

**NOTICE TO BIDDERS**

Sealed proposals will be received by the **HOUSING AUTHORITY OF THE CITY OF GOLDSBORO for the BUILDING DEMOLITION of One (1) Building Group, consisting of Sixteen (16) Apartments until 2:00 PM, THURSDAY, FEBRUARY 27, 2025**, and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the Project. Scope of work will consist of demolition of existing buildings and includes, but is not limited to, the following items:

1. Provide all labor, materials and equipment required to demolish and remove One (1) existing building Group of Four (4) sub-buildings, Sixteen (16) apartments, multi-family, residential buildings identified on the plans, complete.
2. Provide all labor, materials and equipment required to selectively demolish and remove existing site infrastructure and development identified on the plans.
3. Provide all labor, materials, and equipment required to provide fill, seed and straw where foundations are removed and all other voids in earth are created due to demolition and removal of existing construction.
4. Provide all labor, materials, and equipment required to stabilize areas of demolition and provide new construction as identified on the plans.
5. Provide all other work as shown on the plans, in the project manual and as required by codes and the authority having jurisdiction (AHJ).
6. Salvage: The Owner may wish to salvage minor items such as newer appliances, doors, etc. for use on units not being demolished at this time. The intent is that the Owner will salvage items between the time for resident move out but before the apartment is turned over to the Contractor.
7. Contractor to limit vehicles on the grass (some of the pipes are shallow and have been damaged in past by vehicles on yard areas). Contractor is responsible for providing a temporary security chain link fence around the building during the demolition operations.
8. The electrical distribution system is owned by the Owner. The owner will have East Coast Power & Lighting disconnect the power to the building(s) scheduled to be demolished. The Owner will disconnect the power at the transformer and the building(s); the site pole lights shall have the power remained connected for the site lighting; note that the plans denote some sight lighting that is fed underground, verify that any in the construction area have the power disconnected prior to demolition. East Coast Power & Lighting has a service contract with the Owner for maintenance and service of the electrical distribution system at Fairview.
9. Underground utilities shall be disconnected and removed, cap at location noted or behind the street curb (water & sewer, phone, cable tv). The gas company shall be responsible for removal of gas system from the meter back to the gas main.
10. As part of Base Bid, Contractor shall provide suitable fill and top soil to bring any depressions as a result of demolition back up to existing grades, compact to 85%. The intent is to not leave site with low areas that hold water, grade to drain and establish grass.
11. A project superintendent must be on site at all times any work associated with this contract is being performed. The Project Superintendent will provide overall project oversight, providing guidance and assistance to its Sub Contractors.
12. Contractors shall review Separate Report provided by Owner regarding Hazardous Materials Assessments. It is believed that the Building(s) contain Asbestos and Lead Based Paint. Contractor shall follow State and Federal Guidelines in handling Hazardous Materials.
13. Contractor shall contract with an Environmental Consultant to prepare an Asbestos Removal Plan. The Contractor's Environmental Consultant will be responsible for clearance testing and reporting. Removal plans shall be prepared to comply with local, state and federal requirements. Clearance testing and reports shall be promptly performed and prepared to be submitted for permitting.

Permits and Acceptance:

- **All Permit requirements shall be coordinated with the City of Goldsboro Inspections, Fire Department and Engineering Departments and PWC. Contractor shall pay all fees.**

- **Per the City of Goldsboro, all businesses that operate within the city limits of Goldsboro must have a business registration certificate. An active business registration must be on file, prior to applying for online permits. Include all fees in bid.**
- **Contractor will be required to submit all clearance reports to the City of Goldsboro in order for demolition permits to be issued. In addition to the City, the Contractor shall submit clearance reports to the Owner and Architect.**
- **The City of Goldsboro Inspections Department will require One (1) Demolition Permit for each building to be demolished. Coordinate all utility termination requirements, to prevent disruption to occupied buildings, with Inspections office and Owner. Include all fees in Bid.**

The EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) requires an asbestos inspection and Ten (10) working days notification prior to the demolition and renovation of all commercial, institutional, or industrial facilities, except residential buildings having Four (4) or fewer dwelling units. The NESHAP requirement also applies to the demolition of all residences being demolished for commercial, institutional, or industrial purposes, **Notification for all demolition is required whether or not the buildings are found to contain asbestos.** Contact the NC DHHS; Health Hazards Control Unit, Application is included in Project Manual.

**A Pre-Bid Conference has been scheduled for Thursday, February 6, 2025, at 11:00 AM. Meeting will be held at the Fairview Property Management Building of the Housing Authority of the City of Goldsboro, located at 1729 Edgerton Street, Goldsboro, NC 27530. Following the meeting, Contractors will have the opportunity to visit the Project Building(s).**

**Due to the nature of the project, Contractors are STRONGLY ENCOURAGED to visit the site. By submitting a bid, Contractors attest that they have a complete and full understanding of the Scope of Work and have reflected such in their bid. Contract attendance at the Pre-Bid Conference is not mandatory; Contractors not attending are permitted to submit a bid.**

**It should be noted that the Owner started vacating the apartments in late 2024 and the remainder are expected to be vacated prior to the Notice to Proceed. Contractors electing to enter the buildings will be doing so at their own risk, releasing the Housing Authority of the City of Goldsboro from any and all liability.**

**Contractors will be able to arrange on-site visits to visit the interior of the buildings on the following dates:**

- **Tuesday, February 11, 2025, from 10:00 AM – 3:00 PM**
- **Wednesday, February 12, 2025, from 10:00 AM – 3:00 PM**
- **Thursday, February 13, 2025, from 10:00 AM – 3:00 PM**
- **Tuesday, February 18, 2025, from 10:00 AM – 3:00 PM**
- **Wednesday, February 19, 2025, from 10:00 AM – 3:00 PM**
- **Thursday, February 20, 2025, from 10:00 AM – 3:00 PM**

**The Owner will make the building available, on those dates, so Contractors can have access to the interior. Contractors are asked to notify the Owner / schedule their visits ahead of time. Contractors shall contact Keith Curtis, at [kcurtis@hacg.org](mailto:kcurtis@hacg.org) or (919) 735-4226 ext. 1118.**

**Questions that arise from the Site Visits are to be directed to the Architect at [bids@stognerarchitecture.com](mailto:bids@stognerarchitecture.com).** NOTE: There will be no verbal instruction during the bidding period. Responses that affect Scope of Work must be in writing, dated and signed by the Architect's Representative. Written response will be in form of Addendum or Clarification only. Contractor must submit 5 working days prior to bid.

Complete Plans and Project Manual will be open for inspection in the office of Stogner Architecture, PA, 615 East Broad Avenue, Rockingham, North Carolina (Designer); at the Housing Authority Office; or complete Plans and Project Manual will be available for on-line viewing from the offices of **Construct Connect**

[www.constructconnect.com](http://www.constructconnect.com); **Dodge Data & Analytics** <http://dodgeprojects.construction.com>; **The Blue Book** [www.thebluebook.com](http://www.thebluebook.com); and **Construction Journal** [www.constructionjournal.com](http://www.constructionjournal.com).

Complete Plans and Project Manual may be obtained by download from Stogner Architecture, PA. by qualified bidders. For instructions on downloading these documents email [bids@stognerarchitecture.com](mailto:bids@stognerarchitecture.com).

Documents may be obtained in printed form from Sharpe Co, 1302 N. William Street, Goldsboro, North Carolina 27530, Phone (919) 648-1034, [draynor@sharpeco.net](mailto:draynor@sharpeco.net) with production costs being paid by the Contractor.

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

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

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

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

Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company insured by the Federal Deposit Insurance Corporation if the bid is \$250,000 or greater, of an amount equal to not less than five percent (5%) of the proposal or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina and per Section 9 of Form 5369 and individual sureties **must** be listed on US Treasury Circular Number 570 to execute the contract in accordance with the bid bond and per HUD-5369 Sections 9 and 10. **Five Percent shall be based on the maximum bid price, ie: Base Bid plus Unit Prices plus Contingency Allowance plus All Add Alternates.** Said deposit shall be retained by the Owner as liquidated damages in event of failure of the successful bidder to execute the contract within ten (10) days after the award or to give satisfactory surety as required by law. Bid Bond is not required if bid is less than \$250,000. For a Bid Security Deposit, personal and company checks are not permitted.

A Performance Bond and a Payment Bond will be required for one hundred percent (100%) of the contract, Prime Contractor shall be responsible for cost of Bonds.

Insurance: General Liability \$1,000,000; Auto Liability \$1,000,000; Worker's Comp (regardless of company size) Per State Requirements.

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

The Owner is an Equal Employment Opportunity Employer and invites and encourages the participation of small, minority, women, and disabled (M/WBE/DBE/HUB) businesses, and prohibits discrimination against any person or business in pursuit or award of this opportunity on the basis of race, color, sex, religion, national origin, age, handicap/disability, or veteran status. The Housing Authority of the City of Goldsboro has a 20% verifiable goal for MWBE businesses in the total value of work awarded. Bidders are required to submit with their Bids affidavits and associated backup documentation of "Good Faith Efforts" in the recruitment of MWBE firms. Bidders shall submit with their bids documentation that demonstrates, to the greatest extent feasible, economic opportunities to Section 3 businesses (locally owned / operated businesses that provide employment opportunities to low-income individuals) in accordance with 24 CFR Part 135. The work is subject to the prevailing wage rates established by the U.S. Department of Labor. Payment of not less than the prevailing rates must be paid on this project.

**Bid Opening:**

Bids will be opened and read from the Stogner Architecture, PA office. The bid opening will be a **Virtual Public Bid Opening using Zoom**. All bidders may attend the Bid Opening virtually via Audio and/or Visual Conferencing through the Zoom Video Conferencing platform.

The Bid Date and Time will be enforced and the Zoom Meeting will start exactly on time.

For instructions on how to use Zoom to access the Virtual Public Bid Opening, please refer to Additional Instructions to Bidders, HUD-5369, Item 26.

**Bid Delivery Methods:**

Bids may be delivered by one of the following methods:

1. Bids may be dropped off at the office of the Architect:

**Stogner Architecture, PA**  
**615 East Broad Avenue**  
**Rockingham, NC 28379**  
**Attention: Wayne Stogner**

**Note: Bidders are not required to be physically present at the Bid Opening.**

2. Bids may be sent to the office of the Architect by United States Postal Service Express Mail Next Day Service per HUD 5369, Page 204, Section 5.3. Pay attention to the time that it must be sent in order to reach the Stogner Architecture office before the Bid Date and Time – overnight delivery to Rockingham is not guaranteed by all delivery companies and the delivery timeframe varies based on the location of origin. Equal service by FedEx or UPS will be accepted.
3. Bids may be sent by Registered or Certified Mail as spelled out in the Notice to Bidders, HUD-5369, Page 2 of 4, Section 5.1. Please pay attention to timing.
4. Bids may be sent electronically and uploaded to a Secure File Sharing System called Sharefile per the Notice to Bidders, HUD 5369, Page 2 of 4, Section 5.2, by Bidders who follow the instructions below.

Bidders who wish to submit their bid electronically may upload their Entire Bid Package to the Stogner Architecture Sharefile by Citrix Account. Electronic Upload to the Stogner Architecture Sharefile account is the only approved method of electronic Bid Package Submission.

- Bidders will need to visit this exact URL/Web address:  
<https://stognerarchitecture.sharefile.com/r-r3af1a5c80e81461e88eba1900a5aa5ce>
- Enter Company Name and Name.
- Upload their entire bid package electronically.
- Bid uploads will automatically be time- and date-stamped as they are loaded into the Sharefile accounts.
- Bids will not be viewed by anyone prior to the Bid Opening Date and Time.
- Bids will be viewed electronically after the Bid Opening Date and Time. Bids will automatically be time- and date-stamped each time a party views the files. This will ensure that bids will be considered “sealed” until after the bid receipt date and time.
- The Viewing log can be made available to bidders upon request.

This process basically requires uploading a file to a secure server. Bidders who choose this method must begin the process early enough so that the files are received, not just sent, no later than the Bid Date and Time.

Keep in mind that large files may take longer to upload. Additionally, bidders who choose to scan / convert their bids into an electronic file should double check the electronic file prior to upload to

ensure that papers did not “stick together” or “go missing” or other during your scanning process. Bidders will not be able to claim that a portion “did not scan” or “are missing” as an excuse for missing documents.

Late bids due to “internet outages”, “slow internet”, etc will not be accepted.

Emailed/Faxed bids will not be accepted. These methods of transmission have limitations that make it more difficult to guarantee that a bid package has not been opened before the set bid date and time.

5. Bid should be sent early enough so that it is actually received, not just sent, no later than the Bid Date and Time.

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

The Owner reserves the right to reject any or all bids and to waive informalities.

Signed:

**Anthony Goodson, Jr.**  
**Chief Executive Officer**  
**HOUSING AUTHORITY OF THE CITY OF GOLDSBORO**  
**Goldsboro, North Carolina**

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