



1/21/2026

ADDENDUM NO. 1:

TO: All prospective bidders

RE: Town of Canton
Armory Community Center Renovation
71 Penland Street, Canton, NC 28716
CGD|PBK Project No. 23029

The following attachments, changes or clarifications shall become part of the contract documents for the above referenced project.

Specifications:

A1-S1 **Section 000116: Re-Advertisement for Bids:**
See attachment. The Mandatory Pre-Bid Conference has been moved to 11 a.m. on Friday, January 30, 2026 at the Town of Canton Historic Armory, 71 Penland Street, Canton, NC 28716.

A1-S3 **Section 010100: Table of Contents:**
See attachment.

A1-S3 **Section 000116: Re-Bid: Invitation to Bid:**
See attachment. The Mandatory Pre-Bid Conference has been moved to 11 a.m. on Friday, January 30, 2026 at the Town of Canton Historic Armory, 71 Penland Street, Canton, NC 28716.

END OF ADDENDUM NO. 1

CRAIG GAULDEN DAVIS | PBK

A handwritten signature in blue ink, appearing to read "John D. Hansen".

John D. Hansen, AIA, LEED AP BD+C
jhansen@cgdarch.com

Enclosures as noted:

**RE-BID
TOWN OF CANTON
ARMORY COMMUNITY CENTER
RENOVATION**

**CONSTRUCTION DOCUMENTS
SPECIFICATIONS**

January 14, 2026

Re-Bid Addendum 1 – January 21, 2026

PROJECT OWNER:

**TOWN OF CANTON
85 Summer Street
Canton, NC 28716**

PROJECT CONSULTANTS:

**STRUCTURAL ENGINEER
FULLER GROUP, LLC
1350 Cleveland St.
Greenville, SC 29607**

**KITCHEN CONSULTANT
FOODESIGN ASSOCIATES
8303 University Executive Park Drive. St. 410
Charlotte, NC 28262**

**MEP/FP/SYSTEMS ENGINEERING
REECE NOLAND, & MCELRATH, INC.
390 Main Street
Canton, NC 28716**

**OWNER CONSULTANT
MCGILL ASSOCIATES, PA.
5400 Trinity Road, Suite 107
Raleigh, NC 27607**

**CRAIG
GAULDEN
DAVIS **

DESIGN OFFICE: 18 Washington Park, Greenville, SC 29601
Date of Issue: January 14, 2026; **January 21, 2026**
CGD | PBK Project Number: 23029.00

This page intentionally left blank

SECTION 00 01 16 – RE-ADVERTISEMENT FOR BIDS

RE-ADVERTISEMENT FOR BIDS TOWN OF CANTON ARMORY COMMUNITY CENTER RENOVATION

This is a re-advertisement for bids for the Town of Canton Armory Community Center. Sealed bids for the project entitled Town of Canton Armory Community Center Renovation will be received by the Town of Canton until 2:00 PM on Thursday, February 19, 2026. At said place and time, all Bids that have been duly received, will be publicly opened and read aloud. Mailed or delivered bids should be addressed to:

Town Manager: Lisa Stinnett
Canton Town Hall Boardroom
85 Summer Street
Canton, North Carolina 28716

A. No Submitted bid may be withdrawn after the scheduled closing time for receipt of bids for a period of sixty (60) days.

A Mandatory Pre-Bid Conference is scheduled for **Monday, January 28, 2026, Friday, January 30, 2026** at 11:00 AM at the Town of Canton Historic Armory, 71 Penland Street, Canton, NC 28716. Bids for the project will only be accepted by General Contractor Bidders in attendance at the Pre-Bid Conference. The sign-in list will be shared by addenda. Requests for information may be submitted until 5 p.m. (EDT) on Monday, February 9, 2026, to Kim Poole with Craig Gaulden Davis Architecture via eMail at kpoole@cgdarch.com.

Project Description: Renovation of a 20,000 SF 2-Story 1938 Historic Armory to enhance its resilience against future floods and disasters. Constructed with masonry, steel, and wood, the exterior scope will include replacing the roof, repairing masonry walls, replacing windows and doors, and adding new lighting. The 14,400 SF main level interior renovation will include new masonry walls, refurbished restrooms and kitchen, new resilient finishes, new fire sprinkler system, and new mechanical, electrical, and plumbing systems. The 5,600 SF upper level will mostly remain unchanged and left unoccupied for public use. New mechanical, electrical, and plumbing equipment will be located here with some modifications to infill discarded openings and add new utility access.

Drawings and specifications (Bid Documents) for the project were prepared by Craig Gaulden Davis | PBK, 19 Washington Park, Greenville, SC 29601 (tel. 864-242-0761). Digital copies of Bid Documents may be obtained by contacting Kim Poole via email at kpoole@cgdarch.com.

Each bid shall be accompanied with a cash deposit or certified check drawn on a bank or trust company insured by the FDIC or a Bid Bond prepared on the form of Bid Bond contained in the Bidding Documents or a Surety Company's standard form and properly executed by a corporate surety licensed under the laws of North Carolina to execute such bonds. The amount of the bid bond shall be equal to **five (5) percent** of the total of the bid. The bid deposit shall be retained by the Owner if the successful bidder fails to execute the contract or fails to provide the required bonds, as stated above, within ten (10) days after the proper notice of award of the contract.

Bidders must comply with the requirements of the State of North Carolina and be appropriately licensed as a Contractor as provided in General Statutes Chapter 87.

Neither the Owner nor the Architect/Engineer will be responsible for full or partial sets of Bidding Documents, including any Addenda, obtained from any source other than the Owner's representative, Craig, Gaulden Davis | PBK Architects. Each Bidder shall be responsible for the review of all addenda for the project and shall acknowledge the addenda on the bid form.

The Owner reserves the right to reject any and all Bids, to waive informalities, or to reject non-conforming, non-responsive, or conditional bids. The Owner reserves the right to award a

contract to the lowest, responsive, responsible bidder or bidders, taking into consideration quality, performance and time.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the Project shall apply to the contract throughout.

Each Bidder is responsible for inspecting the site and existing building, and for reading and being thoroughly familiar with the Bidding Documents. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation in respect to the Bid.

The Town of Canton has adopted a "Minority Business Participation Outreach Plan (MBPOP). The goal of the Town of Canton in adopting its Plan is for the expansion of participation by historically underutilized business (HUB) in construction projects as defined in GS 143 – 128.2 (g). Equal access and opportunity to participate in all aspects of construction projects shall be provided to HUB. It is the policy of the Town of Canton to award public building contracts without regard to race, religion, color, creed, national origin, sex, age or disabling condition. Each Bidder shall make a good faith effort and shall document such efforts to utilize minority businesses and comply with the Town of Canton plan.

Bidders must comply with the President's Executive Order No. 11246 as amended, which prohibits discrimination in employment regarding race, creed, color, sex or national origin. Bidders must comply with Title VI of the Civil Rights Act of 1964, the Davis-Bacon Act, the Anti-Kickback Act, the Contract Work Hours Standard Act, and 40 CFR 33.1016, and 40 CFR 60-4.

Lisa Stinnett – Town Manager
Town of Canton

Date:

END OF SECTION

SECTION 01 01 00 - Table of Contents

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

00 00 00	COVER PAGE (RE-BID ADD 1)
00 01 07.1	SEALS PAGE – ARCHITECT
00 01 07.2	SEALS PAGE – STRUCTURAL
00 01 07.3	SEALS PAGE MECHANICAL
00 01 07.4	SEALS PAGE – ELECTRICAL
00 01 16	ADVERTISEMENT FOR BIDS (RE-BID ADD 1)
00 10 00	TABLE OF CONTENTS (RE-BID ADD 1)
00 11 16	INVITATION TO BID (RE-BID ADD 1)
00 21 13	INSTRUCTIONS TO BIDDERS
00 31 26	EXISTING HAZARDOUS MATERIAL INFORMATION
00 42 13	PROPOSAL FORM
00 43 13	PROPOSAL BOND
00 52 00.0	AGREEMENT-GC'S OF THE CONTRACT
00 54 00.1	SUPPLEMENTARY CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
00 54 00	AWARD OF CONTRACT
00 61 13	PERFORMANCE BONDS
00 61 14	PAYMENT BOND

DIVISION 01 - GENERAL REQUIREMENTS

01 10 00	SUMMARY
01 20 00	PRICE AND PAYMENT PROCEDURES
01 21 00	ALLOWANCES
01 22 00	UNIT PRICES
01 23 00	ALTERNATES
01 26 00	CONTRACT MODIFICATION PROCEDURES
01 30 00	ADMINISTRATIVE REQUIREMENTS
01 40 00	QUALITY REQUIREMENTS
01 41 00	REGULATORY REQUIREMENTS
01 42 00	REFERENCES
01 42 16	DEFINITIONS
01 50 00	TEMPORARY FACILITIES AND CONTROLS
01 60 00.0	PRODUCT REQUIREMENTS
01 60 00.1	REQUEST FOR SUBSTITUTION FORM
01 60 00.2	CADD / BIM REQUEST
01 70 00	EXECUTION AND CLOSEOUT REQUIREMENTS

01 74 19 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
01 77 00 CLOSEOUT PROCEDURES
01 78 00 CLOSEOUT SUBMITTALS

DIVISION 02 - EXISTING CONDITIONS
02 41 19 SELECTIVE DEMOLITION

DIVISION 03 – CONCRETE
03 10 00 CONCRETE FLOOR REMOVAL AND REPLACEMENT
03 35 00 CONCRETE FLOOR FINISHING (SEALER)

DIVISION 04 – MASONRY
04 01 00 MAINTENANCE OF MASONRY (BEAM)
04 10 22 MASONRY INFILL (BEAM)
04 10 24 MASONRY REPAIR (BEAM)
04 20 00 UNIT MASONRY

DIVISION 05 – METALS
05 12 00 STRUCTURAL STEEL FRAMING (FULLER)
05 50 00 METAL FABRICATIONS (FULLER)

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
06 10 00 ROUGH CARPENTRY (BEAM)
06 41 16 PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS

DIVISION 07 - THERMAL AND MOISTURE PROTECTION
07 01 50.19 PREPARATION FOR RE-ROOFING (BEAM)
07 19 00 WATER REPELLENTS (BEAM)
07 54 00 THERMOPLASTIC MEMBRANE ROOFING (BEAM)
07 62 00 SHEET METAL FLASHING AND TRIM (BEAM)
07 72 00 ROOF ACCESSORIES
07 84 00 FIRESTOPPING
07 92 00 JOINT SEALANTS (BEAM)

DIVISION 08 – OPENINGS
08 11 13 HOLLOW METAL DOORS AND FRAMES
08 31 00 ACCESS DOORS AND PANELS
08 33 13 COILING COUNTER DOORS

08 36 16	SECTIONAL DOORS
08 41 13	ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
08 62 00	UNIT SKYLIGHTS
08 71 00	DOOR HARDWARE
08 80 00	GLAZING
08 80 20	SPANDREL INSULATED PANELS
08 91 25	HURRICANE OPENING PROTECTION

DIVISION 09 – FINISHES

09 05 61	COMMON WORK RESULTS FOR FLOORING PREPARATION
09 21 16	GYPSUM BOARD ASSEMBLIES
09 24 23	PORTLAND CEMENT STUCCO
09 30 00	TILING
09 51 00	ACOUSTICAL CEILINGS
09 65 00	RESILIENT FLOORING
09 65 66	RESILIENT ATHLETIC FLOORING
09 68 13	TILE CARPETING
09 91 13	EXTERIOR PAINTING
09 91 23	INTERIOR PAINTING

DIVISION 10 – SPECIALTIES

10 14 19	DIMENSIONAL LETTER SIGNAGE
10 14 23	PANEL SIGNAGE
10 21 13.19	PLASTIC TOILET COMPARTMENTS
10 28 00	TOILET, BATH, AND LAUNDRY ACCESSORIES
10 44 00	FIRE PROTECTION SPECIALTIES

DIVISION 11 – EQUIPMENT

11 40 00	FOOD SERVICE
11 49 00	GYMNASIUM EQUIPMENT

DIVISION 12 – FURNISHINGS

12 36 61	SOLID SURFACING COUNTER TOPS
----------	------------------------------

DIVISION 21 – FIRE PROTECTION

21 00 50	COMMON WORK RESULTS FOR FIRE PROTECTION
21 00 80	RECORD DOCS
21 1 00	PENETRATION FIRE STOPPING

21 05 48	VIBRATION AND SEISMIC CONTROLS FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT
21 10 00	WATER-BASED FIRE-SUPPRESSION SYSTEM

DIVISION 22 – PLUMBING

22 00 80	RECORD DOCS
22 01 00	PENETRATION FIRE STOPPING
22 05 00	COMMON WORK RESULTS FOR PLUMBING
00 05 13	COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIP
22 05 16	EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING
22 05 17	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING
22 05 19	METERS AND GAGES FOR PLUMBING PIPING
22 05 23	GENERAL-DUTY VALVES FOR PLUMBING PIPING
22 05 29	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIP
22 05 48	VIBRATION & SEISMIC CONTROLS - PLUMBING PIPING & EQUIP
22 05 53	IDENTIFICATION FOR PLUMBING AND EQUIPMENT
22 07 00	PLUMBING INSULATION
22 11 13	FACILITY WATER DISTRIBUTION PIPING
22 11 16	DOMESTIC WATER AND COMPRESSED AIR PIPING
22 11 17	GAS PIPING
22 11 19	DOMESTIC WATER PIPING SPECIALTIES
22 11 23	DOMESTIC WATER PUMPS
22 13 16	DRAIN, WASTE, AND VENT PIPING
22 13 19	SANITARY WSTE AND VENT PIPING
22 14 29	SUMP PUMPS
22 33 00	ELECTRIC DOMESTIC WATER HEATERS
22 24 00	PLUMBING FIXTURES
22 47 00	WATER COOLERS

DIVISION 23 – HVAC

23 00 00	GENERAL REQUIREMENTS FOR HVAC WORK
23 05 13	COMMON MOTOR REQUIREMENT FOR HVAC EQUIPMENT
23 05 17	SLEEVES AND SLEEVES SEALS FOR HVAC PIPING
23 05 18	ESCUTCHEONS FOR HVAC PIPING
23 05 29	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
23 05 48.13	VIBRATION CONTROLS FOR HVAC
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
23 05 93	TESTING, ADJUSTING AND BALANCING FOR HVAC
23 07 13	DUCT INSULATION

23 07 16	HVAC EQUIPMENT INSULATION
23 11 23	FACILITY NATURAL-GAS PIPING
23 23 00	REFRIGERANT PIPING
23 31 13	METAL DUCTS
23 33 00	AIR DUCT ACCESSORIES
23 33 46	FLEXIBLE DUCTS
23 34 13	AXIAL HVAC FANS
23 34 16	CENTRIFUGAL HVAC FANS
23 34 23	HVAC POWER VENTILATORS
23 37 13.13	AIR DIFFUSERS
23 37 13.23	REGISTERS AND GRILLES
23 41 00	PARTICULATE AIR FILTRATION
23 74 16.13	PACKAGED, LARGE-CAPACITY, ROOFTOP AIR-CONDITIONING UNITS
23 81 26	SPLIT-SYSTEM AIR-CONDITIONERS
23 82 39.19	WALL AND CEILING UNIT HEATERS

DIVISION 26 – ELECTRICAL

26 00 50	COMMON WORK RESULTS FOR ELECTRICAL
26 01 00	PENETRATION FIRE-STOPPING
26 05 19	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS & CABLES
26 05 26	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
26 05 33	RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS
26 05 48	VIBRATION AND SEISMIC CONTROLS FOR ELECTRICAL SYSTEMS
26 05 53	IDENTIFICATION FOR ELECTRICAL SYSTEMS
26 09 13	ELECTRICAL POWER MONITORING AND CONTROLS
26 09 23	LIGHTING CONTROL DEVICES
26 22 00	LOW-VOLTAGE TRANSFORMERS
26 24 16	PANELBOARDS
26 27 26	WIRING DEVICES
26 28 16	ENCLOSED SWITCHES AND CIRCUIT BREAKERS
26 43 13	TRANSIENT-VOLTAGE SUPPRESSION FOR LOW—VOLTAGE ELECTRICAL POWER CIRCUITS
26 51 00	INTERIOR LIGHTING

DIVISION 27 – COMMUNICATIONS

27 05 00 COMMON WORK RESULTS FOR COMMUNICATIONS
27 11 00 COMMUNICATIONS EQUIPMENT ROOM FITTING

DIVISION 28 – FURNISHINGS

28 31 11 DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM
28 48 00 EMERGENCY RESPONSE SYSTEM

DIVISION 31 – EARTHWORK

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 16 ASPHALT PAVING

DIVISION 31 – SITE UTILITIES

33 11 00 SITE POTABLE WATER UTILITIES

SECTION 00 11 16 - RE-BID: INVITATION TO BID

This is a re-advertisement for bids for the Town of Canton Armory Community Center. Sealed bids for the project entitled **Town of Canton Armory Community Center Renovation** will be received by the **Town of Canton** until **2:00 PM on Thursday, February 19, 2026**. At said place and time, all Bids that have been duly received, will be publicly opened and read aloud. Mailed or delivered bids should be addressed to:

Town Manager: Lisa Stinnett
Canton Town Hall Boardroom
85 Summer Street
Canton, North Carolina 28716

No Submitted bid may be withdrawn after the scheduled closing time for receipt of bids for a period of sixty (60) days.

A Mandatory Pre-Bid Conference is scheduled for **Monday, January 28, 2026, Friday, January 30, 2026, at 11:00 AM** at the Town of Canton Historic Armory, 71 Penland Street, Canton, NC 28716. Bids for the project will only be accepted by General Contractor Bidders in attendance at the Pre-Bid Conference. The sign-in list will be shared by addenda. Requests for information may be submitted until 5 p.m. (EDT) on **Monday February 9, 2026**, to Kim Poole with Craig Gaulden Davis Architecture via eMail at kpoole@cgdarch.com.

Project Description: Renovation of a 20,000 SF 2-Story 1938 Historic Armory to enhance its resilience against future floods and disasters. Constructed with masonry, steel, and wood, the exterior scope will include replacing the roof, repairing masonry walls, replacing windows and doors, and adding new lighting. The 14,400 SF main level interior renovation will include new masonry walls, refurbished restrooms and kitchen, new resilient finishes, new fire sprinkler system, and new mechanical, electrical, and plumbing systems. The 5,600 SF upper level will mostly remain unchanged and left unoccupied for public use. New mechanical, electrical, and plumbing equipment will be located here with some modifications to infill discarded openings and add new utility access.

Drawings and specifications (Bid Documents) for the project were prepared by Craig Gaulden Davis | PBK, 19 Washington Park, Greenville, SC 29601 (tel. 864-242-0761). Digital copies of Bid Documents may be obtained by contacting Kim Poole via email at kpoole@cgdarch.com.

Each bid shall be accompanied with a cash deposit or certified check drawn on a bank or trust company insured by the FDIC or a Bid Bond prepared on the form of Bid Bond contained in the Bidding Documents or a Surety Company's standard form and property executed by a corporate surety licensed under the laws of North Carolina to execute such bonds. The amount of the bid bond shall be equal to **five (5) percent** of the total of the bid. The bid deposit shall be retained by the Owner if the successful bidder fails to execute the contract or fails to provide the required bonds, as stated above, within ten (10) days after the proper notice of award of the contract.

Bidders must comply with the requirements of the State of North Carolina and be appropriately licensed as a Contractor as provided in General Statutes Chapter 87.

Neither the Owner nor the Architect/Engineer will be responsible for full or partial sets of Bidding Documents, including any Addenda, obtained from any source other than the Owner's representative, Craig, Gaulden Davis | PBK Architects. Each Bidder shall be responsible for the review of all addenda for the project and shall acknowledge the addenda on the bid form.

The Owner reserves the right to reject any and all Bids, to waive informalities, or to reject non-conforming, non-responsive, or conditional bids. The Owner reserves the right to award a

contract to the lowest, responsive, responsible bidder or bidders, taking into consideration quality, performance and time.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the Project shall apply to the contract throughout.

Each Bidder is responsible for inspecting the site and existing building, and for reading and being thoroughly familiar with the Bidding Documents. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation in respect to the Bid.

The Town of Canton has adopted a "Minority Business Participation Outreach Plan (MBPOP). The goal of the Town of Canton in adopting its Plan is for the expansion of participation by historically underutilized business (HUB) in construction projects as defined in GS 143 – 128.2 (g). Equal access and opportunity to participate in all aspects of construction projects shall be provided to HUB. It is the policy of the Town of Canton to award public building contracts without regard to race, religion, color, creed, national origin, sex, age or disabling condition. Each Bidder shall make a good faith effort and shall document such efforts to utilize minority businesses and comply with the Town of Canton plan.

Bidders must comply with the President's Executive Order No. 111246 as amended, which prohibits discrimination in employment regarding race, creed, color, sex or national origin. Bidders must comply with Title VI of the Civil Rights Act of 1964, the Davis-Bacon Act, the Anti-Kickback Act, the Contract Work Hours Standard Act, and 40 CFR 33.1016, and 40 CFR 60-4.

Lisa Stinnett – Town Manager
Town of Canton

Date:

END OF SECTION