

ADDENDUM NO. 1

INVITATION TO BID – DEMOLITION SERVICES

ITB No.: 1002



Original ITB Issue Date: January 28, 2026

Addendum Issue Date: February 23, 2026

Bid Due Date: February 27, 2026 – 3:00 PM EST

Hendersonville Affordable Housing Corporation (HAHC)

203 N Justice Street

Hendersonville, NC 28793

ADDENDUM PURPOSE

This Addendum forms a part of the Contract Documents and modifies the original Invitation to Bid (ITB) No. 1002 – Demolition Services.

This Addendum provides responses to bidder questions and additional project information.

QUESTIONS AND RESPONSES

Question 1 – Asbestos Evaluation Process

HAHC is requesting an evaluation of asbestos-containing materials as part of the project scope.

Response:

The asbestos evaluation shall be included within the bidder's overall proposal. A separate line item is not required unless the bidder chooses to identify it for internal pricing clarity. Any testing, reporting, or coordination required to complete the evaluation shall be included in the bid price.

Question 2 – Site Visit Notice Requirements

Response:

Site visits will be coordinated in advance with HAHC to ensure access and availability. Site visits will be scheduled with not less than twenty-four (24) hours' notice, Monday through Thursday.

Question 3 – Water Line Requirements

Response:

The Contractor shall cap water and sewer lines at the meter and comply with all permit requirements.

Question 4 – Cost Estimate or Project Budget

Response:

HAHC does not have a cost estimate or budget range available for release. Bidders shall develop their pricing independently based on the information provided in the ITB.

Question 5 – Record of Bid Document Recipients and Addenda Distribution

Response:

HAHC will maintain a list of firms that have obtained the bid documents. Addenda will be distributed to those firms and will also be posted after the question period is closed.

Question 6 – Are slabs included in the scope?

Response:

Yes. Slabs are included within the project scope.

Question 7 – What is the typical thickness of the slabs?

Response:

The exact slab depth is unknown but is considered typical for buildings of that age.

Question 8 – Are footings included in the scope?

Response:

At this stage, it is unclear whether footings are included within the scope.

Question 9 – What are the typical footing dimensions?

Response:

Footing dimensions are not currently available.

Question 10 – Are any roads, curbs, or sidewalks included in the scope?

Response:

No. Roads, curbs, or sidewalks are not included in the current project scope.

Question 11 – Are there any gas services connected to the buildings?

Response:

Yes. Gas services are connected to certain buildings within the project area.

Question 12 – Permitting Requirements

Please confirm whether a land disturbance, mass grading, or DEQ permit will be required and identify the responsible party.

Response:

The Contractor shall be responsible for identifying, obtaining, and paying for all required permits, including any land disturbance, grading, or environmental permits.

Question 13 – Engineering and Permit Support

If permits are required, please clarify responsibility for drawings and engineering services.

Response:

The Contractor shall provide and coordinate any required civil drawings, engineering, or other professional services needed for permitting. All associated costs shall be included in the bid.

Question 14 – Asbestos Survey and Abatement Responsibility

Please confirm responsibility for asbestos activities.

Response:

The Contractor shall be responsible for asbestos survey, testing, and reporting.

Asbestos abatement is excluded unless authorized by HAHC and will be handled through a separate contract or change order.

Abatement costs shall not be included in the base bid.

Question 15 – Number of Structures and Prior Asbestos Reports

Response:

Asbestos surveys are anticipated for all forty-nine (49) structures.

No prior asbestos reports are available.

Question 16 – Temporary Fencing Responsibility

Response:

Temporary fencing and site protection shall be provided, maintained, and removed by the Contractor as required.

Question 17 – Project Start Date

Response:

The start date will be established upon contract award and issuance of the Notice to Proceed.

Question 18 – Project Duration

Response:

The Contractor shall propose a completion schedule. Final duration will be coordinated with HAHC.

Question 19 – Work Hour Restrictions

Response:

Work hours shall comply with applicable local regulations.

ADDITIONAL PROJECT INFORMATION

Roof Dimensions – Robinson Terrace Units

Unit Address	Unit #	Bedroom Size	Interior Sq Ft	Roof Sq Ft	Pitch
1106 Robinson Terrace	284	2	789	3239	4:12
1108 Robinson Terrace	285	1	638	—	—
1110 Robinson Terrace	286	1	638	—	—
1008 Robinson Terrace	279	2	789	2964	4:12

Unit Address	Unit #	Bedroom Size	Interior Sq Ft	Roof Sq Ft	Pitch
1010 Robinson Terrace	280	2	789	—	—
1012 Robinson Terrace	281	2	789	—	—
1112 Robinson Terrace	287	2	811	4324	4:12
1114 Robinson Terrace	288	3	973	—	—
1116 Robinson Terrace	289	3	973	—	—
1118 Robinson Terrace	290	2	811	—	—
1120 Robinson Terrace	291	2	795	4324	4:12
1122 Robinson Terrace	292	2	795	—	—
1124 Robinson Terrace	293	2	795	—	—
1126 Robinson Terrace	294	2	795	—	—
1102 Robinson Terrace	282	3	973	2520	4:12
1104 Robinson Terrace	283	3	973	—	—
1128 Robinson Terrace	295	3	973	2358	4:12
1130 Robinson Terrace	296	3	973	—	—

Total Buildings: 6

Total Interior Sq Ft: 15,072

Total Roof Sq Ft: 19,729

Roof Dimensions – Lincoln Circle Units

Unit Address	Unit #	Bedroom Size	Interior Sq Ft	Roof Sq Ft	Pitch
1508 Lincoln Circle	CC	Community Center	1100	1440	4:12
1510 Lincoln Circle	203	2	812	2260.5	4:12

Unit Address	Unit #	Bedroom Size	Interior Sq Ft	Roof Sq Ft	Pitch
1512 Lincoln Circle	204	2	812	—	—
1514 Lincoln Circle	205	2	812	2260.5	4:12
1516 Lincoln Circle	206	2	812	—	—
1518 Lincoln Circle	207	2	812	2260.5	4:12
1520 Lincoln Circle	208	2	812	—	—
1522 Lincoln Circle	209	3	1022	2706	4:12
1524 Lincoln Circle	210	3	1022	—	—
1526 Lincoln Circle	227	3	1022	2706	4:12
1528 Lincoln Circle	228	3	1022	—	—
1530 Lincoln Circle	229	3	1022	2706	4:12
1532 Lincoln Circle	230	3	1022	—	—
1534 Lincoln Circle	231	3	1022	2706	4:12
1536 Lincoln Circle	232	3	1022	—	—
1538 Lincoln Circle	233	3	1022	2706	4:12
1540 Lincoln Circle	234	3	1022	—	—
1511 Lincoln Circle	219	3	1311	1749	4:12
1513 Lincoln Circle	220	3	1022	2706	4:12
1515 Lincoln Circle	221	3	1022	—	—
1517 Lincoln Circle	222	3	1022	2706	4:12
1519 Lincoln Circle	223	3	1022	—	—
1521 Lincoln Circle	224	2	812	2260.5	4:12
1523 Lincoln Circle	225	2	812	—	—

Unit Address	Unit #	Bedroom Size	Interior Sq Ft	Roof Sq Ft	Pitch
1525 Lincoln Circle	226	4	1311	1749	4:12
1527 Lincoln Circle	211	2	812	2260.5	4:12
1529 Lincoln Circle	212	2	812	—	—
1531 Lincoln Circle	213	2	812	2260.5	4:12
1533 Lincoln Circle	214	2	812	—	—
1535 Lincoln Circle	215	3	1311	2260.5	4:12
1537 Lincoln Circle	216	3	1311	2260.5	4:12

Total Buildings: 18

Total Interior Sq Ft: 30,396

Total Roof Sq Ft: 41,964

Hendersonville Affordable Housing Corporation

Connie Stewart
Executive Director