



Request for Bid (RFB) #: 274-HCD-FY26-4

Title: Rehab of 4221 Greencastle Court

Proposal Due Date and Time: September 26, 2025 at 2:00 p.m. EST

LATE PROPOSALS WILL NOT BE ACCEPTED

Issuing Department: Housing and Community Development

Direct all inquiries concerning this RFB to:

Name: Nicholas Bambino

Title: Redevelopment Coordinator

Email: Nicholas.Bambino@raleighnc.gov

RFB Timeline

Provided below is a list of the anticipated schedule of events related to this solicitation. The City of Raleigh reserves the right to modify and/or adjust the following schedule to meet the needs of the project. All times shown are Eastern Time (ET):

RFB Process	Date and time
RFB Advertisement Date	August 25, 2025
NON-MANDATORY Pre-Bid Meeting	September 2, 2025, at 2:00 p.m.
Deadline for Written Questions	September 5, 2025
City Response to Written Questions (anticipated)	September 19, 2025
Submittal Due Date and Time, Bid Opening	September 26, 2025, at 2:00 p.m.
Selection Announcement	TBD

TABLE OF CONTENTS

<u>Document</u>	<u>Title</u>
00001	Timeline
00010	Table of Contents

BIDDING REQUIREMENTS

00100	Advertisement for Bids
00409	Bidder's Checklist
00430	Bid Bond
00440	Information for Bidders Regarding Compliance with the City of Raleigh's MWBE Program <ul style="list-style-type: none">• Acknowledgment of MWBE Policy• Identification of Certified MWBE Participation• Affidavit A – Listing of Good Faith Effort• Affidavit B - Intent to Perform Contract with Own Workforce• Affidavit C – Portion of the Work to be Performed by Certified MWBE Businesses• Affidavit D – Good Faith Effort• Affidavit E – Certified Subcontractor Payment Form• Request to Change a Certified MWBE Subcontractor
00441	Contractor's Certificates: Affidavit of Organization and Authority and Sworn Statement
00442	City of Raleigh Contractor's Poor Performance Policy
00443	Non-Collusive Affidavit
00444	Notice to Contractor Regarding Intrusion Beyond Project Limits

PROJECT SPECIFICATIONS

Bid Form
Instruction to Bidders
Rehabilitation Work Write-Up
Drawings

CONTRACT REQUIREMENTS

00510	Notice of Award
00520	Agreement between Owner and Contractor for Construction Contract
00550	Notice to Proceed
00610	Performance Bond
00615	Payment Bond
00617	Affidavit
00618	Page for Attaching Certificate of Insurance
00620	Contractor's Application for Payment
00625	Certificate of Substantial Completion
00634	Page for Attaching Power of Attorney
00700	Standard General Conditions of the Construction Contract (EJCDC, 2018)
00800	Supplementary Conditions

- 00805 Procedures for Reporting NC Sales Tax Expenditures on City of Raleigh
Contracts
- 00810 Rules Implementing Mediated Settlement Conferences in NC Public Construction
Projects
- 00940 Work Change Directive(s)
- 00941 Change Order(s)
- 00942 Field Order(s)

END OF DOCUMENT

ADVERTISEMENT FOR BIDS
POSTED: AUGUST 25, 2025
CITY BID NUMBER: 274-HCD-FY26-4

Project: Rehab of 4221 Greencastle Court

Owner: City of Raleigh, North Carolina, Housing & Community Development Department,
421 Fayetteville St, Suite 1200, Raleigh, NC 27601
Contact: Nicholas Bambino – nicholas.bambino@raleighnc.gov

Engineer: John Duncan, Triangle Construction Management Company, Inc.
2617 Winton Rd, Durham, NC 27707

Sealed Bids will be received until 2:00 pm, September 26, 2025, at 421 Fayetteville St, Suite 1200, Raleigh, NC 27601, at which time and place bids will be publicly opened and read aloud for the construction of the Rehab of 4221 Greencastle Court project.

After Bids are opened, the Owner shall evaluate them in accordance with the methods and criteria set forth in the Instructions to Bidders. The Owner/City Council reserves the right to waive any informality or to reject any or all Bids. Unless all Bids are rejected, Award will be made to the lowest responsible and responsive Bidder, taking into consideration quality, performance and the time specified in the Bid Form for the performance of the Contract.

A Non-Mandatory Pre-Bid Meeting will be held at 2:00 pm, September 2, 2025, at 4221 Greencastle Court, Raleigh, NC 27604.

Requirements for pre-bid submittals of an “or-equal” are required within [10] days of the issuance of the Advertisement for Bids and in accordance with the Instructions to Bidders.

The Project consists generally of the following major items: mechanical, plumbing, electrical, sheetrock, painting, windows, and exterior stairs.

Bidding Documents may be examined at Engineer's office and online by emailing john@triangleconstruction.net. Complete Bidding Documents may be obtained from the Engineer. Electronic documents will be provided at no cost.

With each request for Bidding Documents supply the following information: Company name, contact person, street address, phone number, and email address for Bidding point of contact; N. C. contractor's license with limitation and classification; indicate if the firm will be a Prime bidder, Supplier or Sub-Contractor.

Bidders will be required to show evidence that they are licensed to perform the work in the Bidding Documents as required by North Carolina General Statute, Chapter 87 and the Instruction to Bidders.

Bid Security in the amount of five percent (5%) of the Bid must accompany each Bid and shall be subject to the conditions provided in the Instruction to Bidders.

Pursuant to General Statutes of North Carolina Sections 143-128.2 and 143-131, and in accordance with City policy, the City of Raleigh encourages and provides equal opportunity for certified Minority and Woman-Owned Business Enterprise (MWBE) businesses to participate in all aspects of the City's contracting and procurement programs to include Professional Services; Goods and Other Services; and Construction. The prime contractor will be required to identify participation of MWBE businesses in their Bid, and how that participation will be achieved.

Furthermore, the City's goal is to contract or sub-contract fifteen percent (15%) of the contract amount to certified MWBEs on construction projects over \$300,000, or with contracts that include \$100,000 or more in state funding.

City of Raleigh
Janet Cowell, Mayor

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