



2/2/2026

ADDENDUM NO. 2:

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.

GENERAL:

A1-G1 **Mandatory Pre-Bid Conference Minutes:**
See attachment.

A1-G2 **Mandatory Pre-Bid Conference Attendee List:**
See attachment.

END OF ADDENDUM NO. 2

CRAIG GAULDEN DAVIS | PBK

Adam Berry, AIA
Associate Principal, Project Manager
aberry@cgdarch.com

Enclosures as noted:



PRE-BID MANDATORY CONFERENCE MINUTES

Meeting Date: January 30, 2026

Time: 11:00 AM

Attendees: See Attendee Attached Attendee List

Project: Town of Canton
Armory Community Center Renovation
71 Penland Street, Canton, NC 28716

Project #: 23029

Review the following:

- Introductions by John Hansen & Kevin Taterus with Craig Gaulden Davis | PBK and Sam Dunbar with the Town of Canton.
- Noted bid date as February 19, 2026 at 2 p.m. Bids must be received before or at 2 p.m. Bid Location will be at the Town of Canton – Town Hall at 85 Summer Street, Canton, NC 28716.
- Lump sum bids must be submitted using the Proposal Form in the Project Manual. All the documents required by project manual must be submitted to be qualified as a bidder.
- A Bid Bond is required of not less than five (5%) percent of the base bid. Submit per the project manual.
- Construction will commence following qualification of the low bidder, approval of the bid amount by the Town of Canton and finalizing the Owner Contractor Agreement per the construction documents. Onsite construction activities shall occur following finalizing the Owner Contractor Agreement.
- Per the Proposal Form, substantial completion is required no later than 1 year after receiving the notice to proceed unless the contract time is adjusted in accordance with the Owner Contractor Agreement.
- Contractor to review the construction documents on weather delays and the required documentation required to be submitted to the Architect for review and evaluation.
- Per the Project Manual, liquidated damages of the sum of Two Hundred Fifty Dollars (\$250.00) for each calendar day that exceeds the specified or adjusted contract time for Substantial Completion.
- Two (2) alternates shall be included on the Proposal Form as described in the Proposal Form and specification section 012300. Reviewed each alternate.
- Two (2) Unit Prices shall be included in the Proposal Form as described in the Proposal Form and specification section 012200. Reviewed each unit prices
- Four (4) Allowances shall be incorporated in the lump sum bid as described in the Allowance specification section 012100. Reviewed each allowance.
- Contractors must adhere to the Town's adopted "Minority Business Participation Outreach Plan" requiring contractors to comply with Title VI of the Civil Rights Act of 1964, the Davis Bacon Act, at the Anti-kickback Act, the Contract Work Hours Standard Act, and 40 CFR 33.106 and 40CFR 60-4. Reporting is not required with each pay application.

Pre-Bid Mandatory Conference Minutes

Town of Canton

Armory Community Center Renovation

Prepared by Craig Gaulden Davis | PBK

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01/30/2025

- Addendum No. 1 will be issued as soon as possible and will include the Pre-Bid Mandatory Conference Minutes and Attendee list. Bid questions are due to Kevin Taterus (Kevin.Taterus@pbk.com) by 5 p.m. on Monday, February 9, 2026.
- A geotechnical report has not been provided for the project and will not be provided.
- The contractor is to work with the Owner's Special Inspection contractor.
- General Contractors and Subcontractors may have access to the building. Please contact Sam Dunbar at 828-648-2363 / sdunbar@cantonnc.com to arrange visits.
- Substitutions may be submitted prior to bid. Bidders must submit the substitution request form in section 016000.1. All substitutions requests should be by 5 p.m. on Monday, February 9, 2026 to Kevin Taterus (Kevin.Taterus@pbk.com).
- If a conflict is discovered between the drawings and the specifications or within other contract documents, the Architect shall be notified for an interpretation. The response will be documented and issued in the form of addenda and issued to all bidders.
- Use of the site for construction, including parking and laydown areas, shall be coordinated with the Town following bidding.
- The owner will occupy areas outside the designated construction area during the entire construction period. The construction site and areas immediately outside the construction site shall be maintained orderly, clean, and safe.
- Temporary facilities shall be provided per specification section 015000. The Contractor may locate the construction office inside the building. The contractor is responsible for temporary power. Temporary water is available on the Town's neighboring site.
- Owner Architect Contractor (OAC) construction progress meetings will occur every other week. The meeting will be held by phone or virtually until construction commences on site. Once construction commences, the location of face-to-face meetings will be at or near the site.
- Use of the areas outside the construction site boundary for site access and construction activities shall be coordinated with the Owner throughout construction. Use of these areas may have day and time restrictions.
- Per Section 012000, the Schedule of Values shall be broken down to capture the material and labor values for building components associated with FEMA funding.
- The architect reviewed the construction documents with Haywood County building officials during design and incorporated all their comments. Haywood County will not review the construction documents for permitting until a contractor is identified.
- Questions raised by attendees will be answered in future addenda.
- The bid documents and the scope of work were summarized. A building tour was conducted to review the scope of each area.

End of Minutes

CRAIG GAULDEN DAVIS, INC.



John D. Hansen, AIA, LEED AP BD+C

jhansen@cgdarch.com

cc: All Attending



(Please Print)

MANDATORY
PRE-BID CONFERENCE ATTENDEES

TOWN OF CANTON – ARMORY COMMUNITY CENTER RENOVATION
01.30.2026 AT 11:00 AM



Name	Company	Phone No.	Email Address
Jordan White	Garanco Inc.	336-413-3594	jordan@garanco.com
Travis Higgins	Superior	828-768-9195	thiggins322@hotmail.com
Max Deholl	Modern Mountain Builders	828-989-1004	maxwell.d@modernmountainbuilders.com
Hal Stowers	ARS Construction Services	828-283-3220	halstowers@charter.net
Chris Lance	ARS Construction Services	828-734-1845	chrislancears@gmail.com
Davis Puckett	Hogan Construction	407-205-4148	dpuckett@hoganconstructiongroup.com
John Burgin	JBC	828-734-6521	jbargin05@me.com
Ed Clay	Clayton Construction	864-576-1901	jfine@claytonconstruction.net
Israel Lanning	John W. Abbott Construction	828-768-0365	ilanning@abbottconstruction.net
Ian Leightner	Harper General Contractors	828-782-1159	ian.leightner@harpergc.com
Jacob Benson	Harper General Contractors	828-319-0563	jbenson@harpergc.com
Matt Erdy	John W. Abbott Construction	828-768-0786	merdy@abbottconstruction.net
Elisah Ferguson	Black + ALM	828-500-1412	elisah@blackandalmconstruction.com
Oscar Sorcia	Benton Roofing	828-270-8102	oscars@bentonroofinginc.com