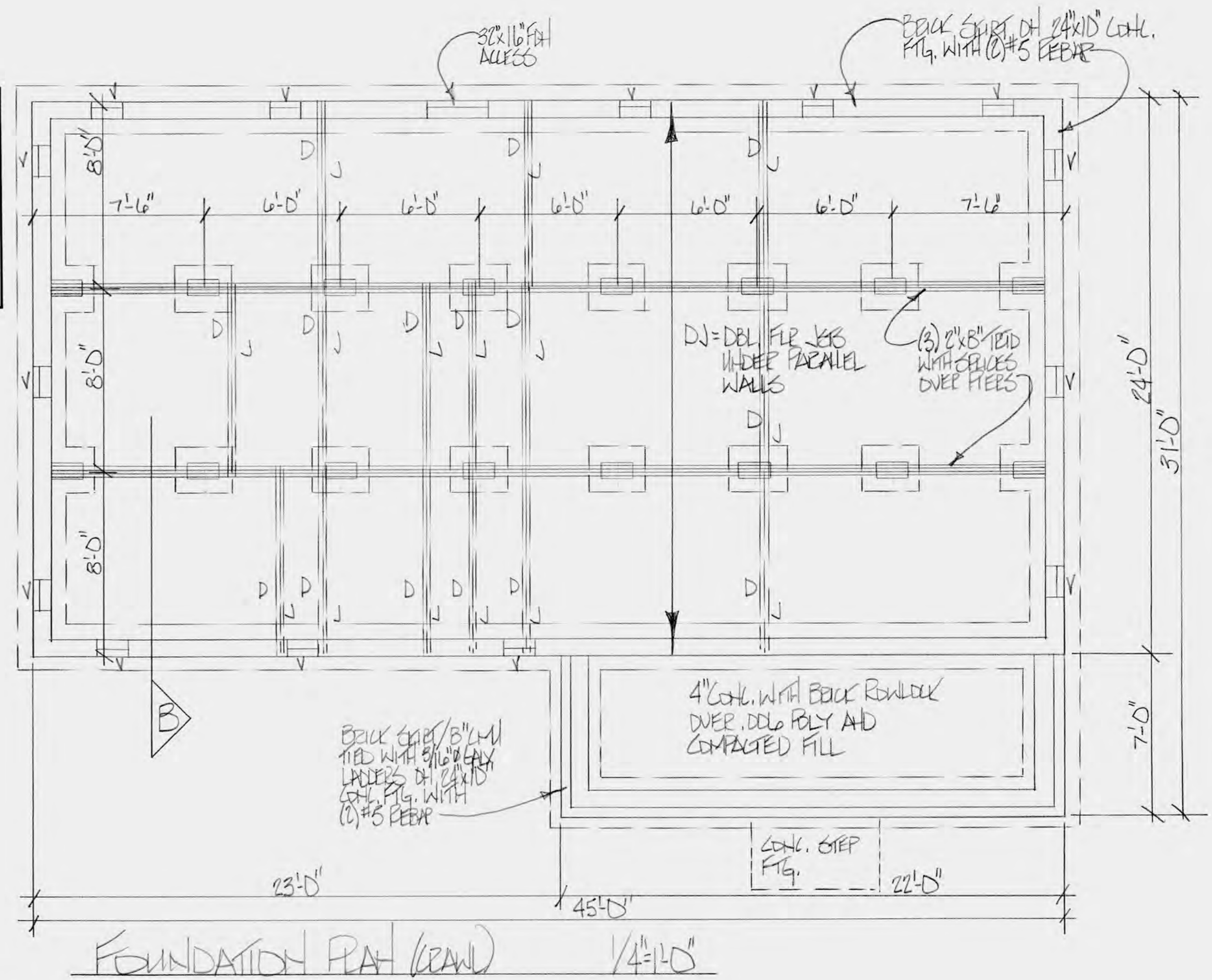
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Currituck Homes
 Magnolia Model
 Plan # 1750
 September 17, 2022

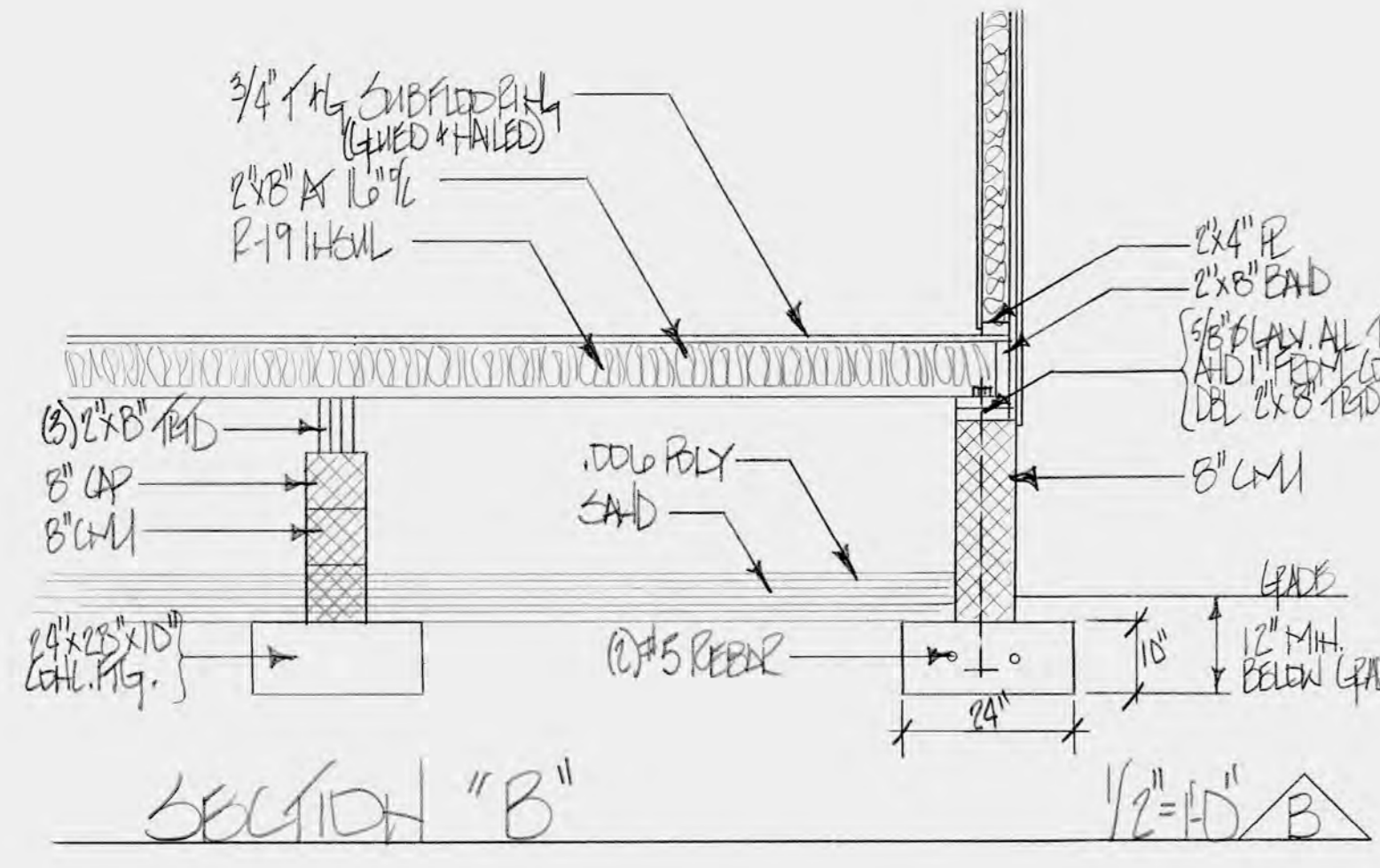
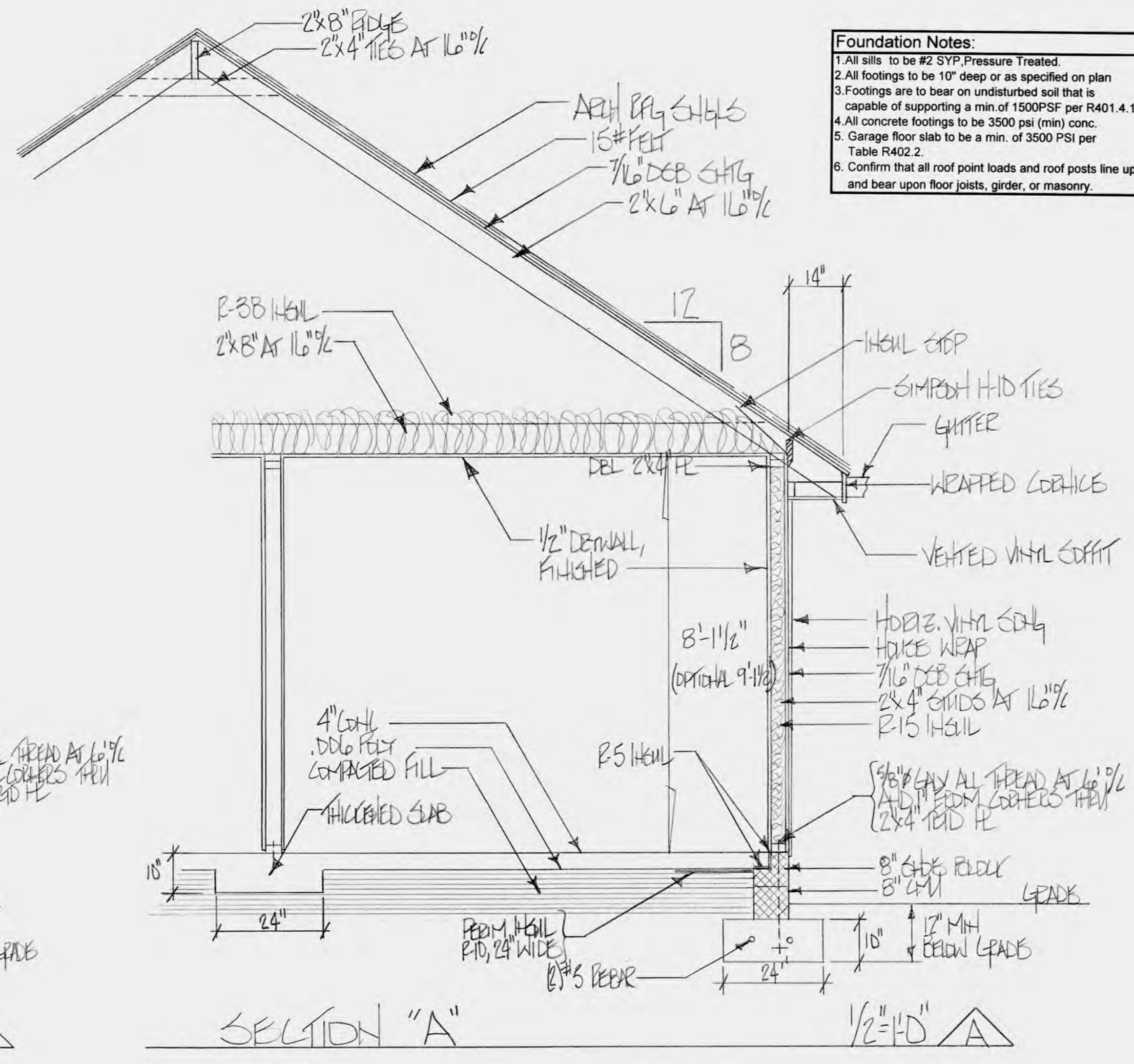
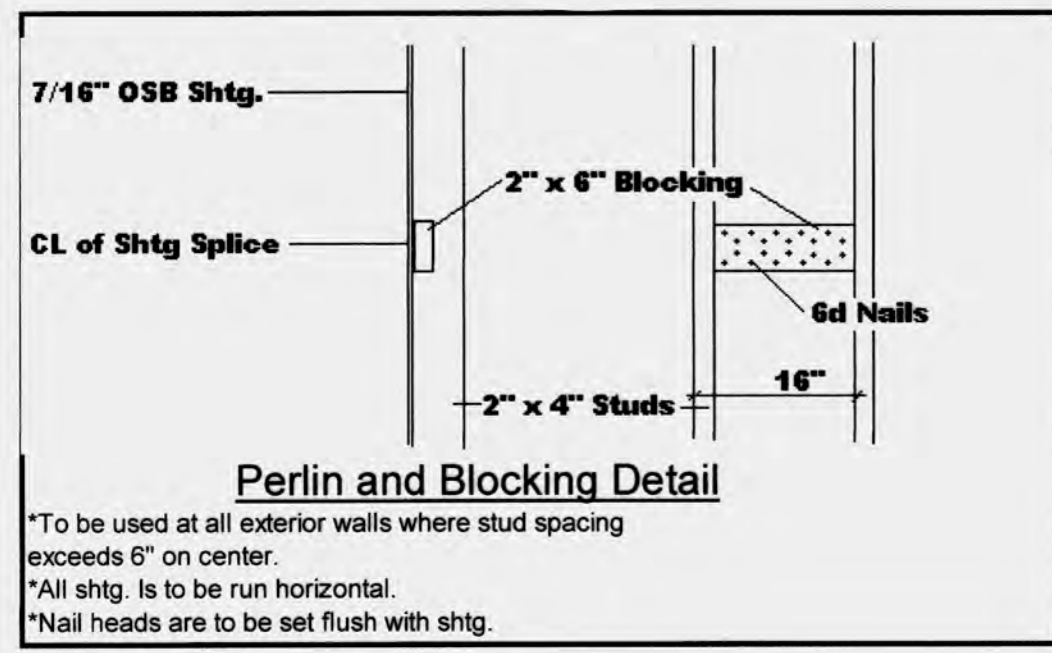
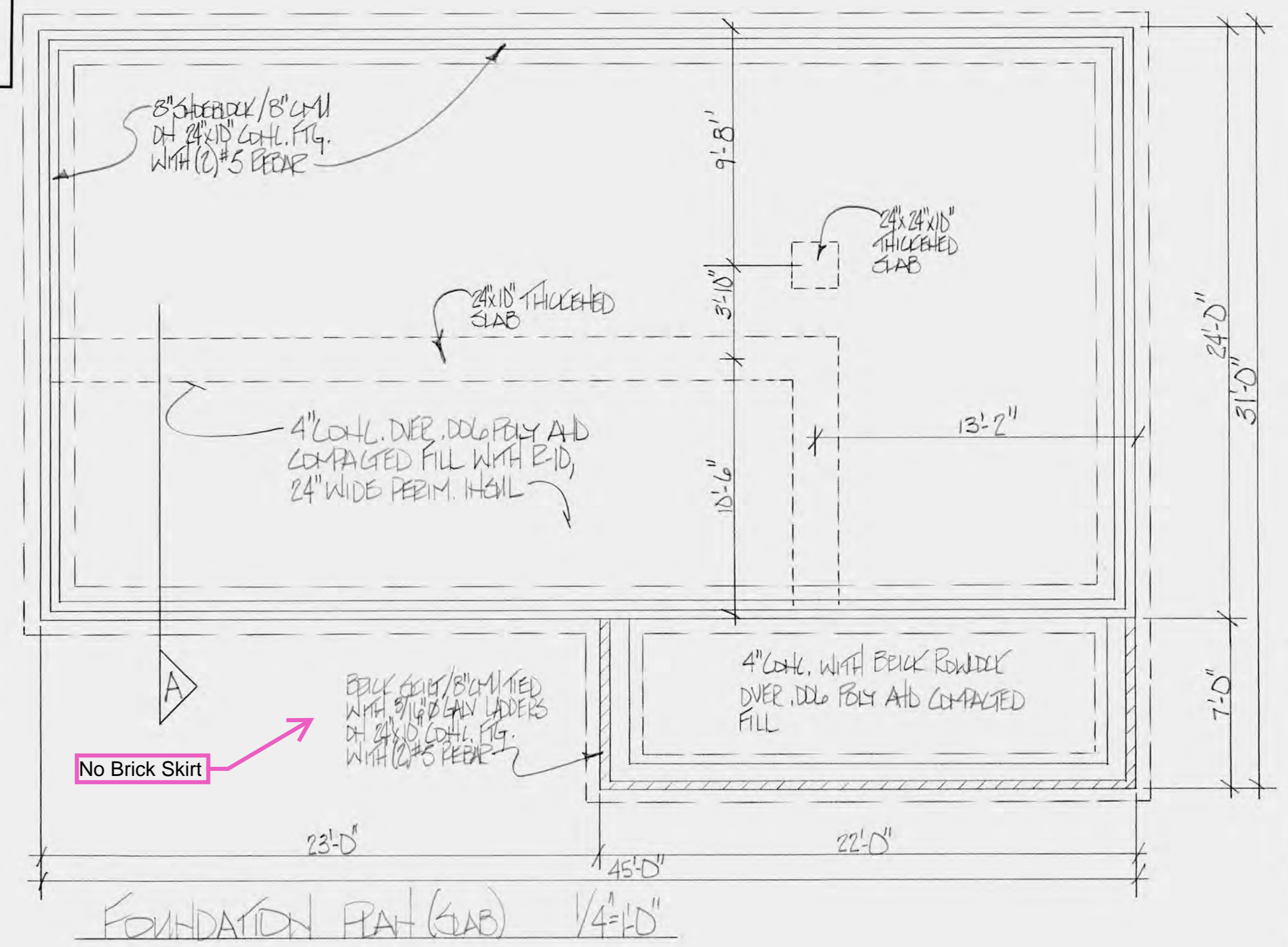
Foundation Notes:

1. All sills and girders to be #1 SYP or #2 SPF, Treated
2. V = 8" x 16" foundation vent with screen and shutter. Locate vents per Local Bldg. Inspections. Dept.
3. All piers are to be 8" x 8" x 16" CMU on 24" x 28" x 10" deep conc. Footing
4. Footings are bear on undisturbed soil that is capable of supporting a min. of 1500PSF per R401.4.1
5. All concrete footings to be 3500 psi (min) conc.
6. Garage floor slab to be a min. of 3500 PSI per Table R402.2.
7. Grade under crawl to have sand or gravel fill with 6 Mil. poly vapor barrier on top.
8. Confirm that all roof point loads and roof posts line up and bear upon floor joists, girder, or masonry.



Foundation Notes:

1. All sills to be #2 SYP, Pressure Treated.
2. All footings to be 10" deep or as specified on plan
3. Footings are to bear on undisturbed soil that is capable of supporting a min. of 1500PSF per R401.4.1
4. All concrete footings to be 3500 psi (min) conc.
5. Garage floor slab to be a min. of 3500 PSI per Table R402.2.
6. Confirm that all roof point loads and roof posts line up and bear upon floor joists, girder, or masonry.



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