

INVITATION FOR BIDS

Beyond Housing will accept sealed BIDS for the construction of **six (6) duplex buildings comprising twelve (12) residential units (ten one-bedroom and two two-bedroom)** located in Bristol, Virginia. Project number: BH-MM.1480.60.170.DuplexConstruction.0625. The project shall consist of, but be not limited to, furnishing all labor, materials and equipment and perform all work required for complete turnkey construction of six duplexes, and all associated work as specified in and shown in detail in the contract documents. **Bids will be received until 3:00 p.m., local prevailing time, on August 5, 2026, at Beyond Housing, Training Room, 120 Hope Lane, Bristol, VA 24201, and then at said office publicly opened and read aloud.**

This Invitation for Bids is publicly available and has been distributed electronically to prospective bidders, posted on Beyond Housing's website at www.beyondhsg.com, and listed on Housing Agency Marketplace (www.housingagencymarketplace.com) for national distribution. Parties who obtained documents from any other source are responsible for confirming receipt of all Addenda.

The Bidder shall furnish all labor and materials including, but not limited to, all construction materials, miscellaneous materials, superintendence, labor, permits, equipment, transportation, and shall execute, construct, and finish the Project, in an expeditious, substantial and professional workmanlike manner to the satisfaction and acceptance of Beyond Housing.

A pre-bid conference will be held on **July 22, 2026, at 2:00 p.m.** Prospective bidders will meet the Owner and the Architect at Beyond Housing, Training Room, 120 Hope Lane, Bristol, Virginia.

The CONTRACT DOCUMENTS consisting of the Instructions to Bidders, Bid Form, Form of Contract, Plan, Specifications, Forms of Bid Bond, Performance and Payment Bond, Addenda, and other contract documents may be examined at the following locations:

Beyond Housing, 120 Hope Lane, Bristol, Virginia;

Copies of the CONTRACT DOCUMENTS may be obtained beginning June 24, 2026, at Beyond Housing, 120 Hope Lane, Bristol, Virginia 24201, upon payment of \$50.00, plus shipping, if applicable, for each set. Any BIDDER, upon returning the CONTRACT DOCUMENTS within 15 days of Bid Opening, in good condition, will be refunded their deposit.

Comments on specifications or other provisions in this Invitation to Bid may be submitted in writing by **4:00 p.m., July 29, 2026**, to Rich Pannell, Development Director, Beyond Housing, 120 Hope Lane, Bristol, Virginia 24201, Fax: (276) 642-2006 or email: rpannell@beyondhsg.com. Sender is responsible for confirming that the email was received by BH.

BIDDERS are required under Chapter 11, Title 54.1, Code of Virginia, to show evidence of registration with the Virginia State Registration Board for Contractors, before the BID may be received and considered. Contractors and subcontractors must be registered Class A, Class B, or Class C depending on the value of the work to be performed. Each BIDDER shall place on the outside of the envelope containing his Bid and in his Bid over his signature the following statement "Registered Virginia Contractor No. ___, Classification/Specialty Code ___".

The BIDDER and its SUB-CONTRACTORS must comply with all applicable federal nondiscrimination and equal employment opportunity requirements, including Title VI of the Civil

Rights Act of 1964 (42 U.S.C. § 2000d et seq.), Section 109 of the Housing and Community Development Act of 1974 (42 U.S.C. § 5309), the Fair Housing Act (42 U.S.C. § 3601 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), the Age Discrimination Act of 1975 (42 U.S.C. § 6101 et seq.), and the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.). Bidders must certify that they will not discriminate against any employee or applicant for employment, or against any person participating in or benefitting from the project, on the basis of race, color, religion, sex, national origin, age, disability, or familial status, and that they do not and will not maintain or provide for their employees any segregated facilities on any prohibited basis.

A completed form HUD-5369-A, Representations, Certifications, and Other Statements of Bidders, Contractor's Qualification Statement (AIA A305), a Non-Collusive Affidavit, a Certificate as to Corporate Principal, a Contractor's Economic Opportunities Plan, a Certification regarding Debarment, Suspension and Other Responsibility Matters, a Certification regarding Lobbying, a Section 3 Business Self-Certification Form, a Workers' Compensation Certificate of Coverage (DGS-30-076), Equal Employment Opportunity and Bid Security in the amount of five percent (5%) of the Bid shall be submitted with the Bid. The successful bidder shall be required to furnish Payment and Performance Bonds, each equal to 100% of the value of the contract. Prior to award, the apparent low bidder shall be actively registered in the System for Award Management (SAM.gov) with a valid Unique Entity ID (UEI), and shall not appear on the SAM exclusions list.

The work to be performed under this contract is on a project assisted under a program with direct financial assistance from the United States Department of Housing and Urban Development and is subject to the requirements of the Section 3 clause of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u and 24 CFR Part 75. The parties of this contract will comply with the provisions of said Section 3 clause and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in Title 24 of the Code of Federal Regulations. Compliance with the provisions for Equal Employment Opportunity and with the Davis-Bacon wage decision is required on this project.

Bidders should be advised that, prior to award of any contract, Beyond Housing reserves the right to conduct a pre-award survey for the purpose of determining the bidder's responsibility and capacity to perform the contract. This survey may include review of subcontracting agreements, financial capacity, and quality of work performed on other contracts.

Beyond Housing reserves the right to reject any or all bids and to waive any informality in bids received whenever such rejection or waiver is in the best interest of Beyond Housing.

Beyond Housing
Lisa R. Porter Executive Director