

# TOWN OF LILESVILLE

## Community Development Block Grant - Neighborhood Revitalization (CDBG-NR Grant #20-C-3635)

### “BID PACKAGE”

TO WHOM IT MAY CONCERN:

Enclosed you will find the bid package for the the Town of Lilesville (Town) CDBG-NR project for 2026.

The owners of the enclosed properties have authorized Centralina 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, Town , and the Contractor for any properties on which you are a successful bidder.

**Please Note:** 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, Centralina/IBTS, 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 the Town 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 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 Town 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](mailto: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 jurisdiction will be obtained prior to the start of a 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

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**CONTRACTORS RELEASE STATEMENT**

**I, \_\_\_\_\_, do hereby authorize the jurisdiction, 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** \_\_\_\_\_

**TOWN OF LILESVILLE BID PACKAGE**  
**Community Development Block Grant - Neighborhood Revitalization**  
**(CDBG-NR Grant #20-C-3635)**

**PROPERTY IDENTIFICATION:**

**OWNER:** AC#1  
**ADDRESS:** 307 Fifth St., Lilesville, NC  
**BIDS WILL BE OPENED AT:** 10:00 AM  
**ON:** July 29th 2026  
**AT LILESVILLE FIRE DEPARTMENT**  
**202 W Wall St, Lilesville NC, 28091**

**TO WHOM IT MAY CONCERN:**

The Owner of the above-named property has authorized Centralina 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 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, Town 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 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 Town 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 AC#1**

**Issued by:** Lilesville, NC 28091

**Issue Date:** June 26th 2026

**Bid Due Date:** COB July 28th 2026

**Bid Opening Location:** 202 W Wall St, Lilesville NC

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## **1. PROJECT OVERVIEW**

Town of Lilesville, NC is seeking sealed bids from qualified contractors for the Demolition and removal of an existing 1,640 square foot- 2 story home and the building of an approximately 1,640 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 Plan
- Certification of non-debarment (SAM.gov)

#### **B. Submission Method**

Sealed bids shall be clearly marked:

**“CDBG-NR Reconstruction”**

Submit to:

114 Wall St. Lilesville, NC 28091

Late bids will not be accepted.

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#### **C. Questions and Addenda**

All questions must be submitted to:

Matthew Rea, Construction Project Manager. [mrea@centralina.org](mailto:mrea@centralina.org)

Addenda will be issued as necessary.

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### **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:** \$ \_\_\_\_\_

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**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

The Town of Lilesville reserves the right to reject any or all bids.

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**6. FEDERAL REQUIREMENTS (CDBG)**

**A. Debarment**

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

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**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.

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## **C. Payment Terms**

- Payments will be made on a reimbursement basis
  - Contractor must submit invoices with supporting documentation
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## **D. Insurance Requirements**

Contractor shall provide:

- General Liability
  - Workers Compensation
- 

## **E. Warranty**

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

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## **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-Complaint Modular Home**

#### **CDBG-Funded Project AC#1**

**Issued by:** Lilesville, NC 28091

**Issue Date:** 06/26/2026

**Bid Due Date:** 07/28/2026

**Bid Opening Location:** 202 W Wall St, Lilesville NC 28091

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### **1. PROJECT OVERVIEW**

Town of Lilesville, NC is seeking sealed bids from qualified contractors for the Demolition and removal of an existing 1,640 square foot- 2 story home and the installation of an approximately 1,640 square foot ADA-compliant modular 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.
  - Grading and driveway improvements to allow a for modular home delivery and installation if necessary.
  - 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)
- Modular home procurement and installation.
- ADA/Section 504 compliance
- Site preparation and utility disconnections and re connections.
- Permitting and inspections.
- POD storage unit (separate bid item)
- Grading and improvement of existing drive to allow installation

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### **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”**

Submit to:

114 Wall St. Lilesville, NC 28091

Late bids will not be accepted.

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#### **C. Questions and Addenda**

All questions must be submitted to:

Matthew Rea, Construction Project Manager. [mrea@centralina.org](mailto:mrea@centralina.org)

Addenda will be issued as necessary.

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### **4. BID FORM (SUMMARY)**

#### **Installation:**

- New ADA Compliant Modular Home Installation (Including Driveway Improvements if applicable) : \$\_\_\_\_\_

**Removal:**

- Removal & Disposal of Existing Home: \$ \_\_\_\_\_

**Storage:**

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

**Total Bid:** \$ \_\_\_\_\_

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**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

The Town of Lilesville reserves the right to reject any or all bids.

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**6. FEDERAL REQUIREMENTS (CDBG)**

**A. Debarment**

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

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**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.

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### **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.

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## **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

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## 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

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## 10. CONTACT INFORMATION

**Project Contact:**

Matthew Rea

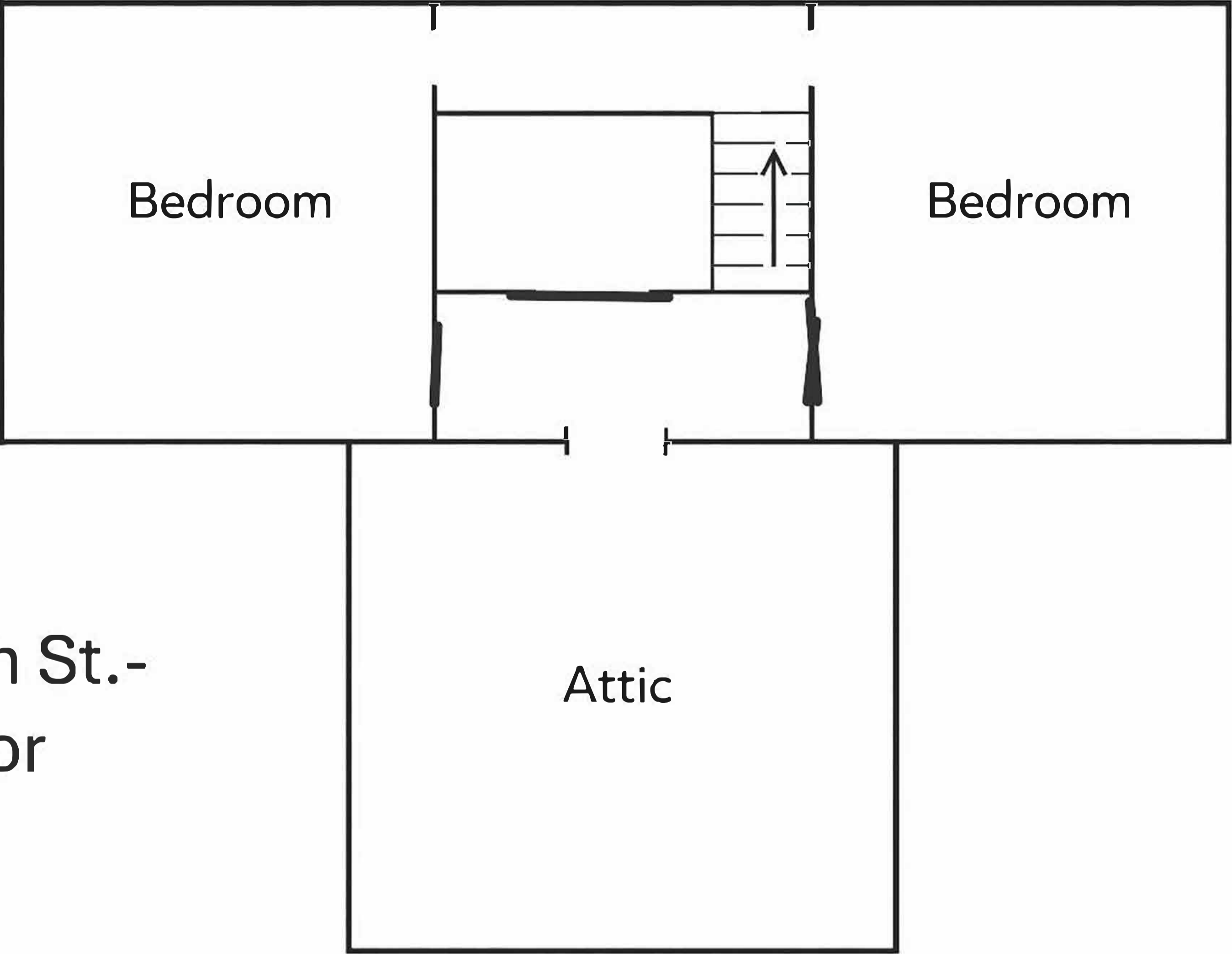
Construction Project Manager

(330) 885-0937

mrea@centralina.org

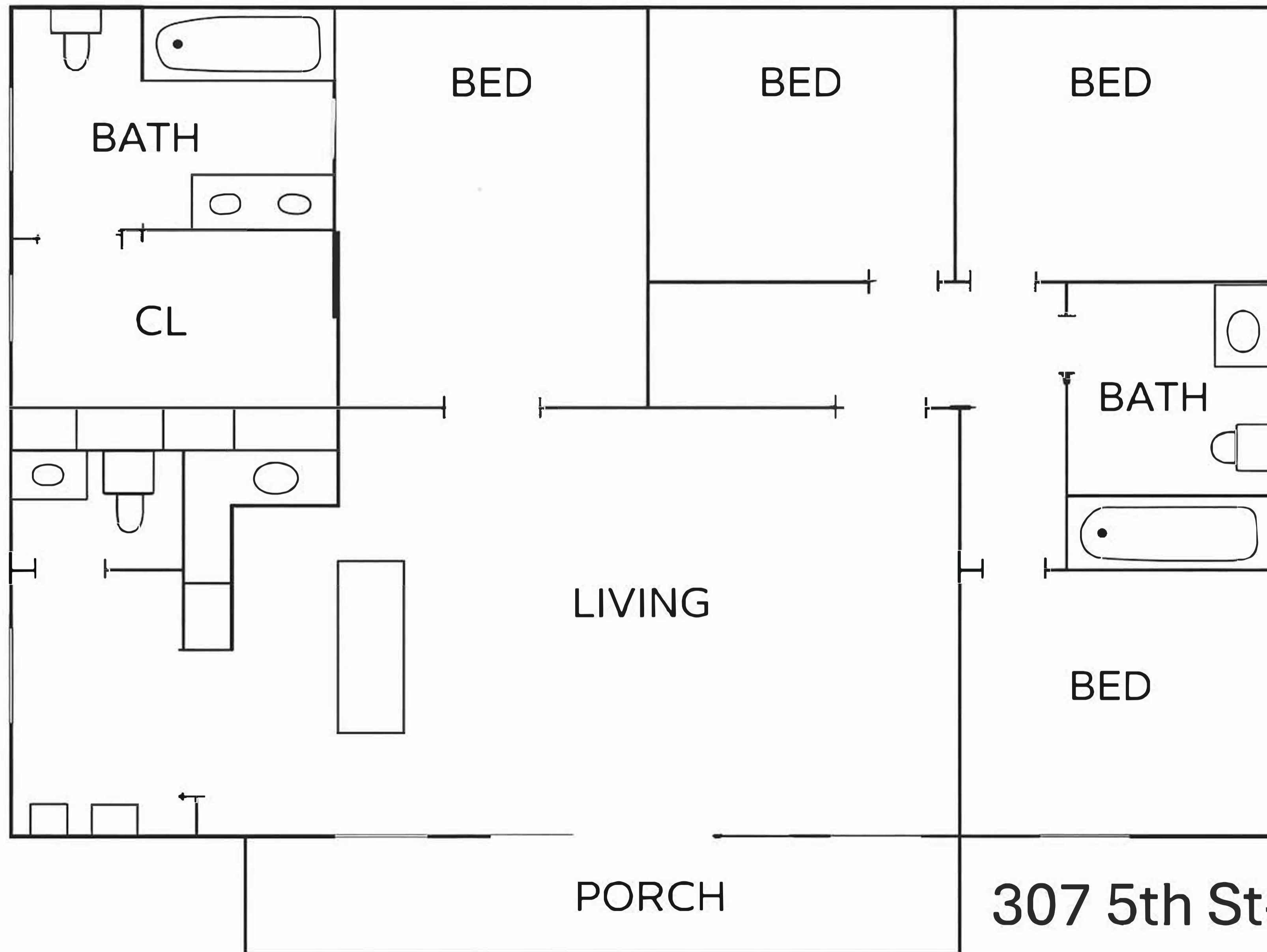
# 307 Fifth St.- Main Floor.





307 Fifth St.-  
2nd Floor





307 5th St - New

**TOWN OF LILESVILLE BID PACKAGE**  
**Community Development Block Grant - Neighborhood Revitalization**  
**(CDBG-NR Grant # 20-C-3635)**

**PROPERTY IDENTIFICATION:**

**OWNER:** AC#2  
**ADDRESS:** 308 Fifth St., Lilesville NC  
**BIDS WILL BE OPENED AT:** 10:00 AM  
**ON:** July 29th 2026  
**AT LILESVILLE FIRE DEPARTMENT**  
**202 W Wall St, Lilesville NC, 28091**

**TO WHOM IT MAY CONCERN:**

The Owner of the above-named property has authorized Centralina/IBTS 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 or modular home installation, 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, Town 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 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 Town 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](mailto:mrea@centralina.org); .

Sincerely,

*Matthew Rea*

## **INVITATION FOR BIDS (IFB)**

### **Demolition and Removal of Existing Home. Construction of ADA-Compliant Home. CDBG-Funded Project AC#2**

**Issued by:** Lilesville, NC 28091

**Issue Date:** June 26th 2026

**Bid Due Date:** COB July 28th 2026

**Bid Opening Location:** 202 W Wall St, Lilesville NC

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### **1. PROJECT OVERVIEW**

Town of Lilesville, NC is seeking sealed bids from qualified contractors for the Demolition and removal of an existing 2,829 square foot- 2 story home and the building of an approximately 2,829 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 Plan
- Certification of non-debarment (SAM.gov)

#### **B. Submission Method**

Sealed bids shall be clearly marked:

**“CDBG-NR Reconstruction”**

Submit to:

114 Wall St. Lilesville, NC 28091

Late bids will not be accepted.

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#### **C. Questions and Addenda**

All questions must be submitted to:

Matthew Rea, Construction Project Manager. [mrea@centralina.org](mailto:mrea@centralina.org)

Addenda will be issued as necessary.

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### **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:** \$ \_\_\_\_\_

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**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

The Town of Lilesville reserves the right to reject any or all bids.

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**6. FEDERAL REQUIREMENTS (CDBG)**

**A. Debarment**

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

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**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.

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## **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.

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## **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)**

### **Demolition and Removal of Existing Home. Installation of new ADA Compliant Modular Home**

#### **CDBG-Funded Project AC#2**

**Issued by:** Lilesville, NC 28091

**Issue Date:** 06/26/2026

**Bid Due Date:** 07/28/2026

**Bid Opening Location:** 202 W Wall St, Lilesville NC 28091

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### **1. PROJECT OVERVIEW**

Town of Lilesville, NC is seeking sealed bids from qualified contractors for the Demolition and removal of an existing 2,829 square foot- 2 story home and the installation of an approximately 2,829 square foot ADA-compliant modular 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.
  - Grading and driveway improvements to allow a for modular home delivery and installation if necessary.
  - 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)
- Modular home procurement and installation.
- ADA/Section 504 compliance
- Site preparation and utility disconnections and re connections.
- Permitting and inspections.

- POD storage unit (separate bid item)
  - Grading and improvement of existing drive to allow for installation
- 

### **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”**

Submit to:

114 Wall St. Lilesville, NC 28091

Late bids will not be accepted.

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#### **C. Questions and Addenda**

All questions must be submitted to:

Matthew Rea, Construction Project Manager. [mrea@centralina.org](mailto:mrea@centralina.org)

Addenda will be issued as necessary.

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### **4. BID FORM (SUMMARY)**

**Installation:**

- New ADA Compliant Modular Home Installation (Including Driveway Improvements if applicable) : \$ \_\_\_\_\_

**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

The Town of Lilesville 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**

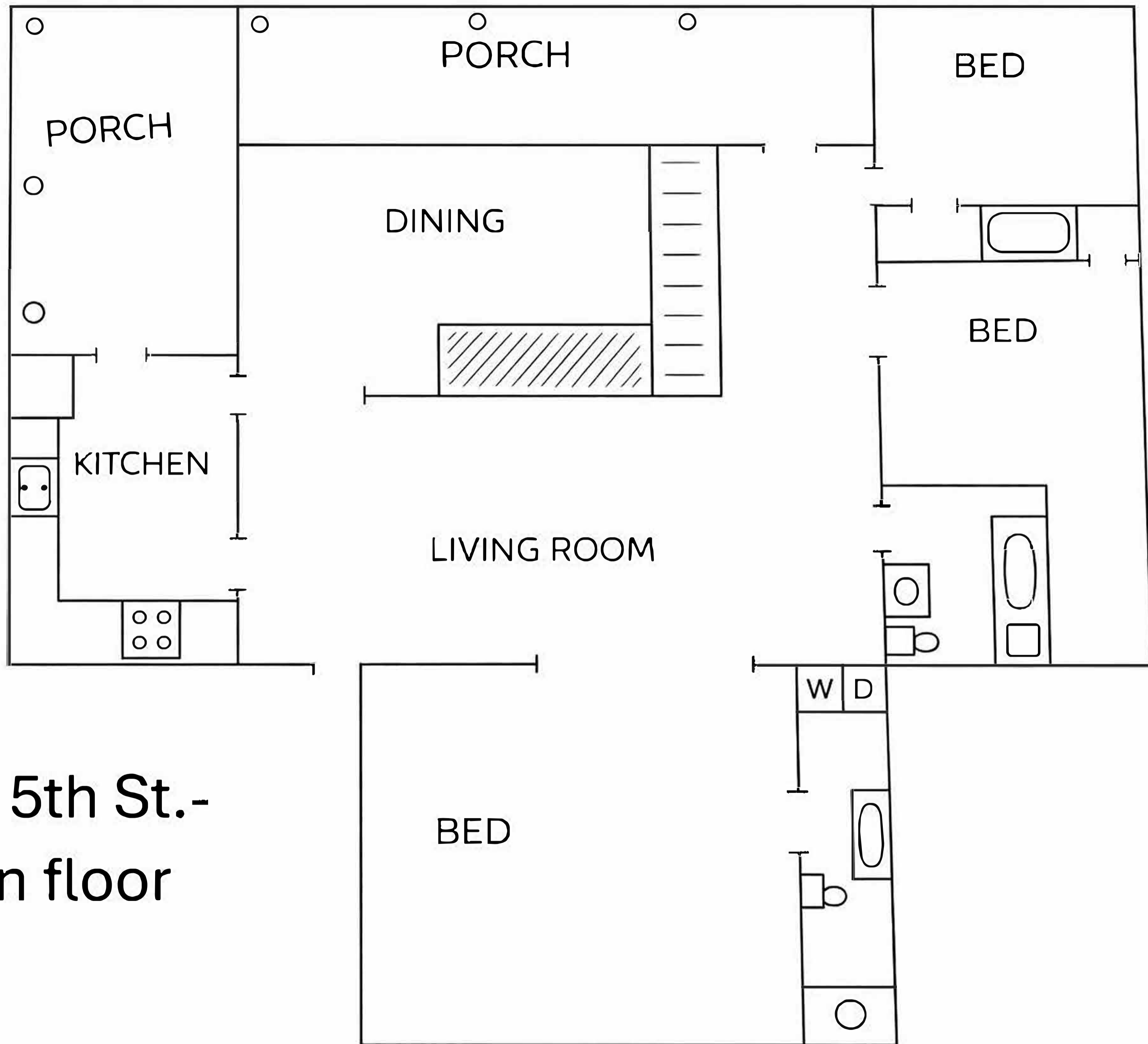
### **Project Contact:**

Matthew Rea

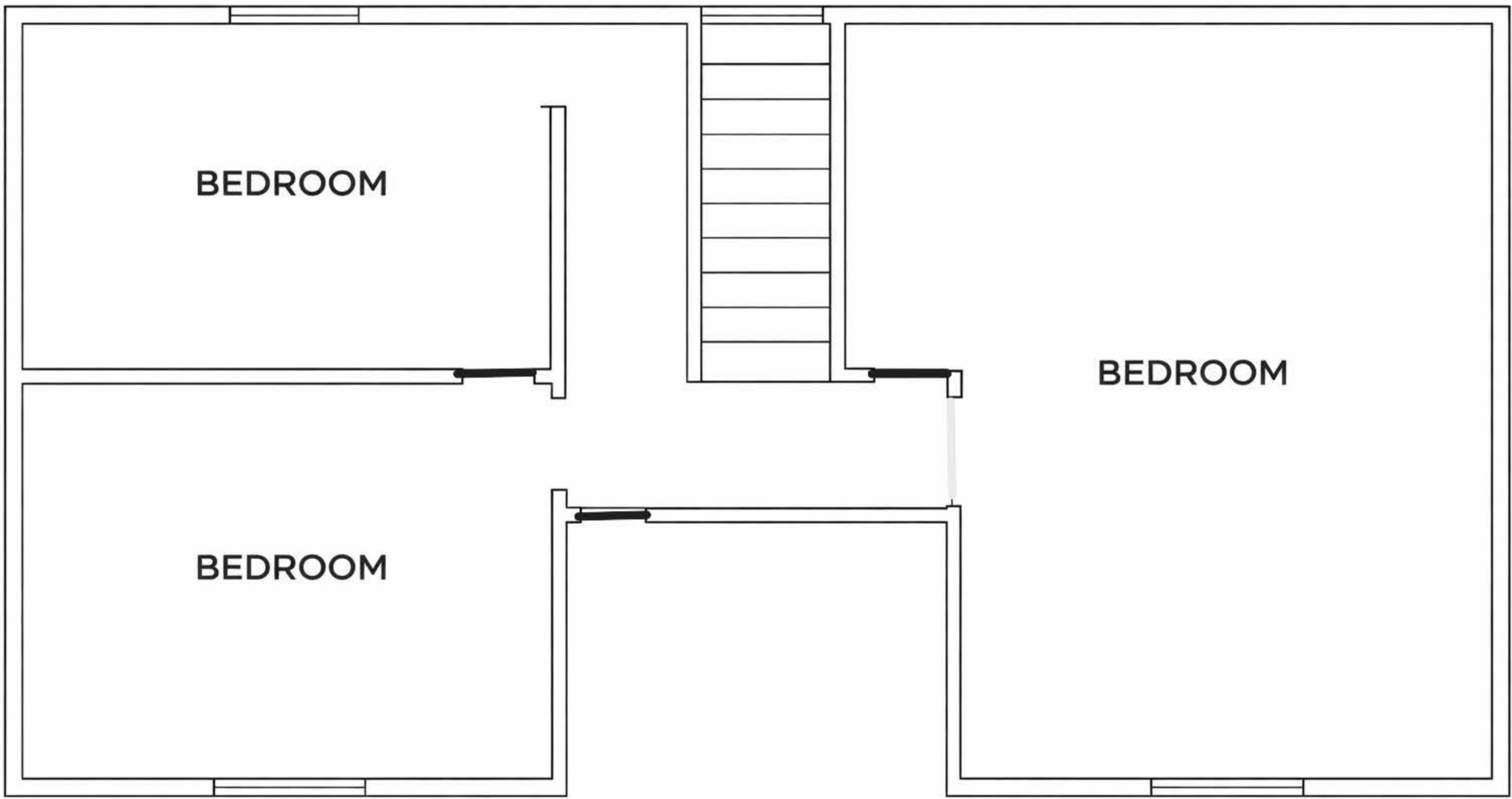
Construction Project Manager

(330) 885-0937

mrea@centralina.org



308 5th St.-  
main floor



BEDROOM

BEDROOM

BEDROOM

308 5th St.- 2nd Floor.



308 5th St.- New

**TOWN OF LILESVILLE BID PACKAGE**  
**Community Development Block Grant - Neighborhood Revitalization**  
**(CDBG-NR Grant #20-C-3635)**

**PROPERTY IDENTIFICATION:**

**OWNER:** AC#3  
**ADDRESS:** 108 Eighth St., Lilesville NC  
**BIDS WILL BE OPENED AT:** 10:00 AM  
**ON:** 29th July 2026  
**AT LILESVILLE FIRE DEPARTMENT**  
**202 W Wall St, Lilesville NC, 28091**

**TO WHOM IT MAY CONCERN:**

The Owner of the above-named property has authorized Centralina/IBTS 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 or modular home installation, 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, Town 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 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 Town 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](mailto:mrea@centralina.org); .

Sincerely,

*Matthew Rea*

## **INVITATION FOR BIDS (IFB)**

### **Demolition and Removal of Existing Home. Construction of ADA-Compliant Home. CDBG-Funded Project AC#3**

**Issued by:** Lilesville, NC 28091

**Issue Date:** June 26th 2026

**Bid Due Date:** July 28th 2026

**Bid Opening Location:** 202 W Wall St, Lilesville NC

---

### **1. PROJECT OVERVIEW**

Town of Lilesville, NC is seeking sealed bids from qualified contractors for the Demolition and removal of an existing 1,051 square foot home and the building of an approximately 1,051 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 license 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 Reconstuction”**

Submit to:

114 Wall St. Lilesville, NC 28091

Late bids will not be accepted.

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#### **C. Questions and Addenda**

All questions must be submitted to:

Matthew Rea, Construction Project Manager. [mrea@centralina.org](mailto:mrea@centralina.org)

Addenda will be issued as necessary.

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### **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 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

The Town of Lilesville reserves the right to reject any or all bids.

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**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](mailto:mrea@centralina.org)

## **INVITATION FOR BIDS (IFB)**

### **Demolition and Removal of Existing Home. Installation of a new ADA Compliant Modular Home CDBG-Funded Project AC#3**

**Issued by:** Lilesville, NC 28091

**Issue Date:** 06/26/2026

**Bid Due Date:** COB on 7/28/2026

**Bid Opening Location:** 202 W Wall St. Lilesville, NC 28091

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### **1. PROJECT OVERVIEW**

Town of Lilesville, NC is seeking sealed bids from qualified contractors for the Demolition and removal of an existing 1,051 square foot home and the installation of an approximately 1,051 square foot ADA-compliant modular 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.
- Grading and driveway improvements to allow a for modular home delivery and installation if necessary.
- Provision of temporary storage (POD unit) for the resident.

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### **2. SCOPE OF WORK**

The contractor shall provide turnkey services including:

- Demolition and removal of existing structure (separate bid item)
  - Installation of a new ADA Compliant Modular Home.
  - ADA/Section 504 compliance
  - Site preparation and utility disconnections and reconnection
-

- Permitting and inspections.
- POD storage unit (separate bid item)
- Grading and improvement of existing drive to allow for installation

### **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”**

Submit to:

114 Wall St. Lilesville, NC 28091

Late bids will not be accepted.

---

#### **C. Questions and Addenda**

All questions must be submitted to:

Matthew Rea, Construction Project Manager. [mrea@centralina.org](mailto:mrea@centralina.org)

Addenda will be issued as necessary.

---

### **4. BID FORM (SUMMARY)**

**Installation:**

- New ADA Compliant Modular Home Installation (Including Driveway Improvements if applicable) : \$ \_\_\_\_\_

**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
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The Town of Lilesville 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
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- 

### E. Warranty

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

---

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- **Attachment G:** Davis Bacon Plan Template

## 9. SPECIAL CONDITIONS

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## 10. CONTACT INFORMATION

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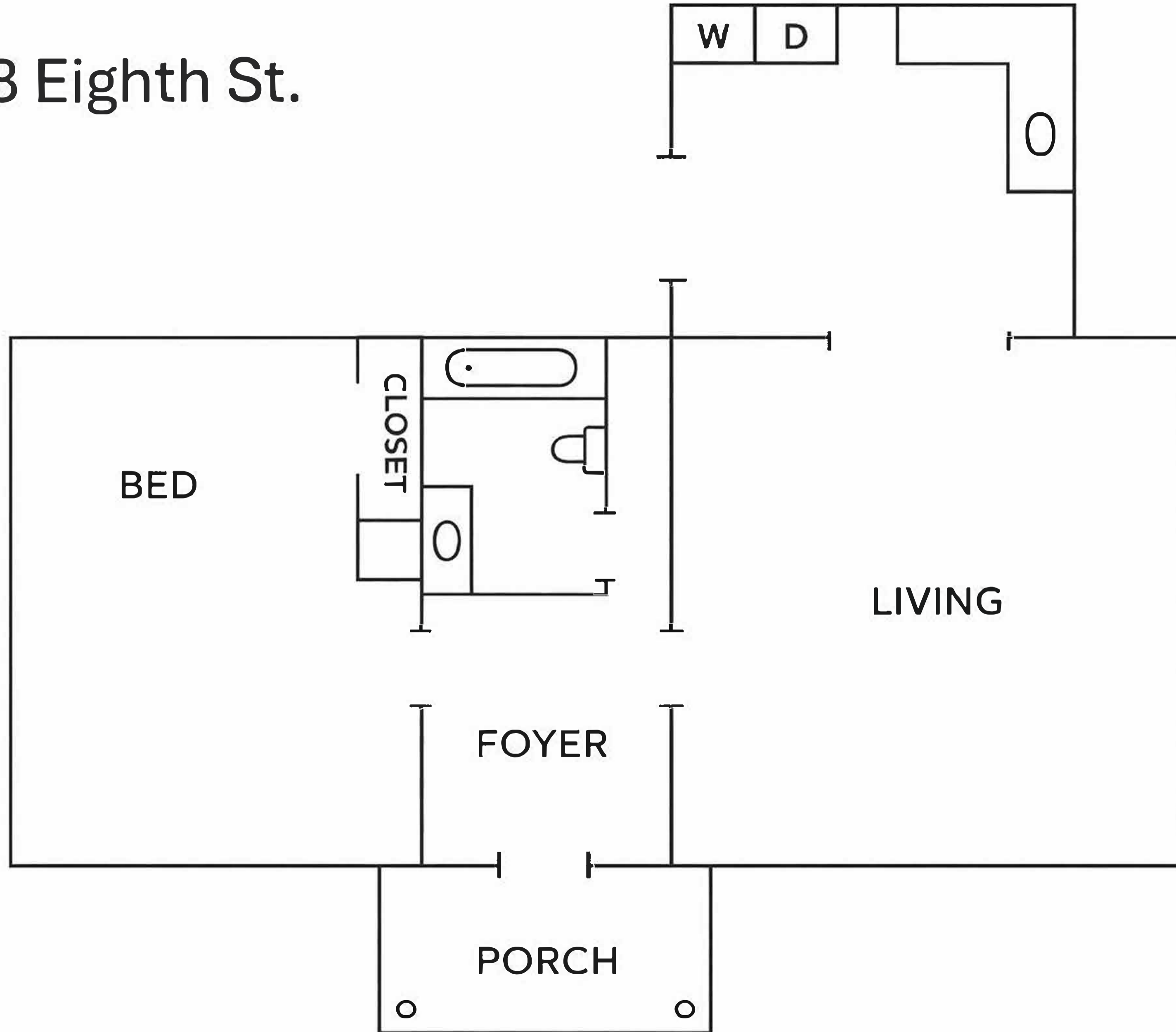
Matthew Rea

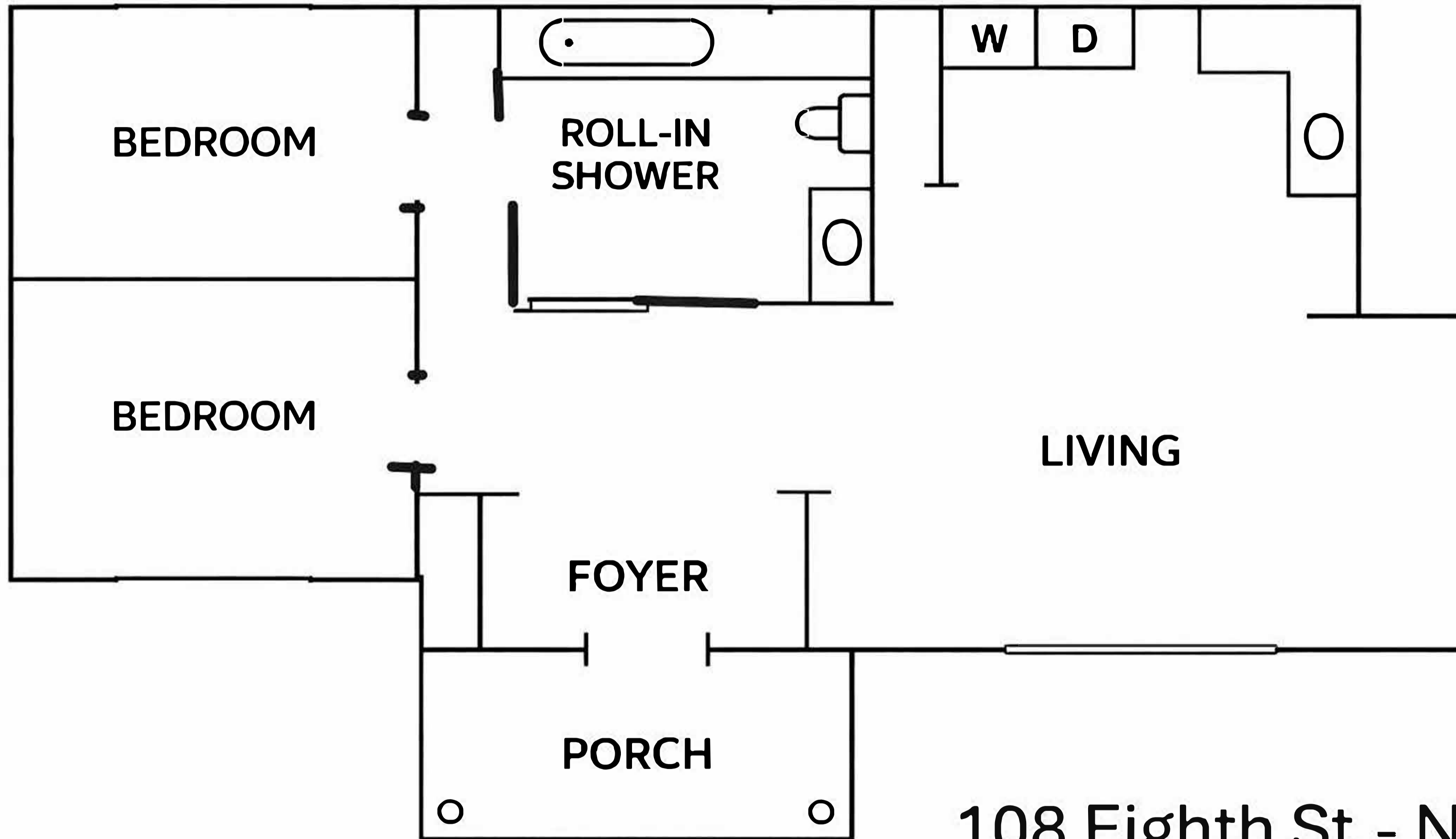
Construction Project Manager

(330) 885-0937

mrea@centralina.org

108 Eighth St.





108 Eighth St.- New