



**NORTH CAROLINA OFFICE OF STATE BUDGET & MANAGEMENT
(DISASTER RECOVERY SECTION)**

INVITATION FOR BIDS

**IFB Title: Residential Recovery Program Single-Family Home Construction Project
No. 82**

**Project: Supply and install two (2) Modular Homes at the following locations in
Alleghany County, NC:**

- **2546 Murphy Bend Rd, Ennice NC 28623 (project 1)**
- **92 narrow Rd, Sparta, NC 28675 (project 2)**

**Bid Alternate 1: State Disaster Recovery Act Single-Family Home Demolition
Project
Demolition of two (2) Stick Built-Single Family Dwellings**

Issue Date: August 18, 2023

**Bid Opening Date: August 31, 2023, at 3:00 pm at OSBM-DR Conference Room, 4th Floor
Dobbs Building, Raleigh, NC and by Call In at (919) 716-0711**

Pursuant to Sections 2.1 through 2.5 of Session Law 2020-97, the State of North Carolina, Alleghany County and the Town of Sparta have established an Earthquake Recovery Program (ERP) to provide aid to repair, reconstruct, or replace homes damaged by the earthquake. The ERP is managed by the State through its Office of State Budget Management-Disaster Recovery Section (OSBM-DR) and N.C. Division of Emergency Management (NCEM). The ERP is also coordinated with NCEM's State Individual Assistance Program, which allows OSBM-DR and NCEM to share information, avoid duplication of efforts, allows for increased financial assistance to homeowners, and expedites earthquake recovery. OSBM-DR will be accepting sealed bids for the two (2) Modular housing replacement projects identified in the "Invitation For Bids" below (the "IFB") to replace a single-family home located at:

- **2546 Murphy Bend Rd, Ennice NC 28623**, which is owned by **Ricky Bryant & Sharon Ann Bryant, referred to as Project 1**
And for the replacement of a single-family home located at:
- **92 Narrow rd. Sparta NC 28675**, which is owned by **Bert & Rodney Edwards, referred to as project 2** (hereinafter the "Owners")

This IFB is issued on behalf of the Owners as an EQ Recovery Program (ERP) Project and OSBM-DR will serve as the project manager for the Owners.

The State is not obtaining any ownership interest in this Project/Modular Home nor is the Project for any government purpose or function. The State's obligation is to fund the construction costs for the Project. Enclosed please find the Bid Proposal Form which must be filled out completely and attach all documentation identifying your firm's qualifications to perform the requested services. Only the Bid Proposal Form and requested documentation must be submitted in a sealed envelope to OSBM-DR pursuant to the following delivery instructions.

SEALED BID DELIVERY LOCATIONS

As a result of the COVID-19 Pandemic, there is limited access to our building, State employees have been ordered to telework as much as possible, and OSBM-DR cannot assure bidders that regular U.S. Mail deliveries will be processed and delivered to our section within any specific time frame, there may not be public access to our building to allow for overnight mail deliveries, and/or there may be no access to our building without making an appointment assuming there are no stay-at-home orders in effect in North Carolina or in Wake County. Therefore, the following shall be the acceptable delivery methods:

Electronic Transmission is the Preferred Delivery Method:

1. Email in PDF (Image Only/TIFF/JPEG format) to:

OSBM-DR's Administrative Specialist: diane.mcgill@osbm.nc.gov

Original Mailed To:

John Donachie, Operations Manager
Office of State Budget & Management-Disaster Recovery Section
Mail Service Center 20320
Room 4002
Raleigh, NC 27699-0320

Bidder must email bid on or before the Bid Opening date and time, and the transmittal email should request a receipt of delivery. THE TRANSMITTAL INFORMATION SHOULD NOT CONTAINING ANY PRICING INFORMATION AND SHOULD ONLY STATE THE BIDDER'S LEGAL NAME AND OSBM-DR IFB NUMBER. The original email must be mailed so that it is received by OSBM-DR no later than five (5) days after the Bid Opening Date. All timely bids received by email will be conditionally accepted but subject to rejection if the original is not received by our office in regular mail by the close of business on the fifth day after the Opening Date.

OSBM-DR's administrative assistance will forward all bids to the OSBM-DR staff responsible for the bid opening on the bid opening date and will also set up a back-up folder for the bids in a networked folder that can be accessed by OSBM-DR staff on the Opening Date.

2. Hand-Delivery BY APPOINTMENT ONLY to:

John Donachie, Operations Manager
Office of State Budget & Management-Disaster Recovery Section
Dobbs Building, Suite 4002

430 N. Salisbury Street
Raleigh, NC 27603
(984) 236-0734 (Office)
(984-302-6919 (Cell))

OR

EQ Recovery Office
Blue Ridge Business Development Center
115 Atwood Street, Suite 401
Sparta, NC 28675

Hand-delivery is discouraged while there is a State of Emergency (State and Federal) for COVID-19 Pandemic, and hand-delivery is only permitted if a bidder is unable to scan and email its bid by the preferred method. The bidder must speak with OSBM-DR's Operations Manager at least 24 hours in advance to discuss hand-delivery and if hand-delivery is approved by the Operations Manager, then a delivery location will be agreed to and as well as the social distancing and the safety measures that will be followed during the delivery. Bidder must not have any conversation with the Operations Manager regarding the IFB or any bid submitted in response to the IFB. The delivery must be cancelled if either party is experiencing any symptom of a cold, flu and/or COVID-19, or a party knows he or she has been exposed to an individual who has tested positive for COVID-19 or knows that a person he or she has been exposed to has taken a COVID-19 test but has not received the test results.

Optional Pre-Bid Meeting/Conference Call

An optional pre-bid meeting will be held for all interested bidders on **August 24, 2023, at 2:00 pm to 2:30 pm by CALL IN ONLY using the OSBM-DR Meet Me Line at (919) 716-0711.** The meeting will address project specific questions, issues, bidding procedures, construction scheduling, review of construction documents, and bid forms. Written inquiries regarding the IFB may be email to OSBM-DR (John Donachie, OSBM-DR Operations Manager) at john.donachie@osbm.nc.gov up until 5:00 pm on Friday, August 25, 2023 and OSBM-DR will post an addendum of answers to those inquiries or questions presented at the pre-bid meeting by Monday, August 26, 2023 at 5pm. Bidders are encouraged to visit the site before submitting bids.

Deadline for Delivery & Public Opening

Proposals will be received up to 2:00 pm on August 31, 2023, and immediately thereafter publicly opened and read in the OSBM-DR Conference Room. The bid opening has been scheduled from 2:00 pm to 2:30 pm. Bidder attendance at bid opening is not mandatory and all bidders will receive a copy of the bid tabulation. OSBM-DR reserves the unqualified right to reject any and all bids. Reasons for rejection may include, but shall not be limited to, the following:

1. If the Form of Proposal furnished to the bidder was not used or was altered.
2. If the bidder adds any provisions reserving the right to accept or reject any award.

3. If there are unauthorized additions or conditional bids, or irregularities of any kind which tend to make the proposal incomplete, indefinite, or ambiguous as to its meaning.
4. If the bidder fails to complete the proposal form where information is requested so the bid may be properly evaluated by the owner.
5. If the bidder fails to comply with other instructions stated herein.
6. Bidder is not authorized to transact business in the North Carolina, bidder has been suspended from doing business in North Carolina by the N.C. Secretary of State, is under a revenue suspension by the N.C. Carolina Department of Revenue, bidder has been suspended or debarred from public contracting by any local, state, or federal government entity, and/or the State Construction Office has received a negative evaluation regarding bidder's performance on a state construction project.

After the opening of bids, no bid may be withdrawn, except under the provisions of General Statute Subject to the process set forth in Section 143-129.1 of the North Carolina General Statutes, a bidder's pricing shall remain valid for a period of forty-five (45) days unless otherwise specified in bid or an addendum to the IFB. Should the successful bidder default and fail to execute a contract, the contract may be awarded to the next lowest and responsible bidder, and OSBM-DR reserves the right to seek compensation from the original successful low bidder to cover any increased costs between the two bids.

Site Addresses for Modular Home Placement

- **2646 Murphy Bend Rd., Ennice, NC 28623, Alleghany County (project 1)**
- **92 narrow Rd, Sparta, NC 28675, Alleghany County (project 2)**

MODULAR HOME Minimum Preferred Requirements:

1. Home with a minimum square footage of 1000 sf, and maximum of 1200sf +/-
2. Model must have a maximum Three (3) Bedroom.
3. Model must have a minimum Two (2) Bathroom.
4. Model must include living/family room, kitchen and eating area.
5. Ceiling lights in each bedroom and in living/family room operated from wall switch.
6. **Wind Zone 2 or 3 as required by code** (minimum 25 or 30-year shingle with corresponding warranty).
7. Home shall have OSB exterior wall cladding (sheathing) – IF AVAILABLE.
8. Energy Star designation for:
 - Windows (thermal pane insulated glass) with full screens.
 - Doors.
 - HVAC; and
 - Appliances (mid-grade) as achievable.
9. Appliances that must be included in bid are refrigerator; dishwasher; range (combination oven and stovetop); microwave/range hood combination or separate range hood depending on standard package for Modular Home model.
10. Brick/Block foundation with minimum 48 inches above grade or 24 inches above any known flood levels or base flood elevation or flood height minimum required by NFIP or AHJ, whichever is

greater. In circumstances where the foundation elevation will be equal to 60 inches or greater, split face concrete block may be substituted for the brick.

11. Flood vents or flood openings per *FEMA NFIP Technical Bulletin 1 (2020 Openings in Foundation Walls and Walls of Enclosures)*. All foundation perimeter walls will incorporate FEMA flood vents irrespective of Flood zone designation.
12. Drywall wall finishes, not paneling, in all living spaces.
13. Installation of one 8x8ft to 12x12 deck (wood) at front or rear of Modular Home with steps to grade. Size of deck will vary dependent on window, door & services locations.
14. Small 5x5, to 8x8 deck (wood) with stairs at front or rear egress, deck size will vary as above.
15. Contractor will obtain and exhibit Flood and homeowners insurance for the 12 months following completion of the project (issue of CO) or the relevant construction warranty period whichever is the greater. Insurance policies must be effective no later than the day of project handover or certificate of occupancy issue.
16. All entrance doors must have steps leading to them.
17. Entrance doors swinging out shall have a minimum 3' X 3' landing outside the door (not applicable for screen or storm door).
18. No Plastic Plumbing Fixtures (sinks, faucets, etc.).
19. ADA/Comfort Height Toilet in Master Bath.
20. Low Threshold/Walk in Shower in Master Bathroom must be offered as an option if requested by the Homeowner or OSBM-DR.
21. A GFCI convenience receptacle should be located adjacent to mechanical equipment in accordance with the requirements of NEC (550.32(E)).
22. Additional external GFI protected receptacles shall be provided adjacent to the front and rear exit doors.
23. The electrical system shall be complete with proper conductor and overcurrent device sizes.
24. At least one (1) outlet must be accessible from the ground (no higher than sixty (60) inches from the adjoining grade). If this outlet is below the known flood elevation for this home, then it must be installed in accordance with NFIP guidelines (a Dedicated circuit fed either from the interior distribution panel or directly from the meter base pole mounted panel, and the outlet must be GFCI, weather and tamper resistant rated).
25. In all circumstances where the footer design incorporates the use of steel reinforcement (rebar) NEC section 250.50, requires that grounding electrodes are bonded and incorporated into the grounding system. Typically, this would be a concrete encased grounding electrode using a 20-foot length of #4 rebar (1/2 inch steel) with a projection from the top of the foundation. Where steel reinforcement is used in a foundation, a *UFER* inspection must form part of the footer inspection.
26. All hose bibs have means for back flow prevention.
27. The sewer line is run with correct fall and/or the connection to septic tank (if present) is exposed for the inspection.
28. All mechanical equipment must be installed with proper overcurrent protection device.
29. All mechanical equipment located outside is level on a suitable pad.
30. Any ductwork run under the home should be supported every 4'-0".
31. Vinyl sheet on entrance floors, kitchen and bath floors and carpeting in living room and bedrooms. LVP (Vinyl Plank) may be used in any room as a substitution as approved by the homeowner.
32. Include the cost of transportation, cost of code approved set-up, costs of connecting to

electrical utility, water supply and sewer, costs of all permits, taxes (if applicable), and all other work or services required to obtain a certificate of occupancy from the local authority having jurisdiction any required (e.g., an as-built survey, plat, or site-specific engineering required by City, County, or public utility).

33. Where the foundation design includes elevation and/or is constructed in a flood zone, it must include approved NFIP flood vent in the foundation design. Where flood vents are installed, the enclosure or crawl space below the building must contain a sufficient number of flood vent openings to allow flood waters to flow under the building and not buckle the foundation.
34. Installed flood vents must be properly located: on at least two different sides of the building (preferably opposite sides) with the bottom of the opening no more than 12" above the adjacent grade and engineered to meet 2018 IBC/ASCE 24-14 Requirements.
35. All engineering detail for unit elevation design must meet or exceed minimum applicable NFIP requirements.

Additional documents, attachments and/or pictures can be requested from:
diane.mcgill@osbm.nc.gov

C. **Licensing Requirements & Bonds**

To the extent bidder will use a general contractor to perform any work in setting up any on any lot, the general contractor must be properly licensed under Chapter 87, Article 1, General Statutes of North Carolina, and must have license classification for Limited, Intermediate, or Unlimited Construction.

Bidder or its general contractor must use properly North Carolina licensed subcontractors for the performance of electrical, plumbing, mechanical and HVAC (heating, ventilation and air conditioning), or as may be required by authority having jurisdiction (i.e., municipal and/or county building department).

No bid bond shall be required for this IFB.

Bidder shall indicate in its bid whether it is able to provide a performance bond and a payment bond for all contract it may be awarded under this solicitation. Bidder shall include a unit price for the premium for each bond. In lieu of bonds, Bidder shall provide a statement as to how it will guarantee timely performance of any contract awarded under this solicitation and how it will resolve issues with its subcontractors to avoid mechanics liens that may be placed against the home and properties for alleged nonpayment of sums that may be due under the subcontractors. Any required bond shall have a penal sum for one hundred percent (100%) of the contract price.

D. **Payment Terms**

Bids shall include proposed terms of payment that may require:

1. A deposit up to 25% to start production of any of the homes to which bidder was awarded a contract and cover the cost of initiate site and foundation work on the lot(s).
2. Progress Payment, not to exceed 55% of contract price, when the Modular Home is delivered to Bidder's regional/local office, facility, or lot.

3. Progress Payment, not to exceed 15% of contract balance, when installation of the Modular Home on the lot is substantially complete (excluding electrical utility connection)
4. Final Payment of remaining 5% will be paid after: the local authority having jurisdiction completes final inspections and approves of occupancy of the Modular Home; signed acceptance of delivery and completion of the Modular Home by the owner(s); completion of all punchlist items; and submission of all manufacturer and subcontractor warranties to owner(s) and delivery to the OSBM of copies of all relevant inspection and permitting documentation. In addition, final payment will be dependent on the delivery to OSBM a copy of the final “As Set” installation documentation package to include copies of all issued permits and certificates from the local authority having jurisdiction and all ancillary certifications from other statutory agencies with jurisdiction.

BID ALTERNATE 1

State Disaster Recovery Act Single-Family Home Demolition Project Demolition of two (2) Stick Built-Single Family Dwellings

A. HOMEOWNER RESPONSIBILITIES PRIOR TO DEMOLITION

1. **Electrical Service:** Homeowner will make arrangements with the electrical utility to remove any meter and disconnect power from home prior to start of any demolition work. Homeowner will further confirm with the electrical utility that the electrical service line, if above ground, has been physically disconnected from the structure.
2. **Fuel Services:** Homeowner shall discontinue any fuel delivery to the home. OSBM-DR inspections of the properties did not reveal any underground oil tanks serving the home. Any other utility service must be shut down by appropriate parties.
3. **Personal Property and Fixtures:** OSBM-DR has instructed the homeowner to start moving all personal property, pets, fixtures, undamaged appliances firearms, household hazardous materials (e.g., motor oil, cleaning products, etc.), medication, drugs, and all other valuables) from their homes, which should be completed prior to Contractor obtaining demolition permits and mobilization to the Project sites.
4. **If prior to the start of demolition,** Contractor finds any personal property of value that is not obviously damaged, functional fixtures of value, and/or functional appliances in the home notwithstanding the foregoing representations and any inspections of the home by OSBM-DR, Contractor shall photograph the subject items and send those pictures to OSBM-DR. Contractor and OSBM-DR will make reasonable efforts to contact homeowner to confirm the intent to abandon such personal property or whether Owner intends to immediately remove the subject property. If the homeowner is unavailable, Contractor shall, subject to safety protocols for hazardous materials or dangerous items, remove personal property from the home to an area on the Property that is out of sight and protected from the elements to the extent possible or take such reasonable measures to protect the property until Owner is reached and can take possession of the property and/or securely store it in any on-site storage or move it to off-site storage.

5. **Access to Property by Homeowner during Demolition:** Homeowner shall be permitted reasonable access to the Property during demolition, but Owner must comply with Contractor's safety protocols and homeowner will be instructed to make reasonable efforts to schedule a visit of the Project Site with the Contractor. Homeowner understands that safety protocols and/or Contractor insurance requirements prohibit homeowner from accessing the construction outside the presence of the Contractor and/or its subcontractors including those hours when no work is being performed.

6. **Notification to OSBM of demolition schedule.** The contractor will provide at least 48 hours' notice to OSBM of finalized demolition date, prior to initiating any demolition work. Contractor may not commence demolition operations without providing required notice of mobilization.

B. DEMOLITION SCOPES OF WORK

Asbestos Abatement and Demolition Meeting and General Requirements for all Demolition Projects: (**Asbestos inspection reports attached - see appendices**)

1. Asbestos Testing: Asbestos test results were:

- **2646 Murphy Bend Rd., Ennice, NC 28623, Alleghany County (project DP1)**
Asbestos was identified in the samples collected and will require abatement.
- **92 Narrow Rd, Sparta, NC 28675, Alleghany County (project DP2)**
Asbestos was identified in the samples collected and will require abatement.

2. Pre-Demolition Meeting: OSBM-DR and Contractor will attend a meeting at the Project sites within 10 business days of the contract award(s). The homeowner may attend the meeting. The meeting will go over the scopes of work and set the start date(s) of the Project(s) that will be included in the notice to proceed that will be issued following the meeting. OSBM-DR will verify that Contractor has all required insurance in place prior to the start of demolition.

3. Permits and Licenses: The Contractor shall give all required notices and obtain all permits and licenses required for the completion of the Project(s). Contractor shall contact "Call Before You Dig" to mark any underground utilities.

4. Site Investigation & Erosion Control: The Contractor shall verify the service has been shut down prior to accomplishing the physical disconnections and any capping or terminations necessary to proceed with demolition. The site investigation may take place at the pre-demolition meeting, but Contractor may investigate the Project site(s) any time after it receives a copy of the homeowner's Right of Entry form for the Project site, which OSBM-DR and/Countries will obtain prior to the pre-demolition meeting.

5. Mobilization: The Contractor shall be capable of mobilizing his equipment and crews within seven days of the receipt of Notice to Proceed. The Contractor shall work expeditiously to obtain permits and proceed with the work.

6. Protection of Work, Property and Public: Contractor and OSBM-DR acknowledge and agree that Contractor shall keep the Project sites clean and safe for the Contractor, subcontractors, inspectors, OSBM-DR, public and adjoining landowners.

7. Site Conditions: The Contractor shall enforce AHJ's and OSBM-DR's instructions regarding signs, advertisements, fires, and smoking. No firearms, any type of alcoholic beverages, or drugs (other than those prescribed by a physician) will be permitted at the Project site.

Demolition of Homes located at:

- **2546 Murphy Bend Rd, Ennice NC 28623 (Project DP1)**
- **92 Narrow Rd, Sparta NC 28623 (Project DP2)**

1. **Demolition of Home(s):**

- A. Contractor to photo document conditions at the Project site: No less than 10 pictures prior to commencement of any demolition activity (interior and exterior photos); during abatement of any hazardous material (including areas that were identified containing asbestos and photograph safety measures placed in hazardous materials area prior to abatement; during demolition of homes; and No less than 5 pictures after site has been cleared of all debris and made safe for foot traffic.
- B. OSBM-DR shall provide contractor with copy of the completed survey report, if available. The Contractor shall field-verify the completed staked-out boundary, which shall serve as the limits of construction/demolition. Report available as needed via email or other method.
- C. The Contractor shall provide all labor, equipment, machines, and tools necessary to perform demolition and debris removal of the home located on the Property. The Contractor is only responsible for demolishing the specific structure/home and removing the resulting debris to the appropriate landfill. Contractor shall make sure all demolition activities and stockpiling of debris remain in the limits of construction. All demolition debris (hazard and non-hazardous) shall be removed and taken to an approved landfill, with nothing buried on the site.
- D. Driveways, Walkways, Detached Structures. Contractor **SHALL NOT** demolish all existing driveways, and walkways. The Contractor will be responsible for removing all garbage/ household debris that is located in the work area.
- E. All relevant street side appurtenances including fire hydrants, fencing and street signs shall be left undamaged during demolition and debris removal.
- F. If owner has not disconnected any propane cylinders, Contractor shall disconnect them and move them to a location on the Property within the limits of construction but a significant distance away from the demolition work and subsequent construction of the new home to be installed, Contractor shall coordinate with OSBM-DR to find a suitable location for the propane tanks at the Project site.
- G. Utilities: If property is on City utilities water/ sewer pipes are to be capped at least ten feet away from city/ Counties connection.

- H. Electrical service: Notwithstanding prior disconnection confirmation, contractor will field verify the disconnection of the electrical service before commencing any demolition activities on the site.
- I. Remove all footings and foundation walls to at least one (1) foot below the finish grade with leveling of soils in any disturbed areas.
- J. Only trees, bushes and shrubs which restrict the demolition work on any structure may be removed as part of the demolition project.
- K. Homeowner shall remove any above-ground fuel storage tanks located on property that services home prior to start of demolition. OSBM-DR is not aware of the existence of any underground storage tank, the Contractor shall stop work in that area and notify OSBM-DR for direction, which may include inspection and/or testing of the tank. Any abatement of an underground storage tank will be done through a properly executed change order. Contractor shall assume all liability for removing any underground storage tank and cleaning up any spilled fuel without following the above process.
- L. The Contractor can use tracked or rubber-tired equipment in the performance of this contract, but Contractor shall be responsible for any damage to public or private property that is damaged through contractor's use of heavy equipment. The Contractor shall make repairs to public or private property outside the limits of construction damaged by negligence of the Contractor, which should be covered by Contractor's insurance. Damages caused by the fault or negligence of the Contractor will not be reimbursable under this contract.
- M. The Contractor is responsible for collecting and transporting debris. All truck hauling must comply with State Department of Transportation Regulations. After being loaded in the work area, trucks shall have their loads trimmed so that no debris extends horizontally beyond the bed in any direction. All trucks utilized in hauling debris shall be provided with a means to effectively contain the debris on the vehicle while hauling.
- N. The use of burning at the project site for the disposal of refuse and debris will not be permitted.
- O. The contractor is responsible for backfilling and leveling of the demolition site.
- P. The contractor will confirm the scheduled start day and time of demolition at least 48 hours in advance and will not commence with any on-site demolition activity prior to the expiration of the notification period.

GENERAL TERMS AND CONDITIONS

(See Appendix A)

INSTRUCTIONS TO BIDDERS, EVALUATION OF BIDS AND CONTRACT AWARD

For a proposal to be considered it must be in accordance with the following instructions:

1. **Form of Bid Proposal & Content:** Bidders must use and complete the Form of Bid Proposal included in this IFB and must fill in all blank spaces regarding prices and schedule for each reconstruction project that Bidder is interested in building. The bidder shall write “No Bid” in blank spaces for any home that bidder does not want to work on.

The bidder understands and agrees that Bid Proposal includes the construction documents for each home that bidder submits a bid on, and that Bidder agrees to enter into the applicable sample contract form after receiving notice of contract award from OSBM-DR. If bidder desires to request any change to the sample contract form it must submit such request prior to the pre-bid meeting and/or make the request at the pre-bid meeting. No modification to the contract form will be permitted after the public opening except as permitted in the contract.

Photocopied, emailed, or faxed bid proposals will not be considered.

Any bidder modification to the Form of Bid Proposal may result in disqualify all or part of the bid depending on what was modified. OSBM-DR reserves the right to waive minor informalities in any bid.

The bidder shall fill in the Proposal Signature Page as follows:

- a. If the documents are executed by a sole owner, that fact shall be evidenced by the word “Owner” appearing after the name of the person executing them.
- b. If the documents are executed by a partnership, that fact shall be evidenced by the word “Co-Partner” appearing after the name of the partner executing them.
- c. If the documents are executed on the part of a corporation, they shall be executed by either the president or the vice president and attested by the secretary or assistant secretary in either case, and the title of the office of such persons shall appear after their signatures.
- d. If the documents are executed on the part of a limited liability company, they shall be executed by the managing member (if any) or all members (if the company does not include a written authorization delegating the authority to enter into contracts to the member that submitted the bid) and attested by the secretary or assistant secretary of the company (if any) or properly notarized if the company does not have a secretary or assistant secretary, and the title of the office of such persons shall appear after their signatures.
- e. If the proposal is made by a joint venture, it shall be executed by each member of the joint venture in the above form for sole owner, partnership or corporation, whichever form is applicable.
- f. All signatures shall be properly witnessed.

- g. If the contractor's license of a bidder is held by a person other than an owner, partner, or officer of a firm, then the licensee shall also sign and be a party to the proposal. The title "Licensee" shall appear under his/her signature.

Proposals should be addressed and delivered to OSBM-DR in an opaque sealed envelope, marked "Bid" and bearing the IFB Title of **"State Disaster Recovery Act Single-Family Home Construction Project No. 82"** clearly marked on the outside of the bid envelope with Bidder's name and the contractor's license number appearing on the outside of the envelope. It shall be the specific responsibility of the bidder to deliver his bid to the proper official at the selected place and prior to the announced time for the opening of bids. All late bids shall be disqualified regardless of the reason for late delivery.

2. **Statement of Bidder's Experience and Project References:** Bidder must include a brief statement, cover letter, and/or copies of webpages that describes the Bidder's general contracting experience in building new single-family homes, construction of modular homes; demolition of homes (if submitting an alternate bid); experience with any state or federal disaster housing recovery programs, and/or experience working with any local housing authority or North Carolina Housing Finance Agency.

The Bidder's statement shall also identify the surety that will be furnishing payment and performance bonds and identify the insurers who will be providing builders' risk, commercial general liability, workers' compensation insurance. Bidder should include the local agents for its surety and insurers.

Bidder's statement or letter must include at least three references to single-family homes completed within the last two years, which must include: (1) project cost; (2) brief description of the home (e.g., s.f., no. bedrooms, bathrooms, stories, and any other features that may demonstrate bidder's construction experience); (3) project's street address; (4) start and finish dates; and (5) names of owners and designers. OSBM-DR reserves the right to obtain additional information from bidder or owners about the projects referenced in this statement for bidders is one of three lowest responsible bidder and prior to the award of any contract.

If not already prequalified pursuant by the North Carolina Division of Emergency Management pursuant to the Request for Prequalification dated July 18, 2018 (19-RFP-014364-WAX) and review of bidder's surety and insurers raises questions, OSBM-DR reserves the right to review bidder's financial statements and cashflow statements prior to awarding any contract or issuance of a notice to proceed with construction.

3. **Examination of Conditions:** It is understood and mutually agreed that by submitting a bid the bidder acknowledges that Bidder has carefully examined all documents pertaining to the work, the location, accessibility and general character of the site of the work and all existing buildings and structures within and adjacent to the site, and Bidder is satisfied as to the nature of the work, the condition of existing buildings and structures to be demolished (if any), the conformation of the ground, the character, quality and quantity of the material to be encountered, the character of the equipment, machinery, plant and any other facilities needed preliminary to and during prosecution of the work, the general and local conditions, the construction hazards, and all other matters,

including, but not limited to, the labor situation which can in any way affect the work under the contract, and including all safety measures required by the Occupational Safety and Health Act of 1970 and all rules and regulations issued pursuant thereto. It is further mutually agreed that by submitting a proposal the bidder acknowledges that bidder is satisfied as to the feasibility and meaning of the plans, drawings, specifications, and other contract documents for the construction of the work and that bidder accepts all the terms, conditions and stipulations contained therein.

Each bidder may, at its own expense, make such additional surveys and investigations as bidder may deem necessary to determine bid prices for the performance of the work in the durations requested by OSBM-DR. Any on-site investigation shall be done at the convenience of the OSBM-DR and the homeowner. Any reasonable request for access to the site will be honored by the OSBM-DR and owner.


4. Except for good cause shown to OSBM-DR, no bid may be withdrawn after the public opening of bids. All bidders shall remain valid for 180 days subject to inflation and/or price escalation of materials/labor after 90 days. The owner reserves the right to reject any or all bids and to waive informalities.
5. **Bid Evaluation and Contract Award:** The award of the contract will be made to the lowest responsive, responsible bidder and OSBM-DR intends to make a contract award within five (5) business days following the public opening. However, OSBM-DR reserves the right to award multiple projects (a demolition contract separate from the Modular construction contract) to any lowest responsible bidder(s) that has the building capacity to handle the contracts resulting in the fastest delivery of the modular home construction.

In determining the lowest responsible, responsive bidder, OSBM-DR shall take into consideration the past experience and performance on prior single-family home projects, experience with constructing modular homes, demolition experience, duration of demolition, completion times for modular and single-family homes, building capacity, quality of work, review or ratings of surety and insurers identified by bidder, and any information provided by owners or designers if references are checked by OSBM-DR during the evaluation process.

Should OSBM-DR adjudge that the apparent low bidder is not the lowest responsible, responsive bidder by virtue of the above information, said apparent low bidder will be so notified and his bid security shall be returned to him.

6. **Substitutions:** In accordance with the provisions of N.C. Gen. Stat. 133-3, material, product, or equipment substitutions proposed by the bidders to those specified herein can only be considered during the bidding phase until ten (10) days prior to the receipt of bids when submitted to the Designer with sufficient data to confirm material, product, or equipment equality. Proposed substitutions submitted after this time will be considered only as potential change order.

Approved for Issuance By:



Durwin Jones
OSBM-DR Director & General Co

8/18/2023

Date

FORM OF BID PROPOSAL

FORM OF BID PROPOSAL EQ RRP MODULAR HOME REPLACEMENT PROJECT IFB #82

Procuring State Agency:

Bidder:

N.C. Office of State Budget & Management

Date:

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that bidder had the option to examine the sites of the work and the contract documents relative thereto and has read all provisions furnished prior to the opening of bids; that bidder understands the work to be performed. The bidder further declares that it and its subcontractors will or have fully complied with NCGS 64, Article 2 in regards to E- Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143- 129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with the North Carolina Office of State Budget Management-Disaster Recovery Section (“OSBM-DR”), 430 N. Salisbury Street, Raleigh, North Carolina, in the form of contract as defined in the Invitation for Bids, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the **reconstruction of the home for the following lump sum prices:**

Project No. 85	Project Address	Cost	Days to Complete (Calendar Days)
1	2546 Murphy Bend Rd, Ennice NC 28623 Total Lump Sum Price:	\$_____	_____Days
2	92 Narrow Rd, Sparta NC 28623 Total Lump Sum Price:	\$_____	_____Days
DP1	Bid Alternate – Demo of existing SFD 2546 Murphy Bend Rd	\$_____	_____Days
DP2	Bid Alternate – Demo of existing SFD 92 Narrow Rd., Sparta NC 28675	\$_____	_____Days
	Total for all projects	\$_____	

PROPOSAL SIGNATURE PAGE

The undersigned further agrees that in the case of failure on his part to execute the said contract within ten (10) business calendar days after being given written notice of the award of contract, OSBM-DR may cancel the contract award, award the contract to the next lowest responsible bidder, and/or request the North Carolina Department of Justice to commence a civil action to recover the any increased cost between the bidder's bid price and the next lowest responsible bidder's bid price.

Respectfully submitted this day of _____ 2023.

(Name of firm or corporation making bid)

WITNESS:

By: _____
Signature

(Proprietorship or Partnership)

Name: _____
Print or type

ATTEST:

Title _____
(Owner/Partner/Pres./V.Pres)

By: _____

Address _____

Title: _____
(Corp. Sec. or Asst. Sec. only)

License No. _____

Federal I.D. No. _____

Email Address: _____

**CONTRACT ACCEPTANCE PAGE
ALLEGHANY COUNTY
MODULAR HOME REPLACEMENT PROJECT(S) IFB # 82**

OSBM-DR accepts Contractor's Bid for:

☐ **Project 1 – Modular Home Replacement for the Lump Sum Amount of \$_____**

☐ **Project DP1 Bid Alternate – Demo of Existing Home for the Lump Sum Amount of
\$_____**

TOTAL CONTRACT AWARD \$_____

By: _____

**Durwin P. Jones
Director and General Counsel**

Date _____



**OWNERS' ACCEPTANCE PAGE
AND NOTICE TO PROCEED**

We, Ricky and Sharon Bryant, the Owners of home and property identified above as Project 1, hereby consent by signing below to the replacement of my home, and this consent allows the Contractor, OSBM-DR & Alleghany County to enter my home upon reasonable notice to me and to allow Contractor to start the construction process, if I have not already granted access to my home and property for that purpose.

Ricky Bryant

Date

Sharon Bryant

Date

Witness

Date



**OWNERS' ACCEPTANCE PAGE
CONSENT TO DEMOLITION OF EXISTING HOME AND NOTICE TO PROCEED**

We, Ricky and Sharon Bryant, Owners of home and property identified above as Project DPI Bid Alternate hereby consent by signing below, to the demolition of my home, and this consent allows the Contractor, OSBM-DR, and Alleghany County to enter our home upon reasonable notice to me and further expressly consents and authorizes the Demolition Contractor to commence with the demolition process,

Ricky Bryant

Date

Sharon Bryant

Date

Witness

Date



CONTRACT ACCEPTANCE PAGE
ALLEGHANY COUNTY MODULAR HOME REPLACEMENT PROJECT(S) IFB # 82

OSBM-DR accepts Contractor's Bid for:

☐ **Project 2 – Modular Home Replacement for the Lump Sum Amount of \$_____**

☐ **Project DP 2 Bid Alternate-Demo of Existing Home for the Lump Sum Amount of \$_____**

TOTAL CONTRACT AWARD \$_____

By: _____

Durwin P. Jones

Director and General Counsel

Date _____



**OWNER'S ACCEPTANCE PAGE AND
NOTICE TO PROCEED WITH MHU REPLACEMENT**

WE, Rodney Edwards & Bert Edwards, the Owners of home and property identified as Project 2, hereby consent by signing below to the replacement of my home, and this consent allows the Contractor, OSBM-DR and Alleghany County to enter my home upon reasonable notice to me and to allow Contractor to start the construction process, if I have not already granted access to my home and property for that purpose.

Rodney Edwards

Date

Witness

Date

Bert Edwards

Date

Witness

Date



**OWNERS' ACCEPTANCE PAGE
CONSENT TO DEMOLITION OF EXISTING HOME AND NOTICE TO PROCEED**

WE, Rodney Edwards & Bert Edwards, Owners of home and property identified above as Project DP 2-Bid Alternate, hereby consent by signing below, to the demolition of my home, and this consent allows the Contractor, OSBM-DR and Alleghany County to enter our home upon reasonable notice to me and further expressly consents and authorizes the Demolition Contractor to commence with the demolition process,

Rodney Edwards

Date

Witness

Date

Bert Edwards

Date

Witness

Date



MATRIX

Health & Safety Consultants, L.L.C.

November 30, 2022

NC Office of State Budget and Management – Disaster Recovery
430 N. Salisbury Street
MSC 20320
Raleigh, North Carolina 27699-0320

Attention: Mr. Dana Phillips

Subject: Report of Survey to Identify
Asbestos-Containing Materials
92 Narrow Lane
Sparta, North Carolina
Matrix Job No.: 210130

Dear: Mr. Phillips:

Matrix Health and Safety Consultants, L.L.C. (Matrix) is pleased to present this report of the survey to identify asbestos-containing materials in the residence located at 92 Narrow Lane in Sparta, North Carolina. This report presents known project information, survey procedures, survey results and recommended response actions.

PROJECT INFORMATION

Matrix understands that subject residence is scheduled for demolition in the near future. The residence consists of approximately 1,200 square feet and consists of a 1-story structure on a crawlspace foundation. In order to facilitate demolition activities, Matrix performed a survey to identify asbestos-containing materials which are required to be removed prior to renovation or demolition activities in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP).

SURVEY PROCEDURES

The survey was performed on November 21, 2022 by Matrix Inspectors Todd E. Daugherty (North Carolina Asbestos Inspector No. 11650) and John Pearson (North Carolina Asbestos Inspector No. 12246). The survey began with a walk-through of the subject area observing accessible areas for the presence of suspect asbestos-containing materials (ACM). Both friable and non-friable suspect asbestos-containing materials were considered during the course of the survey. Friable materials are those materials which can be pulverized or reduced to powder by hand pressure. A sampling strategy was determined and bulk samples of suspect ACM were obtained. Suspect ACM's were grouped based on material homogeneity. A homogeneous area is an area which contains materials that seem by texture, color and wear to be uniform and applied during the same general time period.

To determine the presence or absence of asbestos content in the suspect materials, samples were collected and transported to Eurofins CEI in Cary, North Carolina under chain-of-custody documentation for laboratory analysis. The collected samples were placed into individual sample containers, sealed and a unique identification number was assigned to the sample container at the time of collection. The identification included the sample collection date and location.

ANALYSIS PROCEDURES

The collected asbestos samples were analyzed using Polarized Light Microscopy (PLM) in conjunction with dispersion staining techniques using EPA Method 600/R-93/116. The bulk laboratory analysis provided the asbestos content (positive or negative), percentage of asbestos, asbestos type and identification of other non-asbestos fibers. The results of the laboratory analysis are presented in the attached Asbestos Bulk Sampling Record.

ASBESTOS SURVEY RESULTS

92 Narrow Lane, Sparta, North Carolina

ASBESTOS-CONTAINING MATERIAL	PERCENT ASBESTOS TYPE OF ASBESTOS	LOCATION
Ceiling Texture (approx. 1,200 sf)	2% Chrysotile	Throughout
Antique Pattern Vinyl Sheet Floor (150 sf)	Vinyl Sheet Floor: 20% Chrysotil Mastic: 2% Chrysotile	Kitchen
Vinyl Sheet Floor – Bottom Layer (150 sf)	Vinyl Sheet Floor: 3% Mastic: 3%	Kitchen
Dark Brown Vinyl Sheet Floor (150 sf)	20% Chrysotile	Kitchen
Door/Window Caulk	10% Chrysotile	Exterior

*Quantities provided are estimates, contractors providing estimates for removal shall verify quantities.

ASBESTOS RECOMMENDATIONS

The National Emissions Standard for Hazardous Air Pollutants (NESHAP) requires the removal of asbestos-containing materials likely to be disturbed prior to renovation or demolition activities. Matrix recommends removal of the asbestos-containing materials identified in this report prior to beginning renovation or demolition activities which would disturb their integrity. Matrix recommends that asbestos removal be performed by a qualified asbestos abatement contractor, using North Carolina accredited personnel, in accordance with applicable federal, state, and local regulations governing the removal of asbestos-containing materials.

QUALIFICATIONS

This report summarizes Matrix's evaluation of the conditions observed at the subject facility during the course of the facility survey. Our findings are based upon our observations at the facility and analyses of the samples obtained at the time of this survey. Additional asbestos-containing materials may exist (undetected) in other portions of the facility due to inaccessibility or due to an undetectable change in materials. These surveys were limited to those materials likely to be disturbed during the scheduled renovations. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.

Matrix appreciates the opportunity to have provided these services. We would be glad to discuss any of the results contained in this report, at your convenience. If there are any questions concerning this report or results, please contact us.

Sincerely,

MATRIX HEALTH AND SAFETY CONSULTANTS, L.L.C.



Todd E. Daugherty
Project Principal
North Carolina Asbestos Inspector No. 11650

Attachments: Asbestos Bulk Sampling Record
 Laboratory Report
 Photographs

ASBESTOS BULK SAMPLING RECORD
92 Narrow Lane, Sparta, North Carolina

SAMPLE FIELD ID NO.	SAMPLE LOCATION	TYPE OF MATERIAL	TYPE OF ASBESTOS	PERCENTAGE
92-01	Roof	Top Roof Shingle	NAD	
92-02	Roof	Top Roof Shingle	NAD	
92-03	Roof	Bottom Roof Shingle	NAD	
92-04	Roof	Bottom Roof Shingle	NAD	
92-05	Living Room	Ceiling Texture	Chrysotile	2%
92-06	Kitchen	Ceiling Texture	Chrysotile	2%
92-07	Bedroom	Ceiling Texture	NAD	
92-08	Ceiling	Drywall	NAD	
92-09	Ceiling	Drywall	NAD	
92-10	Bathroom	12" Brown Peel and Stick Floor Tile and Mastic	Flooring: NAD Mastic: NAD	
92-11	Bathroom	12" Brown Peel and Stick Floor Tile and Mastic	Flooring: NAD Mastic: NAD	
92-12	Kitchen	Antique Pattern Vinyl Sheet Floor	Chrysotile	Vinyl Sheet Floor: 20% Mastic: 2%
92-13	Kitchen	Antique Pattern Vinyl Sheet Floor	Chrysotile	Vinyl Sheet Floor: 20% Mastic: 2%
92-14	Kitchen	18" Marble Pattern Vinyl Sheet Floor	Vinyl Sheet Floor: NAD Mastic: NAD	
92-15	Kitchen	18" Marble Pattern Vinyl Sheet Floor	Vinyl Sheet Floor: NAD Mastic: NAD	
92-16				
92-17				
92-18	Kitchen	Bottom Layer – Vinyl Sheet Floor	Chrysotile	Vinyl Sheet Floor: 3% Mastic: NAD
92-19	Kitchen	Bottom Layer – Vinyl Sheet Floor	Chrysotile	Vinyl Sheet Floor: 3% Mastic: NAD
92-20	Kitchen	Dark Brown Vinyl Sheet Floor	Chrysotile	20%
92-21	Kitchen	Dark Brown Vinyl Sheet Floor	Chrysotile	20%
92-22	Kitchen	Black Sink Mastic	Chrysotile	2%
92-23	Kitchen	Black Sink Mastic	Chrysotile	2%
92-24	Exterior	Door/Window Caulk	Chrysotile	10%
92-25	Exterior	Door/Window Caulk	Chrysotile	10%

NAD = No Asbestos Detected

Analysis Method: PLM with Dispersion Staining

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 92 Narrow Lane, Sparta, NC

LAB CODE: B2216603

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
92-01		B2216603.01	Green,Black	Roof Shingle	None Detected
92-02		B2216603.02	Green,Black	Roof Shingle	None Detected
92-03		B2216603.03	Green,Black	Roof Shingle	None Detected
92-04		B2216603.04	Green,Black	Roof Shingle	None Detected
92-05		B2216603.05	White	Ceiling Texture	Chrysotile 2%
92-06		B2216603.06	White	Ceiling Texture	Chrysotile 2%
92-07		B2216603.07	White	Ceiling Texture	None Detected
92-08	Layer 1	B2216603.08	Off-white	Drywall	None Detected
	Layer 2	B2216603.08	Brown	Insulation	None Detected
92-09		B2216603.09	Off-white	Drywall	None Detected
92-10		B2216603.10A	Brown	Flooring	None Detected
		B2216603.10B	Yellow	Mastic	None Detected
92-11		B2216603.11A	Brown	Flooring	None Detected
		B2216603.11B	Yellow	Mastic	None Detected
92-12		B2216603.12A	Tan,Beige	Vinyl Sheet Flooring	Chrysotile 20%
		B2216603.12B	Cream	Mastic	Chrysotile 2%
92-13		B2216603.13A	Tan,Beige	Vinyl Sheet Flooring	Chrysotile 20%
		B2216603.13B	Cream	Mastic	Chrysotile 2%
92-14		B2216603.14A	Tan,Brown	Vinyl Sheet Flooring	None Detected
		B2216603.14B	Clear	Mastic	None Detected
92-15		B2216603.15A	Tan,Brown	Vinyl Sheet Flooring	None Detected
		B2216603.15B	Clear	Mastic	None Detected
92-18		B2216603.16A	Tan	Vinyl Sheet Flooring	Chrysotile 3%
		B2216603.16B	Yellow	Mastic	None Detected
92-19		B2216603.17A	Tan	Vinyl Sheet Flooring	Chrysotile 3%
		B2216603.17B	Yellow	Mastic	None Detected
92-20		B2216603.18	Brown	Vinyl Sheet Flooring	Chrysotile 20%
92-21		B2216603.19	Brown	Vinyl Sheet Flooring	Chrysotile 20%
92-22		B2216603.20	Black	Sink Mastic	Chrysotile 2%
92-23		B2216603.21	Black	Sink Mastic	Chrysotile 2%
92-24		B2216603.22	Tan,Off-white	Caulking	Chrysotile 10%

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 92 Narrow Lane, Sparta, NC

LAB CODE: B2216603

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
92-25		B2216603.23	Tan,Off-white	Caulking	Chrysotile 10%

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Matrix Health & Safety Consultants
2900 Yonkers Road
Raleigh, NC 27604

Lab Code: B2216603
Date Received: 11-22-22
Date Analyzed: 11-22-22
Date Reported: 11-22-22

Project: 92 Narrow Lane, Sparta, NC

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
92-01 B2216603.01	Roof Shingle	Heterogeneous Green,Black Fibrous Bound	45%	Fiberglass	45%	Tar 10% Gravel	None Detected
92-02 B2216603.02	Roof Shingle	Heterogeneous Green,Black Fibrous Bound	45%	Fiberglass	45%	Tar 10% Gravel	None Detected
92-03 B2216603.03	Roof Shingle	Heterogeneous Green,Black Fibrous Bound	45%	Cellulose	45%	Tar 10% Gravel	None Detected
92-04 B2216603.04	Roof Shingle	Heterogeneous Green,Black Fibrous Bound	45%	Cellulose	45%	Tar 10% Gravel	None Detected
92-05 B2216603.05	Ceiling Texture	Heterogeneous White Non-fibrous Bound			83% 10% 5%	Binder Calc Carb Paint	2% Chrysotile
92-06 B2216603.06	Ceiling Texture	Heterogeneous White Non-fibrous Bound			83% 10% 5%	Binder Calc Carb Paint	2% Chrysotile
92-07 B2216603.07	Ceiling Texture	Heterogeneous White Non-fibrous Bound			85% 10% 5%	Binder Calc Carb Paint	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Matrix Health & Safety Consultants
2900 Yonkers Road
Raleigh, NC 27604

Lab Code: B2216603
Date Received: 11-22-22
Date Analyzed: 11-22-22
Date Reported: 11-22-22

Project: 92 Narrow Lane, Sparta, NC

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID	Lab	Lab	NON-ASBESTOS COMPONENTS				ASBESTOS
Lab ID	Description	Attributes	Fibrous		Non-Fibrous		%
92-08 Layer 1 B2216603.08	Drywall	Heterogeneous Off-white Fibrous Bound	20%	Cellulose	80%	Gypsum	None Detected
Layer 2 B2216603.08	Insulation	Homogeneous Brown Fibrous Bound	100%	Fiberglass			None Detected
92-09 B2216603.09	Drywall	Heterogeneous Off-white Fibrous Bound	20%	Cellulose	80%	Gypsum	None Detected
92-10 B2216603.10A	Flooring	Homogeneous Brown Non-fibrous Bound			100%	Vinyl	None Detected
B2216603.10B	Mastic	Heterogeneous Yellow Fibrous Bound	<1%	Cellulose	100%	Mastic	None Detected
92-11 B2216603.11A	Flooring	Homogeneous Brown Non-fibrous Bound			100%	Vinyl	None Detected
B2216603.11B	Mastic	Heterogeneous Yellow Fibrous Bound	<1%	Cellulose	100%	Mastic	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Matrix Health & Safety Consultants
2900 Yonkers Road
Raleigh, NC 27604

Lab Code: B2216603
Date Received: 11-22-22
Date Analyzed: 11-22-22
Date Reported: 11-22-22

Project: 92 Narrow Lane, Sparta, NC

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
92-12 B2216603.12A	Vinyl Sheet Flooring	Heterogeneous Tan, Beige Fibrous Bound	30%	Cellulose	50%	Vinyl	20% Chrysotile
B2216603.12B	Mastic	Heterogeneous Cream Fibrous Bound	<1%	Cellulose	98%	Mastic	2% Chrysotile
Analyst opinion: Contamination from adjacent vinyl sheet flooring.							
92-13 B2216603.13A	Vinyl Sheet Flooring	Heterogeneous Tan, Beige Fibrous Bound	30%	Cellulose	50%	Vinyl	20% Chrysotile
B2216603.13B	Mastic	Heterogeneous Cream Fibrous Bound	<1%	Cellulose	98%	Mastic	2% Chrysotile
Analyst opinion: Contamination from adjacent vinyl sheet flooring.							
92-14 B2216603.14A	Vinyl Sheet Flooring	Homogeneous Tan, Brown Non-fibrous Bound			100%	Vinyl	None Detected
B2216603.14B	Mastic	Homogeneous Clear Non-fibrous Bound			100%	Mastic	None Detected
92-15 B2216603.15A	Vinyl Sheet Flooring	Homogeneous Tan, Brown Non-fibrous Bound			100%	Vinyl	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Matrix Health & Safety Consultants
2900 Yonkers Road
Raleigh, NC 27604

Lab Code: B2216603
Date Received: 11-22-22
Date Analyzed: 11-22-22
Date Reported: 11-22-22

Project: 92 Narrow Lane, Sparta, NC

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
B2216603.15B	Mastic	Homogeneous Clear Non-fibrous Bound			100%	Mastic	None Detected
92-18 B2216603.16A	Vinyl Sheet Flooring	Homogeneous Tan Non-fibrous Bound			97%	Vinyl	3% Chrysotile
B2216603.16B	Mastic	Homogeneous Yellow Non-fibrous Bound			100%	Mastic	None Detected
92-19 B2216603.17A	Vinyl Sheet Flooring	Homogeneous Tan Non-fibrous Bound			97%	Vinyl	3% Chrysotile
B2216603.17B	Mastic	Homogeneous Yellow Non-fibrous Bound			100%	Mastic	None Detected
92-20 B2216603.18	Vinyl Sheet Flooring	Heterogeneous Brown Fibrous Bound	30%	Cellulose	50%	Vinyl	20% Chrysotile
92-21 B2216603.19	Vinyl Sheet Flooring	Heterogeneous Brown Fibrous Bound	30%	Cellulose	50%	Vinyl	20% Chrysotile

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Matrix Health & Safety Consultants
2900 Yonkers Road
Raleigh, NC 27604

Lab Code: B2216603
Date Received: 11-22-22
Date Analyzed: 11-22-22
Date Reported: 11-22-22

Project: 92 Narrow Lane, Sparta, NC

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
92-22 B2216603.20	Sink Mastic	Heterogeneous		93% Tar	2% Chrysotile
		Black		5% Binder	
		Non-fibrous			
		Bound			
92-23 B2216603.21	Sink Mastic	Heterogeneous		93% Tar	2% Chrysotile
		Black		5% Binder	
		Non-fibrous			
		Bound			
92-24 B2216603.22	Caulking	Heterogeneous		75% Caulk	10% Chrysotile
		Tan, Off-white		10% Calc Carb	
		Non-fibrous		5% Paint	
		Bound			
92-25 B2216603.23	Caulking	Heterogeneous		75% Caulk	10% Chrysotile
		Tan, Off-white		10% Calc Carb	
		Non-fibrous		5% Paint	
		Bound			

LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

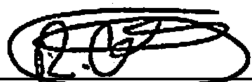
REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

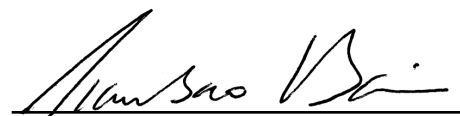
This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

ANALYST:


Rosalinda Cruz

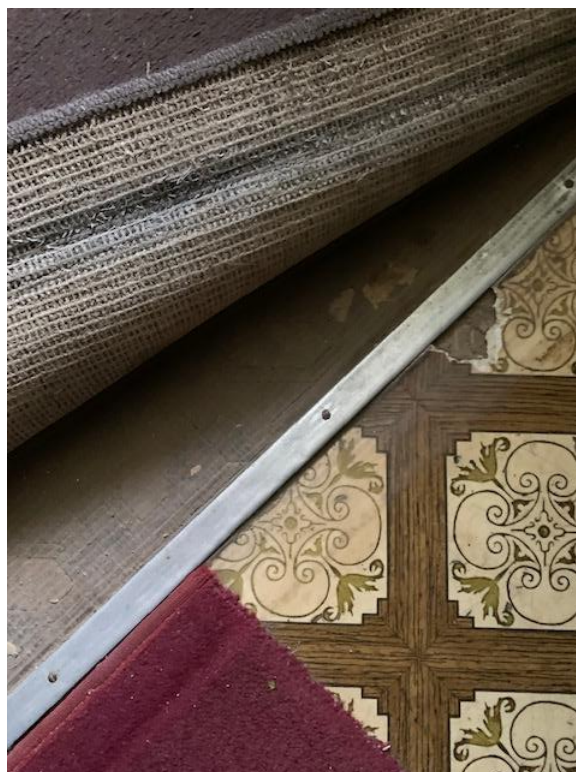
APPROVED BY:


Tianbao Bai, Ph.D., CIH
Laboratory Director





Typical view of asbestos-containing ceiling texture



Asbestos-containing antique pattern and dark brown vinyl sheet floor in kitchen. Additional asbestos-containing flooring located under visible layer.



Asbestos-containing black sink mastic coating.



Asbestos-containing door/window caulk.



MATRIX

Health & Safety Consultants, L.L.C.

December 2, 2022

NC Office of State Budget and Management – Disaster Recovery
430 N. Salisbury Street
MSC 20320
Raleigh, North Carolina 27699-0320

Attention: Mr. Dana Phillips

Subject: Report of Survey to Identify
Asbestos-Containing Materials
2546 Murphy Bend Road
Ennice, North Carolina
Matrix Job No.: 210130

Dear: Mr. Phillips:

Matrix Health and Safety Consultants, L.L.C. (Matrix) is pleased to present this report of the survey to identify asbestos-containing materials in the residence located at 2546 Murphy Bend Road in Ennice, North Carolina. This report presents known project information, survey procedures, survey results and recommended response actions.

PROJECT INFORMATION

Matrix understands that subject residence is scheduled for demolition in the near future. The residence consists of approximately 1,300 square feet and consists of a 1-story structure with a partial basement. In order to facilitate demolition activities, Matrix performed a survey to identify asbestos-containing materials which are required to be removed prior to renovation or demolition activities in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP).

SURVEY PROCEDURES

The survey was performed on November 21, 2022 by Matrix Inspectors Todd E. Daugherty (North Carolina Asbestos Inspector No. 11650) and John Pearson (North Carolina Asbestos Inspector No. 12246). The survey began with a walk-through of the subject area observing accessible areas for the presence of suspect asbestos-containing materials (ACM). Both friable and non-friable suspect asbestos-containing materials were considered during the course of the survey. Friable materials are those materials which can be pulverized or reduced to powder by hand pressure. A sampling strategy was determined and bulk samples of suspect ACM were obtained. Suspect ACM's were grouped based on material homogeneity. A homogeneous area is an area which contains materials that seem by texture, color and wear to be uniform and applied during the same general time period.

To determine the presence or absence of asbestos content in the suspect materials, samples were collected and transported to Eurofins CEI in Cary, North Carolina under chain-of-custody documentation for laboratory analysis. The collected samples were placed into individual sample containers, sealed and a unique identification number was assigned to the sample container at the time of collection. The identification included the sample collection date and location.

ANALYSIS PROCEDURES

The collected asbestos samples were analyzed using Polarized Light Microscopy (PLM) in conjunction with dispersion staining techniques using EPA Method 600/R-93/116. The bulk laboratory analysis provided the asbestos content (positive or negative), percentage of asbestos, asbestos type and identification of other non-asbestos fibers. The results of the laboratory analysis are presented in the attached Asbestos Bulk Sampling Record.

ASBESTOS SURVEY RESULTS

2546 Murphy Bend Road, Ennice, North Carolina

ASBESTOS-CONTAINING MATERIAL	PERCENT ASBESTOS TYPE OF ASBESTOS	LOCATION
Wood Pattern Vinyl Sheet Flooring (approx. 325 sf)	20% Chrysotile	Entrance, Dining Area, and Kitchen
Black Sink Mastic (approx. 8 sf)	2% Chrysotile	Kitchen Sink

*Quantities provided are estimates, contractors providing estimates for removal shall verify quantities.

ASBESTOS RECOMMENDATIONS

The National Emissions Standard for Hazardous Air Pollutants (NESHAP) requires the removal of asbestos-containing materials likely to be disturbed prior to renovation or demolition activities. Matrix recommends removal of the asbestos-containing materials identified in this report prior to beginning renovation or demolition activities which would disturb their integrity. Matrix recommends that asbestos removal be performed by a qualified asbestos abatement contractor, using North Carolina accredited personnel, in accordance with applicable federal, state, and local regulations governing the removal of asbestos-containing materials.

QUALIFICATIONS

This report summarizes Matrix's evaluation of the conditions observed at the subject facility during the course of the facility survey. Our findings are based upon our observations at the facility and analyses of the samples obtained at the time of this survey. Additional asbestos-containing materials may exist (undetected) in other portions of the facility due to inaccessibility or due to an undetectable change in materials. These surveys were limited to those materials likely to be disturbed during the scheduled renovations. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.

Matrix appreciates the opportunity to have provided these services. We would be glad to discuss any of the results contained in this report, at your convenience. If there are any questions concerning this report or results, please contact us.

Sincerely,

MATRIX HEALTH AND SAFETY CONSULTANTS, L.L.C.



Todd E. Daugherty
Project Principal
North Carolina Asbestos Inspector No. 11650

Attachments: Asbestos Bulk Sampling Record
 Laboratory Report
 Photographs

ASBESTOS BULK SAMPLING RECORD
2546 Murphy Bend Road, Ennice North Carolina

SAMPLE FIELD ID NO.	SAMPLE LOCATION	TYPE OF MATERIAL	TYPE OF ASBESTOS	PERCENTAGE
2546-01	Roof	Roof Shingle	NAD	
2546-02	Roof	Roof Shingle	NAD	
2546-03	Roof	Roof Felt	NAD	
2546-04	Roof	Roof Felt	NAD	
2546-05	Entrance	Wood Pattern Vinyl Sheet Floor	Chrysotile	20%
2546-06	Dining Area	Wood Pattern Vinyl Sheet Floor	Chrysotile	20%
2546-07	Entrance	Ceiling Texture	NAD	
2546-08	Kitchen	Ceiling Texture	NAD	
2546-09	Hallway	Ceiling Texture	NAD	
2546-10	Kitchen	Back Sink Mastic	Chrysotile	2%
2546-11	Kitchen	Black Sink Mastic	Chrysotile	2%
2546-12	Living Room	Ceiling Texture	NAD	
2546-13	Living Room	Ceiling Texture	NAD	
2546-14	Living Room	Ceiling Texture	NAD	
2546-15	Basement	Ceiling Texture	NAD	
2546-16	Basement	Ceiling Texture	NAD	
2546-17	Basement	Ceiling Texture	NAD	
2546-18	Exterior	Window Caulk	NAD	
2546-19	Exterior	Window Caulk	NAD	
2546-20	Attic	Attic Insulation	NAD	
2546-21	Attic	Attic Insulation	NAD	
2546-22	Attic	Attic Insulation	NAD	

NAD = No Asbestos Detected

Analysis Method: PLM with Dispersion Staining



Asbestos-containing wood pattern vinyl sheet flooring.



Asbestos-containing black sink mastic coating.

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 2546 Murphy Bend Rd, Ennice, NC

LAB CODE: B2216604

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
2546-01		B2216604.01	Black	Roof Shingle	None Detected
2546-02		B2216604.02	Black	Roof Shingle	None Detected
2546-03		B2216604.03	Black	Roof Felt	None Detected
2546-04		B2216604.04	Black	Roof Felt	None Detected
2546-05		B2216604.05	Brown	Vinyl Sheet Flooring	Chrysotile 20%
2546-06		B2216604.06	Brown	Vinyl Sheet Flooring	Chrysotile 20%
2546-07		B2216604.07	Off-white	Ceiling Texture	None Detected
2546-08		B2216604.08	Off-white	Ceiling Texture	None Detected
2546-09		B2216604.09	Off-white	Ceiling Texture	None Detected
2546-10		B2216604.10	Black	Sink Mastic	Chrysotile 2%
2546-11		B2216604.11	Black	Sink Mastic	Chrysotile 2%
2546-12		B2216604.12	Off-white	Ceiling Texture	None Detected
2546-13		B2216604.13	Off-white	Ceiling Texture	None Detected
2546-14		B2216604.14	Off-white	Ceiling Texture	None Detected
2546-15		B2216604.15	White	Ceiling Texture	None Detected
2546-16		B2216604.16	White	Ceiling Texture	None Detected
2546-17		B2216604.17	White	Ceiling Texture	None Detected
2546-18		B2216604.18	White	Window Caulking	None Detected
2546-19		B2216604.19	White	Window Caulking	None Detected
2546-20		B2216604.20	Brown	Insulation	None Detected
2546-21		B2216604.21	Brown	Insulation	None Detected
2546-22		B2216604.22	Brown	Insulation	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Matrix Health & Safety Consultants
2900 Yonkers Road
Raleigh, NC 27604

Lab Code: B2216604
Date Received: 11-22-22
Date Analyzed: 11-22-22
Date Reported: 11-22-22

Project: 2546 Murphy Bend Rd, Ennice, NC

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
2546-01 B2216604.01	Roof Shingle	Heterogeneous	45%	Fiberglass	45%	Tar	None Detected
		Black			10%	Gravel	
		Fibrous					
		Bound					
2546-02 B2216604.02	Roof Shingle	Heterogeneous	45%	Fiberglass	45%	Tar	None Detected
		Black			10%	Gravel	
		Fibrous					
		Bound					
2546-03 B2216604.03	Roof Felt	Heterogeneous	70%	Cellulose	30%	Tar	None Detected
		Black					
		Fibrous					
		Bound					
2546-04 B2216604.04	Roof Felt	Heterogeneous	70%	Cellulose	30%	Tar	None Detected
		Black					
		Fibrous					
		Bound					
2546-05 B2216604.05	Vinyl Sheet Flooring	Heterogeneous	30%	Cellulose	50%	Vinyl	20% Chrysotile
		Brown					
		Fibrous					
		Bound					
2546-06 B2216604.06	Vinyl Sheet Flooring	Heterogeneous	30%	Cellulose	50%	Vinyl	20% Chrysotile
		Brown					
		Fibrous					
		Bound					
2546-07 B2216604.07	Ceiling Texture	Heterogeneous			75%	Binder	None Detected
		Off-white			20%	Calc Carb	
		Non-fibrous			5%	Paint	
		Bound					

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Matrix Health & Safety Consultants
2900 Yonkers Road
Raleigh, NC 27604

Lab Code: B2216604
Date Received: 11-22-22
Date Analyzed: 11-22-22
Date Reported: 11-22-22

Project: 2546 Murphy Bend Rd, Ennice, NC

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
2546-08 B2216604.08	Ceiling Texture	Heterogeneous		75% Binder	None Detected
		Off-white		20% Calc Carb	
		Non-fibrous		5% Paint	
		Bound			
2546-09 B2216604.09	Ceiling Texture	Heterogeneous		75% Binder	None Detected
		Off-white		20% Calc Carb	
		Non-fibrous		5% Paint	
		Bound			
2546-10 B2216604.10	Sink Mastic	Heterogeneous		93% Tar	2% Chrysotile
		Black		5% Binder	
		Non-fibrous			
		Bound			
2546-11 B2216604.11	Sink Mastic	Heterogeneous		93% Tar	2% Chrysotile
		Black		5% Binder	
		Non-fibrous			
		Bound			
2546-12 B2216604.12	Ceiling Texture	Heterogeneous		75% Binder	None Detected
		Off-white		20% Calc Carb	
		Non-fibrous		5% Paint	
		Bound			
2546-13 B2216604.13	Ceiling Texture	Heterogeneous		75% Binder	None Detected
		Off-white		20% Calc Carb	
		Non-fibrous		5% Paint	
		Bound			
2546-14 B2216604.14	Ceiling Texture	Heterogeneous		75% Binder	None Detected
		Off-white		20% Calc Carb	
		Non-fibrous		5% Paint	
		Bound			

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Matrix Health & Safety Consultants
2900 Yonkers Road
Raleigh, NC 27604

Lab Code: B2216604
Date Received: 11-22-22
Date Analyzed: 11-22-22
Date Reported: 11-22-22

Project: 2546 Murphy Bend Rd, Ennice, NC

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
2546-15 B2216604.15	Ceiling Texture	Heterogeneous		80% Binder	None Detected
		White		20% Calc Carb	
		Non-fibrous		<1% Paint	
		Bound			
2546-16 B2216604.16	Ceiling Texture	Heterogeneous		80% Binder	None Detected
		White		20% Calc Carb	
		Non-fibrous		<1% Paint	
		Bound			
2546-17 B2216604.17	Ceiling Texture	Heterogeneous		80% Binder	None Detected
		White		20% Calc Carb	
		Non-fibrous		<1% Paint	
		Bound			
2546-18 B2216604.18	Window Caulking	Heterogeneous		90% Caulk	None Detected
		White		10% Calc Carb	
		Non-fibrous			
		Bound			
2546-19 B2216604.19	Window Caulking	Heterogeneous		90% Caulk	None Detected
		White		10% Calc Carb	
		Non-fibrous			
		Bound			
2546-20 B2216604.20	Insulation	Homogeneous	100%	Cellulose	None Detected
		Brown			
		Fibrous			
		Loosely Bound			
2546-21 B2216604.21	Insulation	Homogeneous	100%	Cellulose	None Detected
		Brown			
		Fibrous			
		Loosely Bound			

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Matrix Health & Safety Consultants
2900 Yonkers Road
Raleigh, NC 27604

Lab Code: B2216604
Date Received: 11-22-22
Date Analyzed: 11-22-22
Date Reported: 11-22-22

Project: 2546 Murphy Bend Rd, Ennice, NC

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
2546-22 B2216604.22	Insulation	Homogeneous Brown Fibrous Loosely Bound	100%	Cellulose	None Detected

LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

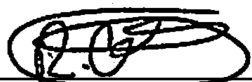
REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

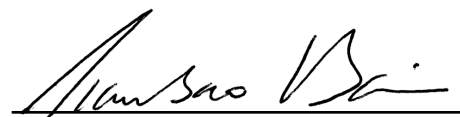
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Information provided by customer includes customer sample ID and sample description.

ANALYST:


Rosalinda Cruz

APPROVED BY:


Tianbao Bai, Ph.D., CIH
Laboratory Director

