GENERAL CONTRACTOR BID PACKAGE

266 Malvern Dr SW, Concord, NC 28025

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WeBuild CONCORD

114 KERR ST NW
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CONCORD NC 28025
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SECTION 1: INVITATION TO BID

1.1 PROJECT INFORMATION

WeBuild Concord invites prequalified General Contractors to submit proposals for the complete development of the Malvern Estates located at 266 Malvern Dr SW, Concord, North Carolina 28025. The Project includes demolishing the existing structure, performing all site work, and constructing four detached single-family residences in accordance with the approved civil plans and residential construction documents. Construction of homes on Lots 1 and 2 may begin when the site is ready. Construction of the homes on Lots 3 and 4 will commence upon issuance of a Notice to Proceed from WeBuild Concord (no later than 90 days from substantial completion of Phase 1) to the Contractor.

The successful Contractor shall enter into a single Prime Contract with WeBuild Concord and shall be responsible for all labor, supervision, materials, equipment, subcontractors, permitting, scheduling, safety, quality control, construction testing, inspections, issuance of the Certificate of Occupancy from the local authority having jurisdiction, and project closeout required to complete the Work.

1.2 BID SCHEDULE

Description	Date(s)
Pre-Bid Meeting	November 9, 2026
Final Questions	November 20, 2026
Bid Due Date	December 4, 2026
Short-list Interviews (If Necessary)	December 9, 2026
Contract Award	December 11, 2026
Phase 1 Substantial Completion*	June 14, 2027
Phase 2 Substantial Completion*	4 MONTHS (120 DAYS) FROM NOTICE TO PROCEED

*WeBuild Concord defines substantial completion as completing a final Owner's walk and receiving the Certificate of Occupancy from the local authority having jurisdiction.

1.3 PRE-BID MEETING

A mandatory pre-bid meeting shall be held on-site on November 9, 2026, at 10:00 AM. Attendance is required to submit a bid.

1.4 BID DOCUMENTS

Bid Documents consisting of the project's construction documents are available below and can be picked up at:

Construction Documents: 266 Malvern Construction Documents

1.5 BIDDER QUALIFICATIONS

Bidders have been selected by WeBuild Concord based on known qualifications and project experience. Bidders must assemble a properly licensed team of subcontractors under the laws governing their respective trades and be able to obtain insurance required for the Work.

1.6 BID RESPONSES

Bid responses *must* be submitted digitally to jsykes@webuildconcord.org with the subject line *266 Malvern Bid Submittal* by 3:00 PM on December 4, 2026. Bidders may elect to deliver a sealed bid in addition to the electronic submission, not in lieu of the electronic submission, to 114 Kerr St NW, Concord, NC 28025. All Bid responses must provide the following information:

Section 1 – Cover Letter and Bid Form

Bidder *may* include a cover letter signed by a representative of the firm that serves as an executive summary of the distinctive advantages and competencies represented by the bid.

This section **must** include the Bid Proposal Form (see Section 5) that is fully executed, signed, and dated by an authorized representative of the firm.

Section 2 – Company Overview and Project Team

Provide a Company Overview with information on company history, representative past projects, project procedures, and any key items that may differentiate your firm's service offerings and ability to deliver the project.

Project references should be included for projects of similar size and scope, including end-user and designer contact information.

Include a complete list, along with a bio/resume brief, of persons that will be involved with the project, including proposed Project Manager(s), Field Superintendent, and any other personnel who may be involved in the Project.

Section 3 – Proposed Construction Schedule

Please include an outline form on your proposed construction schedule. Schedule shall include key milestones with respect to site and building construction.

1.7 BID AWARD

The Bid Tabulation Form will be digitally distributed to all Bidders on December 4, 2026, before the close of business.

Part of the evaluation process *may* include a short-list interview. If a short-list interview is to be held, selected Bidders will be notified by email from jsykes@webuildconord.org, subject *266 Malvern Short-List Interview*.

In determining the successful Bidder, WeBuild Concord will take into consideration cost, quality, capacity, experience, responsibility, proposed project schedule, and the prompt and efficient completion of work herein described.

In awarding the contract, Bidders *may* be asked to affirm their qualifications by furnishing any or all of the following:

- Complete list of all subcontractors and suppliers proposed
- The latest financial statement showing assets and liabilities of the company or other information satisfactory to WeBuild Concord
- A listing of references from similarly completed projects
- Current workload of the firm
- Any pending or settled lawsuits

WeBuild Concord intends to award the Contract by December 11, 2026, but reserves the right to reject any and all bids it deems irresponsible to the organization.

Final acceptance of the bid will be tentative, pending the successful Bidder's agreement to an approved construction schedule and acceptance of the General Conditions of the Contract for Construction. At that time, the Notice of Award will be issued and agreements executed. In the interim, while Construction Contracts are being formally executed, efforts to advance the project shall proceed under a mutually agreed Letter of Intent (LOI) sent to the Contractor by WeBuild Concord.

SECTION 2: PRELIMINARY SCHEDULES

2.1 PROJECT SCHEDULE

The required Project Schedule is as outlined below. General Contractors shall provide staffing to achieve, or improve upon, the below schedule. An *early Substantial Completion is viewed favorably*, but not required. This Project consists of two phases of work.

1. **Bid Date:** December 4, 2026
2. **Project Award:** December 11, 2026
3. **Construction Commencement:** December 14, 2026
   Note: Construction commencement can be adjusted according to submitted and

proposed Construction Schedule, as long as Substantial Completion dates are achieved. Facility will be available to begin work immediately upon Project Award.

4. **Required Project Substantial Completion:**
5. Phase 1: June 14, 2027
   Phase 2: 120 days after Notice to Proceed

Bidders are required to submit a preliminary Project Schedule as part of your bid. Please include any material procurement times that may need to be ordered in advance to achieve the submitted Schedule.

2.2 PROJECT ACCELERATION

Efforts or options to improve upon the above Substantial Completion date are encouraged to be presented by the Bidder. The Bidder is welcome to submit Accelerated Schedule Alternates as part of their bid package, but is not required to do so as long as the Project Schedule, as outlined in Section 2.1, is achieved.

2.3 DAMAGES / INCENTIVES

None.

SECTION 3: SUPPLEMENTAL BID INFORMATION

3.1 PERMIT APPLICATION INFORMATION

Building Permits have NOT been applied for. Bidders are to apply for all necessary permits and include the cost of permitting in their Cost of Work.

3.2 VALUE ENGINEERING AND PROCUREMENT SUBSTITUTIONS

In addition to the requirements outlined in the Bid Documents, WeBuild Concord encourages bidders to identify opportunities to enhance the home's quality, marketability, and overall value without increasing the established project budget. Bidders are invited to submit alternative selections, finishes, design schemes, and Value Engineering recommendations as part of their bid package.

Proposed alternatives and Value Engineering options shall be clearly identified as supplemental to the Bid Documents and will be evaluated independently. WeBuild Concord reserves the right to accept or reject any or all proposed suggestions at its sole discretion.

By submitting a bid, the Bidder represents that its proposal is based on the materials, equipment, and requirements described in the Procurement and Contracting Documents, including all Addenda. Requests for approval of qualifying substitute materials or equipment must be submitted in accordance with the Contract Documents. Approval of a substitute during bidding does not relieve the Bidder of the responsibility to provide required submittals, shop drawings, or comply with all other Contract requirements.

As a nonprofit organization, WeBuild Concord seeks a construction partner who can successfully balance cost, schedule, quality, and market appeal while meeting the project's goals. Bidders are encouraged to leverage their expertise to identify cost-neutral enhancements that improve the home's desirability and long-term value.

3.3 PROVIDED ITEMS

The Awarded General Contractor shall be responsible for coordinating with Client's Vendors.

- TBD

3.4 INCLUSION PROTOCOLS

WeBuild Concord desires but does not require the inclusion of minority and women-owned businesses within the General Contractor's team. As part of your bid, please identify the percentage of M/WBE participation you anticipate for the project.

SECTION 4: PROJECT FORMS

FORM OF AGREEMENT AND GENERAL CONDITIONS

The following form of Owner/Contractor Agreement and form of the General Conditions shall be produced by the General Contractor and used for the Project:

1. **AIA Document A101** *or similar* **(Standard Form)**: Standard *Form of Agreement between Owner and Contractor, Stipulated Sum*
2. **AIA Document A201** *or similar* **(Standard Form):** *General Conditions of the Contract for Construction*
3. **ADMINISTRATIVE FORMS:** Administrative Forms include:
   - **AIA Document G715** *or similar***:** *Form of Certificate of Insurance*
   - **AIA Document G702/703** *or similar***:** *Application and Certificate for Payment and Continuation Sheet*
   - **AIA Document G706** *or similar***:** *Contractor's Affidavit of Payment of Debts and Claims*
   - **AIA Document G706A** *or similar***:** *Contractor's Affidavit of Payment of Release of Liens*
   - **AIA Document G707** *or similar***:** *Consent of Surety to Final Payment*

Bidders are allowed to use their standard forms for Information and Project Modification, including Requests for Information (RFI) and Change Orders.

SECTION 5: BID FORM – STIPULATED SUM (SINGLE-PRIME CONTRACT)

5.1 BID INFORMATION

Bidder: _____

Project Name: WeBuild Concord – 266 Malvern Drive

Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment, and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. $_____Dollars

2. The above amount may be modified by Alternate amounts indicated by the Bidder on the attached Schedule of Values.

3. Bidders shall include a completed Schedule of Values (**Section 5.6**) Form as indicated within this Document showing their bid costs by requested separation of trades.

5.2 SUBCONTRACTORS AND SUPPLIERS

Bidders shall supply a complete list of all subcontractors and suppliers for all divisions with cost of work exceeding $20,000.00.

5.3 TIME OF COMPLETION

The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by WeBuild Concord, and shall substantially complete Phase 1 of the work by June 14, 2027 and Phase 2 of the work within 4 months (120 days) of receiving the Notice to Proceed to begin Phase 2. WeBuild Concord intends to provide NTP for Phase 2 no later than 90 days after substantial completion of Phase 1.

5.4 ACKNOWLEDGEMENT OF ADDENDA

The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1,_____ dated
2. Addendum No. 2,_____ dated
3. Addendum No. 3,_____ dated

5.5 INSURANCE CARRIED

The undersigned Bidder verifies they carry the below policy limits and insurance(s). Upon request, Bidder shall prepare a Certificate of Insurance

for the Project, with WeBuild Concord as an additional insured.

i. General Liability: _____

ii. Professional Liability: _____

iii. Umbrella Liability: _____

iv. Leased/Rent Equip: _____

v. Workers Comp: _____

vi. Automotive Liability: _____

vii. Builders Risk: _____

5.6 REQUIRED SCHEDULE OF VALUES FORM

The Schedule of Values form below is required to be completed & attached to your Bid.

Item	Description of Work	Bid Amount
1	Site - Excavation/Earthwork	
2	Site - Erosion Control	
3	Site – Paving / Exterior Concrete	
5	Site - Landscaping	
6	Concrete	
7	Masonry	
8	Miscellaneous and Ornamental Metals	
9	Wood Framing / Rough Carpentry	
10	Millwork/Finish Carpentry	
11	Waterproofing & Sealants	
12	Insulation	
13	Roofing (Re-Roofing, Fascia, Gutters)	
14	Doors, Frames & Hardware	
15	Glass and Glazing	
16	Gypsum Board Assemblies	
17	Acoustical Ceilings	
18	Finishes - Flooring	
19	Finishes - Paint / Wall Covering	
20	Finishes – Paint – Exterior Brick	
21	Specialties	
22	Equipment & Appliances	
23	Plumbing	
24	HVAC	
25	Electrical	
26	Fire Protection	
27	General Conditions	
28	Overhead/Profit	
29	Permit	
30	Insurance	
31	Builders Risk Insurance	
32	Performance and Payment Bond	
	GRAND TOTAL	**$**

UNIT COSTS		
1	Removal of unsatisfactory soil & replacement w/ satisfactory soil material ($/cu. yd)	

SCHEDULE	
CONSTRUCTION DURATION - BASED ON DATE OF SIGNED CONTRACT, IN MONTHS	

5.7 SUBMISSION OF BID

Date of Bid Submission:

Submitted By (Bidder):

Signed By:_____

Name:
Title: