

SECTION 1: PROJECT OVERVIEW

Summary

The Town of Landis, hereafter referred to as the “Town”, is accepting Proposals from contractor/construction vendors or a team of vendors for an upcoming project at The Landis Pool. Qualified vendor(s) will be able to provide the following services/needs for this project.

- Identify and repair any cracks or other related issues that could cause water leaks.
- Prep/Plaster (>840 SF)- cut and chip fittings, cut and chip waterline tile, remove hollow plaster, address/ treat stains, clean pool, install multicoat scratch kote
- Waterline Tile Replacement- remove existing waterline tiles, install standard 6x6 tile of customer’s choice, grout above the new tile, and caulk to complete the project.
- Remove existing Transition Line- Install 2x2 blue tile all around the pool, including around the steps, seal expansion joints, and install trim tile
- Extend all returns and install all new fittings and main drains
- New Plaster for walls and floor with a Bluestone Marquis Quartz Finish
- Must Include Warranty information and details on all work and products

Section 2: Proposal

Vendors are required to submit a proposal that presents the vendor’s qualifications and understanding of the work to be performed. Before submitting a proposal in response to this request, a walkthrough of the existing pool site is optional. A walkthrough tour will be held on *July 30, 2025, at 10 am, located at 301 W Rice Street, Landis, NC 28088*

Proposals must be clearly marked “Landis Pool Resurfacing Project” and submitted no later than *August 13, 2025, before 2:00 pm EST*. Proposals must be mailed, emailed, or hand-delivered to:

Attention: Michael Ambrose, Landis Town Manager
312 N. Main St. Landis, NC 28088 / townmanager@townoflandisnc.gov

No submissions or supporting documents will be accepted after this deadline. The Town of Landis assumes no responsibility or liability for costs incurred by the responsive vendor in submitting this proposal. Vendors accept all risks for late delivery of the Proposal Package regardless of fault.

IMPORTANT NOTE: All employees of the selected contractor will be required to submit to a background check prior to working on site.

Proposal Content

1. Proposal Form & Signature Page:

The proposal form and signature page must be completed and signed by an individual authorized to bind the vendor. All proposals submitted without such proposal form and signature page may be deemed non-responsive.

2. References:

Proposals shall include a list of three (3) references, including name, address, phone number, and contact person. The Town reserves the right to contact references other than, and/or in addition to, those furnished by a vendor.

3. Company Narrative:

Provide information regarding your experience level, years of operation, etc.

4. Property/Liability and Worker's Compensation Certification

5. Independent Contractor Statement

6. E-Verify Affidavit

SECTION 3: RFP TIMELINE

This is the Town's best estimate of the timeline that will be followed:

Pool Site Walkthrough (Required)..... *July 30, 2025, at 10 am*

Closing date to submit application..... *August 13, 2025, before 2 pm*

Present to the Town Council..... *September 15, 2025, at 6 pm*

Vendor notification & contract negotiation..... *September 18, 2025*

SECTION 4: OTHER PROCEDURAL INFORMATION

4.1 Other Procedures and Conditions

The Town reserves the sole discretion and right to reject any and all responses received with respect to the RFP and to cancel the RFP process at any time prior to entering into a formal agreement. The Town further reserves the right to request additional information or clarification of information provided in any response. The Town also reserves the right, but is under no obligation, to waive technicalities and informalities. The Town shall make the award as deemed in its best interest. A response to this RFP should not be construed as a contract, nor indicate a commitment of any kind.

4.2 Public Records

Upon receipt by the Town, your Bid Package is considered a public record except for material that qualifies as "Trade Secret" information under North Carolina General

Statute §66-152 et seq. Your Bid Package will be reviewed by Town staff, as well as members of the general public who may submit public record requests. To properly designate material as a trade secret under these circumstances, each firm must take the following precautions: (a) any trade secrets submitted by a firm should be submitted in a separate document marked "Trade Secret -Confidential and Proprietary Information - Do Not Disclose Except for the Purpose of Evaluating this Bid Package," and (b) the same trade secret/confidentiality designation should be stamped on each page of the trade secret materials contained in the document.

In submitting a Bid Package, each firm agrees that the Town may reveal any trade secret materials contained in such response to all staff involved in the evaluation process and to any outside consultant or other third parties who are hired to assist in the evaluation process. Furthermore, each firm agrees to indemnify and hold harmless the Town and each of its officers, employees, and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material that the firm has designated as a trade secret. Any firm that designates its entire Bid Package as a trade secret may be disqualified from the evaluation process.

SECTION 5: Minority Business Enterprises

The Town of Landis is committed to using Minority Business Enterprises (MBE) for professional services and other Town contracts. Vendor and teams demonstrating a commitment to assist the Town in attaining this goal by being or including qualified MBE firms will be given priority consideration in the evaluation process.

For purposes of this section, the term minority refers to a person who is a citizen or lawful permanent resident of the United States and who is:

- Black, that is, a person having origins in any of the black racial groups in Africa;
- Hispanic, that is, a person of Spanish or Portuguese culture with origins in Mexico, South; Central America, or the Caribbean Islands, regardless of race;
- Asian American, that is, a person having origins in any of the original peoples of the Far East, Southeast Asia, and Asia, the Indian subcontinent, the Pacific Islands;
- American Indian, that is, a person having origins in any of the original peoples of North America; or
- Female

In order to qualify as a Minority Business Enterprise, a vendor must have a majority ownership of minority partners and must:

- Be a NC Department of Administration certified Historically Underutilized Business;

OR
- Be a NC Department of Transportation certified Disadvantaged Business Enterprise;

OR
- Seek approval as a qualified MBE at least two (2) weeks prior to the due date of the responsive submittal to the associated procurement process.

Vendors or team member vendor that are qualified MBEs need to complete and return the attachment with the submittal documents for this project. Evaluation committee members will be given guidance on scoring MBE participation rate based on the role of the MBE vendor (prime or sub), the number of MBE vendor(s) on the team, and the experience of the team members working with the MBE vendor(s) proposed.

PROPOSAL ATTACHMENTS

Landis Pool Resurfacing Proposal Form & Signature Page

It is the intent of the Town to accept the lowest responsible/responsive proposal. The selected proposal will be the most advantageous regarding price, quality of service, vendor qualifications and capabilities to provide the specified service, and other factors which the Town may consider. The Town reserves the right to accept or reject any or all proposals and to waive irregularities therein.

The undersigned hereby submits the following proposal for the cost of Contractor/Construction services as described within this Request for Proposal document:

Business Name: Hillman Design Build

Representative Name/Title: Thomas Peterson/Owner

Address: 6912 Montgomery Road, Clover SC 29710

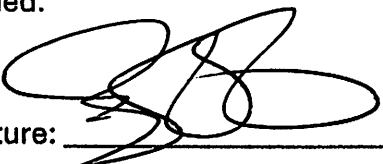
Office Phone: 7045178729 Cell Phone: Same

Website: www.hillmandesignbuild.com Email: thomas@hillmandesignbuild.com

Material Costs	Labor Costs	Other / Note
See Cost Detail Sheets		

Total Cost: \$150493.75

Payment will be made to the contractor within 30 days of receiving the monthly invoice. The invoice shall include date(s) of service and amount for each date. Special services provided will be billed via a separate invoice and described by the service provided and the date it was provided.

Authorized Signature: _____

Date: 8/13/25

Proposal References

Please list three (3) client references. The Town reserves the right to contact references other than, and/or in addition to, those being furnished below.

Business Name: Rescue Construction Solutions
Address: 2606 Pheonix Drive #500 Greensboro NC 27406
Contact Name: Chris Edwards Phone: 3365164059
Business Relationship: Customer- Multi Family Projects

Business Name: ICE-Infrastructure Consulting and Engineering
Address: 110 Midlands Court, West Columbia SC 29169
Contact Name: Bob Anderson Phone: 8033150720
Business Relationship: Architect for Fairfield County Fire Station

Business Name: The Grand
Address: 5800 Campbell Road, York SC 29745
Contact Name: Steve Szasz Phone: 8036199218
Business Relationship: Business Owner-Wedding Venue UpFit

Company Narrative

Company Name: Hillman Design Build

Number of Employees: 7 Years of Operation: 5

Current Clients: Multiple Clients

Please include a brief narrative in the space below to include any additional information you wish to share that may assist us in choosing the best vendor for our needs:

See the Details Sheet We are a small business that focus's on customer relationships :

Property/Liability and Workers' Compensation Certification

The selected vendor must provide a Certificate of Insurance including workers' compensation coverage naming the Town as an additional insured with the minimum insurance requirements of \$1,000,000.

- I understand that, if my proposal is selected, I will be required to provide a Certificate of Insurance with a minimum coverage of \$1,000,000 naming the Town of Landis as an additional insured.
- I hereby certify that I have and will maintain in full force and effect a policy of Workers Compensation Insurance in compliance with the Laws of the State of North Carolina with the following insurance company:

Insurance Company Name: Harford Mutual

Agent's Name, Address, Telephone: Dean Holler, 130 Ben Casey Drive, Fort Mill SC 29708

Policy Number: MP108758110 Effective Date: 09/01/2025⁶

Proposal for the Independent Contractor Statement

It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the Contractor as the agent, representative, or employee of the Town for any purpose or in any manner whatsoever. The Contractor is to be and shall remain an independent contractor with respect to all services performed.

The Contractor represents that it has, or will secure at its own expense, all personnel required in performing services. Any and all personnel of the Contractor or other persons, while engaged in the performance of any work or services required, shall have no contractual relationship with the Town, shall not be considered employees of the Town and any and all claims that may or might arise under the Unemployment Compensation Act or the Workers' Compensation Act of the State of North Carolina on behalf of said personnel arising out of employment or alleged employment including, without limitations, claims of discrimination against the Contractor, its officers, agents, contractors or employees, shall in no way be the responsibility of the Town; and the Contractor shall defend, indemnify and hold the Town, its officers, agents and employees harmless from any and all such claims irrespective of any pertinent tribunal, agency, board, commission or court. Such personnel or other persons shall neither require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the Town, including, without limitation, tenure rights, medical and hospital care, sick and vacation leave, Workers' Compensation, Unemployment Insurance, disability, or severance pay.

Company/Individual Name: Hillman Design Build

Official Address: 6912 Montgomery Road, Clover SC 29710

Signature & Title:  Barry Peterson / OWNER

Date: 8/13/25

Certification Regarding Lobbying

The undersigned Firm certifies, to the best of his or her knowledge and belief, that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal Contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal Contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal Contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, et seq.)]

The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including Sub-contracts, sub-grants, and Contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. § 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure

Signature of Firm's Authorized Official: _____

Name and Title of Firm's Authorized Official: Thomas Peterson Owner

Date: 8/13/25

Note: This form may be signed electronically. All firms proposed for the contract must sign and return this form as part of the solicitation response.

Intent to Perform as a Minority Business Enterprise Firm or Sub-firm

All Minority Business Enterprises (MBE) proposed for the following solicitation must fill out this portion of the form.

Firm is proposed as: Prime firm: _____ Sub-firm: _____

Is the firm a NC Department of Administration certified Historically Underutilized Business?

Yes: _____ No: X _____

Is the firm a NC Department of Transportation certified Disadvantaged Business Enterprise?

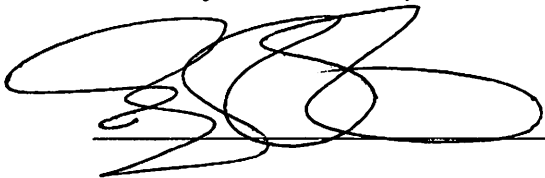
Yes: _____ No: X _____

If the answer is no to both questions above, is the firm an approved Minority Business Enterprise by the Town of Landis?

Yes: _____ N/A (firm is qualified under one of the two methods above): X _____

Legal name of the firm and physical address: Hillman Design Build
6912 Montgomery Road, Clover SC 29710

As a duly authorized representative, I certify the above information is accurate.



Signature of Firm's Authorized Official

Thomas Peterson

Printed Name and Title of Firm's Authorized Official

8/13/25

Date

Landis Pool Resurfacing:

Price Breakdown:

	Qty	Price/Unit	Total
1 Mobilization	1	\$ 7,500.00	\$ 7,500.00
2 Drain and Leak Detection	1	\$ 2,650.00	\$ 2,650.00
3 New Waterline Tile	1	\$25,750.00	\$ 25,750.00
4 Coping	1	\$ 8,600.00	\$ 8,600.00
5 Resurface Pool Diamond Brite Blue Quartz	1	\$87,450.00	\$ 87,450.00
6 Chip Out	1	\$18,543.75	\$ 18,543.75
			\$150,493.75

Company narrative

We are a small business that focus's on customer relationships and delivering value. We have experienced growth in multifamily that resulted in establishing a relationship with commercial pool construction companies. We are familiar with public projects and have a good track record. We have offices in Charlotte and Columbia SC. Our relationships with civil and structural engineers has resulted in expansion to NC and GA.

LEAK DETECTION:

The following steps will be used to determine leak points and once identified, a quote to repair will be provided.

Upon Closing of pool for the season, do not fill any more water for 2 weeks and determine water loss.

Visually examine / dye test

Skimmer throats

Light niches

Return fittings

Expansion Joints

Drain Sumps

Hydrostatic Relief Valves

Pressure Test

Main Drain Lines

Skimmer Lines

Return Lines

Vacuum Lines

NEW WATERLINE TILE**MAIN POOL**

Remove and replace waterline tile

Remove existing waterline tile and dispose of debris

Examine bond beam to ensure new tile line will adhere properly. If integrity of beam will not allow for proper adhesion we will inform you to clarify a change order

Install new 6 x 6' frost proof waterline tile with depth markers every 25 feet to comply with code.

Install urethane caulk line between new tile and existing coping.

Price includes up to \$6.50 per square foot allowance for cost of tile. If Customer chooses a more expensive tile, the price will increase.

COPING TEXTURE (Not Replaced)

Install a textured and colored coping band around pool perimeter to control joint

Pressure wash surface to remove any loose areas

Repair any cracks in coping

Apply texture to control joint

Apply 2 coats of Multicoat Color Seal (suggest grey or white)

Replace broken deck depth tile as needed \$35 per tile

Warranty on Tile / Coping TC

If new waterline tile or Coping Texture & Color provided by Company does not function properly, Company will, at its option, repair or replace any item we supplied at no charge for a period of two (2) years from the date of installation.

Cracked tiles and tiles popping off of the pool wall as a result of pool deck movement are excluded from this warranty, unless Company has replaced deck or coping as part of this work.

POOL SURFACE CRACK REPAIR:

During site visit cracking in the existing pool surface was observed. Once pool is drained for renovation the cracks can be exposed to better determine the extent of the crack and remediation required.

The following steps will be followed upon draining the pool:

Remove plaster over all cracked areas to determine the extent of the crack (Surface or Structural)

If crack is hairline in concrete surface, grind out crack 2" deep, install epoxy filler, fiberglass mesh, hydraulic cement and Basecrete Waterproofing Sealer
If structural through the concrete base, use staple system to stabilize and reduce structural movement, and follow steps above.

Pricing determined by the extent of required repairs.

RE-SURFACE POOL:

MAIN POOL

Diamond Brite Blue Quartz

Scope of Work:

Company will provide all labor and material to pump out water and debris.

Saw cut and chip (approx. 1 ½") below existing tile line and around pool fittings and lights

Company will saw cut and chip (approx. 1 ½") along existing tile line, around light niches, water inlets and main drain and any other pool fittings.

Company will sound out the pool shell to find and remove hollow areas, and prepare surface for new plaster. Not to exceed 10% of pool bottom sq.ft.

Additional hollow spots or complete chip out if necessary will be performed as noted under "Chipout Clause"

Locate and remove any rusting rebar by chipping away affected plaster, removing any affected steel and treating remaining steel with water stopping cement as a base coat to ensure that rust will not bleed back through new surface.

Acid wash to etch existing surface to provide a bondable surface, and pressure wash to remove all loose materials and chemicals.

Install Permacoat bond coating to provide better adhesion of plaster to surface.

VGB Compliant Main Drain Covers will be replaced. *If main drain sumps do not comply with the new 2025 drain requirements a price will be provided to bring into compliance.*

Provide and install new and install Return Fittings and VGB Compliant equalizer covers

Install 2" x 2" contrasting color tile on step edge as required by code.

Company will resurface the pool shell using finish selected above. Surface will be applied to a smooth even finish a minimum of 3/8" to ½" thick.

The finish is to be smooth and white; however, plaster often has a variation of shades similar to the different shades in cumulus clouds.

This shading is normal and usually appears in a variegated pattern. For purposes of evaluating the new surface, inspections will be made under bright sunlight.

Shadows and cloudy days will always accentuate normal variations in the plaster surface due to the nature of this cement product.

Customer must keep area free from other workman, pets, and children. Water (sprinklers) must be turned OFF during application.

Company needs close access to pool when performing the work, including driveways and parking lots.

Company is not responsible for cracks to driveways, parking lots or any other surfaces, due to need of access to perform the work. Please remove any vehicles prior to crew arriving.

CHIP OUT POOL(S) if needed (Pool surface is 3,990 sf, walls 1,505 sf) (less 10% included in Prep above)

Chip out existing plaster from pools if required to expose a solid surface for new scratch coat and quartz surface to adhere to:

Company will saw cut and chip (approx. 1 ½") below existing tile line and around pool fitting and lights

Company will then chip out and remove old pool plaster. While most of the plaster will be removed, some plaster from the original plaster layer will remain adhered to the shell of the pool. Enough old plaster will be removed that the new plaster will be applied directly to the shell of the pool and no old layers of plaster will remain.

Company will remove chipped out plaster from Customer's property by way of a commercial construction dumpster, which will be onsite in the parking lot of Customer's pool during the time this work is performed.

Warranty on Surface:

If the newly applied surface delaminates, etches or cracks, Company will, at its option, repair or replace the affected plaster at no charge for a period of five (5) years from the date of installation on both products quoted above. Company shall have the right to repair only the area of failure.

All pool finishes are composed of natural materials that have certain inherent characteristics. The plaster is not warranted for evenness of color and may not be the exact shade anticipated. The shade and color may vary and fade over time. Normal mottling could occur across the surface resulting from differences in moisture content and/or rate of hydration within the matrix of the surface coating. The plaster may become streaked, blotchy, or have a mottled appearance over which the Company has no control. Normal variation is not considered a failure or defect, but is a normal characteristic of cementitious products. Check cracks and hairline cracks may be noticeable and may be quite pronounced with colored plaster. Due to temperature and humidity during plastering, light and/or dark streaks may appear in the plaster and may be more pronounced on a cloudy day or at night with the light on. These conditions are beyond the Company's control. Cracks, check cracking, minor surface checking caused by structural damage or from draining the pool are excluded from this warranty. Calcium build up, surface etching, or cracking due to improper maintenance are not covered.

If Company is not contracted to provide After Plaster Care, Customer must start pool up and maintain pool according to the *Swimming Pool Start Up* Procedures from the National Plasters Council, which are included in the contract. Failure to do so, shall void this warranty.

This warranty shall not cover damages to the plaster surface which are due to physical abuse or lack of proper water chemistry balancing or other chemical misuse.

The pool water must be tested and documented monthly by a reputable company. Monthly printed reports are required as documentation to initiate a warranty claim and failure to obtain monthly water chemistry records shall void this warranty, unless an uninterrupted contract(s) with Company for pool maintenance has been in effect from the date of plastering to the date of warranty claim. In such case, Customer shall have no responsibility to maintain water chemistry. Company shall not be held responsible for incidental and consequential costs, including but not limited to water replacement, chemicals, and loss of use of the pool.