

ADDENDUM NUMBER ONE (1)
CATAWBA COUNTY
BLACKBURN RESOURCE RECOVERY FACILITY OPERATOR'S BUILDING
PROJECT NO. 26.00701

This Addendum Number One (1) is issued this the 14th day of October 2026, to all parties who hold a set of Bid Documents for the project entitled: **“BLACKBURN RESOURCE RECOVERY FACILITY OPERATOR'S BUILDING”**. This Addendum Number One (1) shall become part of the Contract Documents and its receipt acknowledged on the bid documents at the time of bidding.

The following additions, revisions, and/or clarifications shall be made to the Contract Documents:

Pre-Bid Meeting Minutes:

1. Attached please find the Pre-Bid Meeting Minutes from October 8, 2026, at 10:00 AM together with the attendance sheet for all parties present at the meeting.

Bid Documents:

1. Drawings: The below information includes changes, revisions, and updates to the drawings from the original bid set. Please replace the following sheets.
 - a. *Sheet A110*: Revisions made to gutter system and attic insulation types.
 - b. *Sheet A201*: Revisions to gutter system.
 - c. *Sheet A301*: Revisions made to attic insulation type.
 - d. *Sheet A310*: Revisions to gutter system and inclusion of ice and water shield.

Questions

1. Questions received prior to and at the on-site pre-bid meeting were addressed at said meeting on October 8, 2026. The questions and answers discussed during the meeting as well as follow up to those questions have been included in this addendum via the minutes attached.

This Addendum Number One (1) is issued this the 14th day of October 2026.



McGILL ASSOCIATES, P.A.
CONSULTING ENGINEERS
ASHEVILLE, NORTH CAROLINA
26.00701



END OF ADDENDUM NO. 1

**Catawba County
Blackburn Resource Recovery Facility Operator's Building
Pre-Bid Meeting**

October 8, 2026, at 10:00 A.M.

Meeting Minutes

- Introductions and Sign-In –
- Minutes of this meeting will be issued as an addendum and will become part of the contract documents. As stated in the Instructions to Bidders, oral statements made today may not be relied upon and will not be binding or legally effective.
- Bid Opening Date
October 22, 2026, at 3:00 pm
2nd Floor Meeting Room, Government Center
25 Government Drive
Newton, NC 28658
- Permits and Approvals
County Building and Planning (submitted, to be acquired)
- Review of Bid Documents

Contract Time (210 days to Substantial Completion, 240 days to Final Completion)

Liquidated Damages - \$500 per day

Bid Form/Measurement and Payment

- Addenda and Questions:

Direct to Scott Burwell (Scott.burwell@Mcgillassociates.com) and Cyndi Sherwood (Cyndi.sherwood@mcgillassociates.com)

Sealed bids may be **mailed to the Owner or delivered to the Owner** if Bidders are unable to attend bid opening. Please make sure sealed bids are clearly labeled in accordance with the Instructions to Bidders.

All questions should be submitted in writing in accordance with the Instructions to Bidders. Project questions must be submitted in writing no later than 5:00 pm October 15, 2026. Questions submitted after that time may not be answered. Responses will be issued via addendum through the Quest CDN site and distributed to attendees to this meeting for use by prospective bidders.

- Additional Items of Note:
 - *Bid Documents* – In order to more readily receive communications and addenda on the project, we ask that you register with Quest and download the bid documents at no cost to you. (www.questcdn.com, Quest ID: 10385959). Hard copies can be requested with a returnable deposit.
 - *Site Visits* – Contractors and subs wishing to tour the proposed project site should contact the County to set up an appointment. Contractors are welcome to verify existing conditions of the site prior to bidding.
 - Name: Daniel Isenhour
 - Phone/Email: 828-234-4522/disenhour@catawbacountync.gov
 - *Site Operations* – The landfill is open 8am-4pm, Mon-Fri, and 8am-11:30am, Sat. Construction on the project will need to commence in such a way as to not impact site operations. Road running through project location will be closed but access to shops nearby will need to be maintained.
- Owner Comments:
 - Demolition material disposal – All demolition material will be the responsibility of the Contractor including disposal. Waste material should be taken across the scales on site and paid for by the contractor. Clean asphalt, concrete, and dirt, however, can be recycled or otherwise used by the County at no charge.
 - Contractor access to site – Padlock to the front gate will be provided to the Contractor upon project commencement. There will be no work restrictions placed on the project at this time.
 - Areas available for laydown and staging – The County has designated an area for laydown and staging. Parking for the Contractor employees will be on site but not in the main office parking area. Preferably, parking will occur along the roadside to the southwest of the project location or as directed by Daniel Isenhour.
- Contractor Questions:
 - *Will this project require minority business documentation?*

Page 25 of the bid package included a hanging document titled "Participation by Minority Businesses." This page can be disregarded as documentation of minority businesses is no longer required by the State.
 - *Will there be any work within the right-of-way?*

No work will be required to be performed within the right-of-way for Rocky Ford Road to the north of the project site.

- *Can clarification be provided on Article 25 - Prequalification of Equipment Suppliers?*

Article 25 within the Instruction to Bidders states, "Certain equipment on this project may require the prequalification of manufacturers prior to the receipt of bids." For this current project, no equipment will be required to be prequalified.

- *A101, Note 3 states, "ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES. ALL WORK SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES." What work will require a journeymen license? (Masters)*

All work is to be completed by qualified, appropriate trades to ensure a standard of compliant, quality work. This includes work that is required to be completed, at a minimum, by certified journeymen.

- *Could standard commercial gutters be substituted for the 8" round design?*

6" Commercial box gutters are acceptable. Please see revisions to sheets A110, A201 & A310.

- *Will 100% compaction be required for the full 2' of subgrade?*

Yes. The 2' of subgrade requires compaction to 100% of standard proctor. Refer to Specification 312000 – Earth Moving Section 3.16 for more information.

- *Will construction testing be paid for by the Contractor or Owner?*

Construction Materials Testing will be paid for by the Owner and separately contracted.

- *Can clarification be provided on LP-1 and service whether they are rated NEMA 1 or 3R?*

The exterior service entrance, the Main Enclosed Circuit Breaker (MCB-1), will be rated NEMA 3R. LP-1 located within the mechanical room will be rated NEMA 1. Both panels will be surface mounted.

- *Is it an option to propose a pre-engineered structure instead of the designed conventionally-built structure?*

The design team explored the option of a pre-engineered structure. Due to the square footage of the proposed building, however, a pre-engineered structure would not have provided a significant benefit over a conventionally-built structure. The project should be bid on the designs provided.

- *Can a list of manufacturers be provided for the proposed vent caps?*

Vented ridge caps to be provided by the metal roofing manufacturer or approved equal.

- *With the proposed 8:12 roof pitch, should ice and water guard be included?*

Ice & Water protection to be provided. Please see revised sheet A310 in Addendum No. 1.

- *Can clarification be provided for the gutter details on A201 and A310?*

Please see revisions to sheets A110, A201 & A310 Addendum No. 1.

- *Will a 10-year warranty be required for the water-proof membrane?*

The water resistive barrier and the humidity dependent vapor retarder are each to have a 6-year component warranty and a 10-year system warranty per the specifications.

- *Are there any specifications for the thermal door?*

Doors in thermal storefront system to match system requirements.

- *Can more information be provided on the aluminum-clad wood windows?*

All windows to be fixed aluminum storefront. Revisions to drawings to be posted in Addendum No. 2.

- *Will the insulation be blown cellulose or batt insulation in the attic?*

Attic insulation to be batt. Please see revised sheets A110 & A301 in Addendum No. 1.

- *Are snow guards required?*

Yes, snow guards are required for the standing seam metal roof. Please see revised sheet A110 with added notes on snow guard requirements.



PRE-BID MEETING ATTENDANCE SHEET

Project: Blackburn Resource Recovery Facility Operator's Building

Owner: Catawba County

Date: 10/08/20265 Time: 10:00 a.m. Project # 26.00701

NAME (PLEASE PRINT)	REPRESENTING	PHONE NO.	EMAIL ADDRESS
Koby Russell	TP Howards Plumbing	828-450-4816	kobyr@tphowards.com
Chris Kearns	Gen-Con Group	336-894-8123	chris@gencongroupse.com
Nathan Whiddon	Haynes Construction	828-776-1859	nwhiddon@mbhaynes.com
John Walker	Neill Construction	828-390-1581	john@neillinc.com
Daniel Isenhour	Catawba County	828-234-4522	disenhour@catawbacountync.gov
Peter Shonka	Catawba County	828-465-8973	pshonka@catawbacountync.gov
Tina Wright	Catawba County	828-465-8224	tinawright@catawbacountync.gov
Mark Masters	Masters Arch.	828-505-1300	mark@masters-arch.com
Mike Wood	G.L. Wilson	704-905-0946	mwood@glwilson.com
Parker Dotson	G.L. Wilson	704-747-6907	parker.dotson@glwilson.com
Stefan Erdedi	Erdedi Design and Build, LLA	828-352-8776	stefan@erdedibuilt.com
Joe Tobin	J.B. Grading Inc	704-239-4148	jatobinz@gmail.com



NAME (PLEASE PRINT)	REPRESENTING	PHONE NO.	EMAIL ADDRESS
Noah Rudisill	DDI of Hickory	828-839-2916	noah@ddiofhickory.com
Nicholas Isaacs	Jones Construction	704-361-0139	info@jonesconstruct.net
Manish Venugopal	Randolph & Sons Builders Inc	704-550-1383	manish@randolphbuilders.com
Harsh Pandya	Randolph & Sons Builders Inc	704-588-7116	harsh@randolphbuilders.com
Blair McMurry	Delco	828-999-8171	blair@delcompany.com
Cooper Trice	Miles-McClellan Construction	540-824-8013	Cooper.trice@mmbuildings.com; estimatingnc@mmbuildings.com
Kyle McKee	V. Stewart McKee G.C.	828-448-7124	Kylemckee@vsmgc.net
Jordan Zell	Fairwood Construction	704-533-5917	jordanz@fairwoodbuilds.com
Todd Temple	Moss Marlow	828-302-8536	ttemple@mossmarlow.com
Brandon Harrison	Wilkie Const Comp SE	828-754-6431	estimateor@wilkie-const.com
Christopher Haymes	Cooper Construction	828-329-3106	chaymes@cooperconst.com
Rudi Skowronski	Masters Architecture	828-503-1300	rudi@masters-arch.com
Collin Selman	McGill Associates, PA	828-252-0575	collin.selman@mcgillassociates.com

NEW OPERATORS BUILDING FOR
CATAWBA COUNTY LANDFILL
4017 ROCKY FORD RD, NEWTON, NC 28658



REVISION	NO.	DESCRIPTION	DATE
1	Revision 1		Date 1

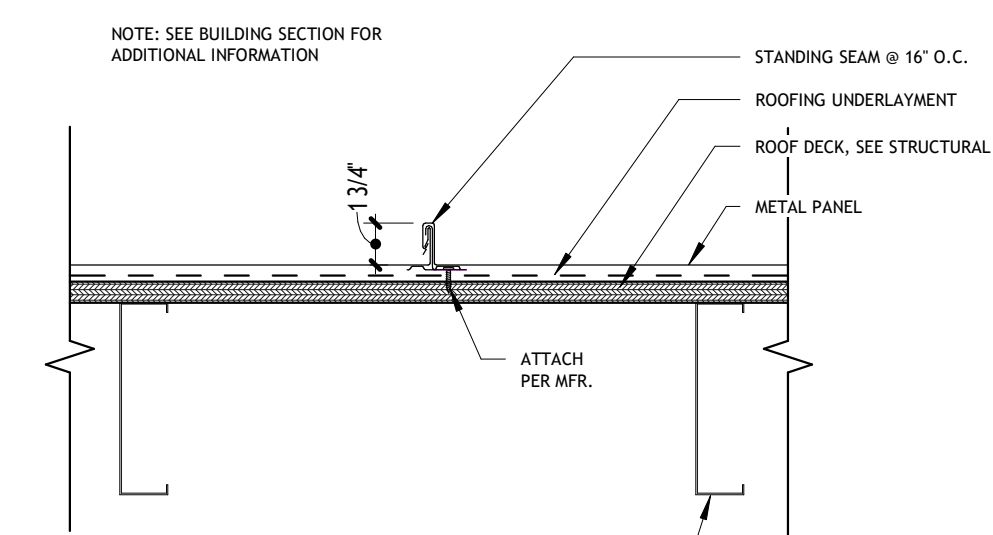
DATE: 08/25/26
ISSUE

SHEET TITLE
**REFLECTED CEILING
PLAN & ROOF PLAN**

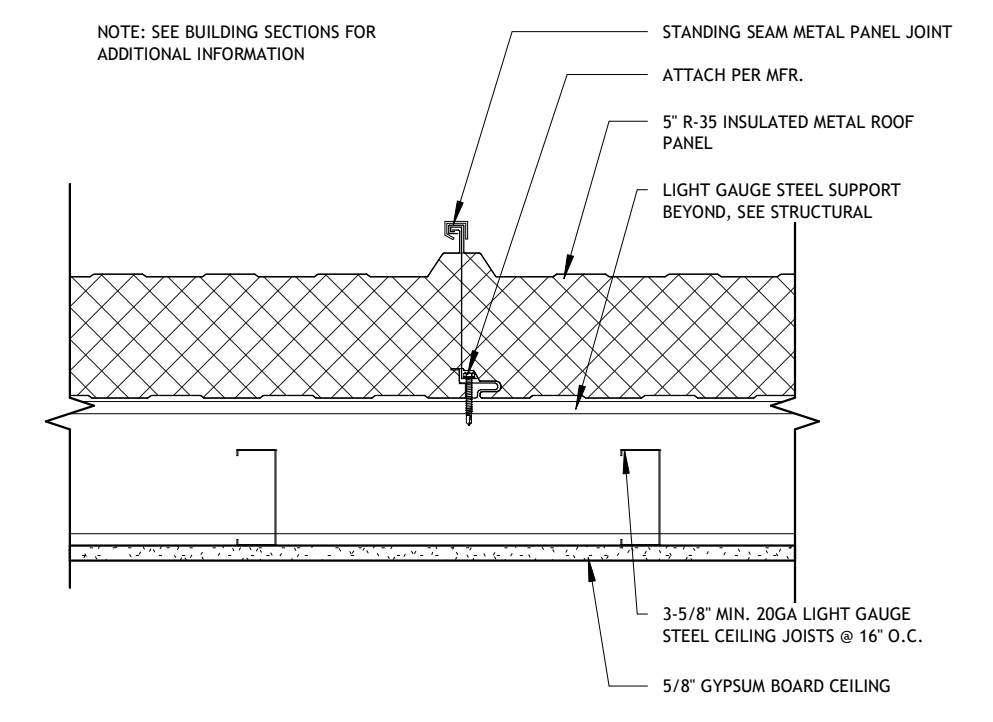
SHEET NO.
A110

CEILING LEGEND

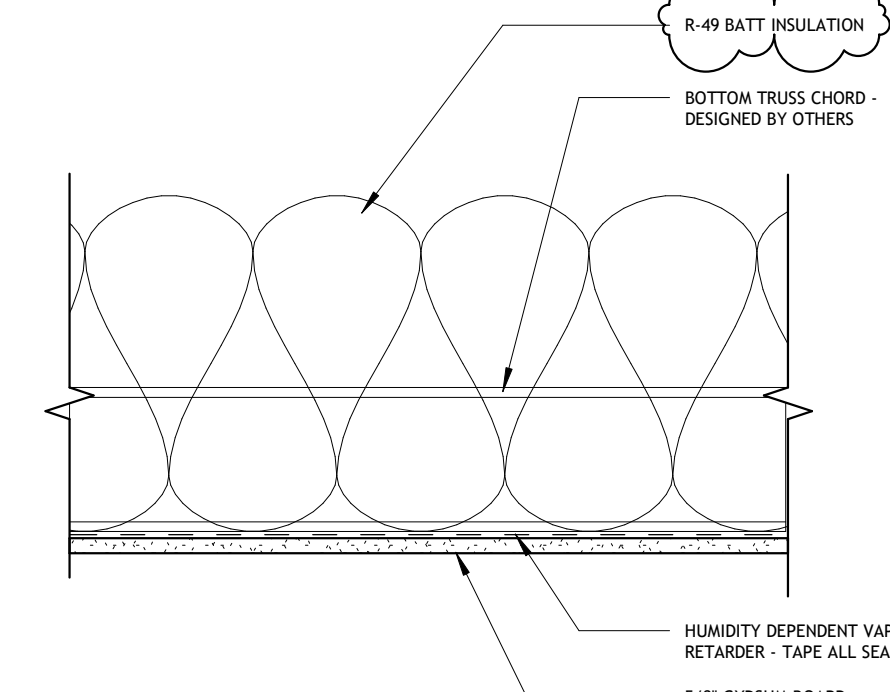
	SUPPLY DIFFUSER SEE MECHANICAL		RECESSED CAN LIGHT SEE ELECTRICAL
	RETURN REGISTER SEE MECHANICAL		2X4 RECESSED TROFFER SEE ELECTRICAL
	EXHAUST GRILLE SEE MECHANICAL		SHOP PENDANT LIGHT @ 9'-0" A.F.F. SEE ELECTRICAL
	SUPPLY DIFFUSER SEE MECHANICAL		



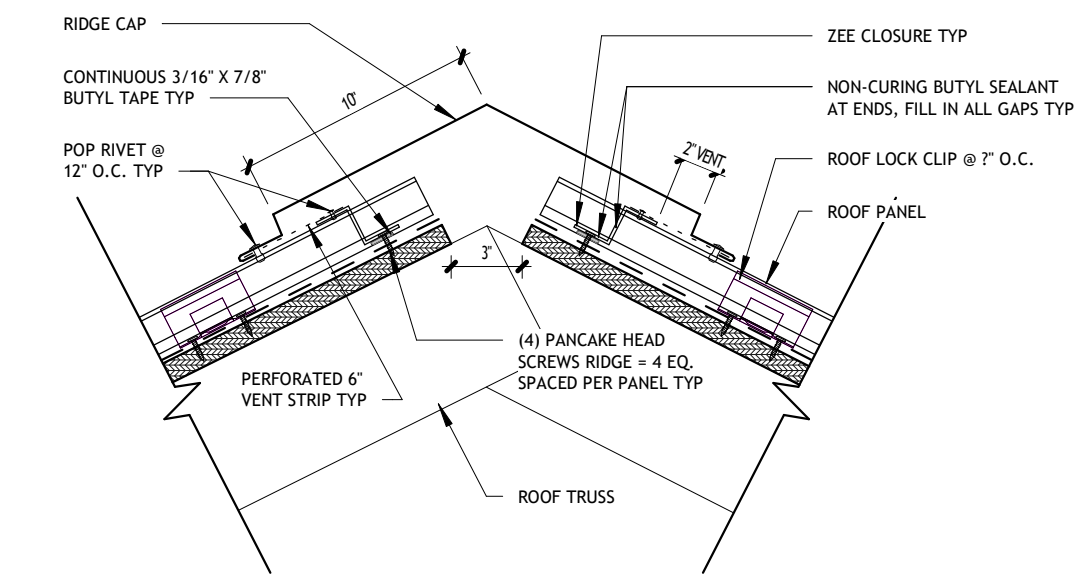
3 ROOF ASSEMBLY A
1 1/2" = 1'-0"



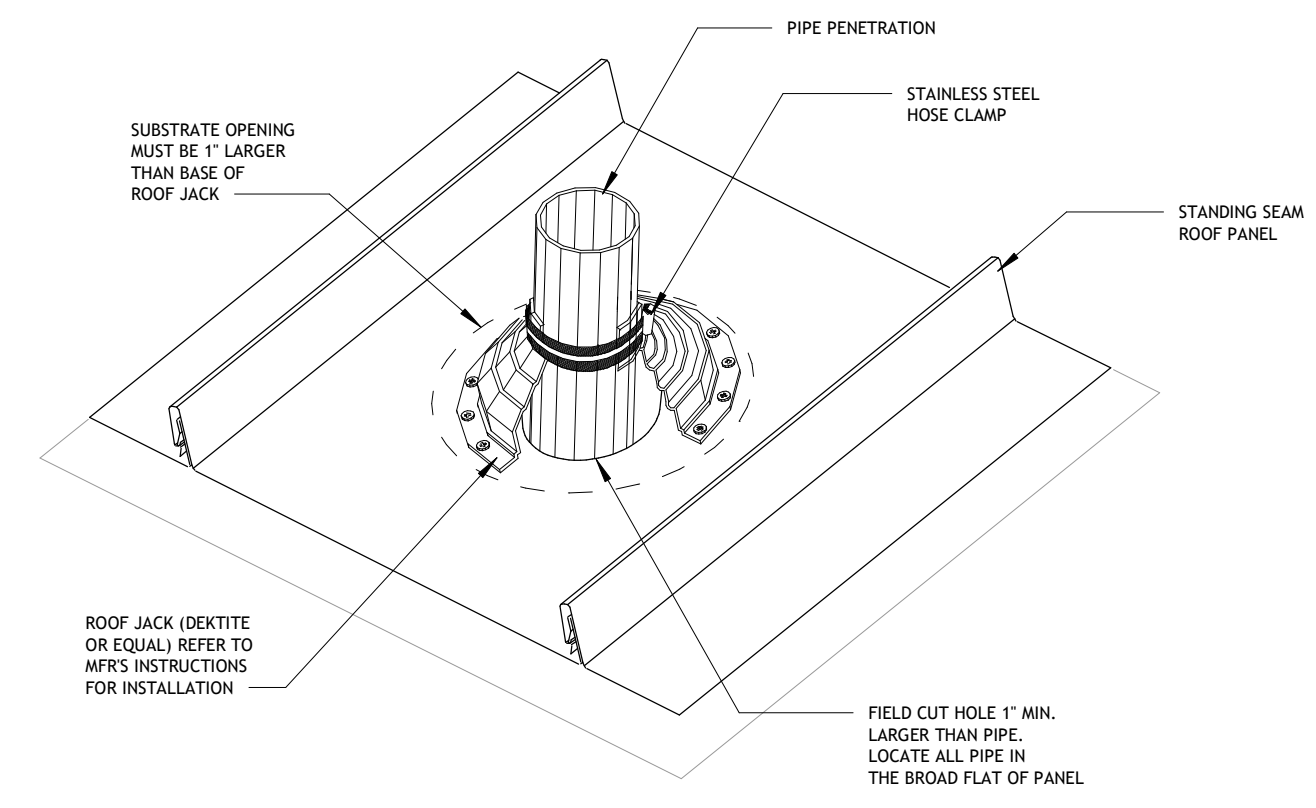
4 ROOF ASSEMBLY B
1 1/2" = 1'-0"



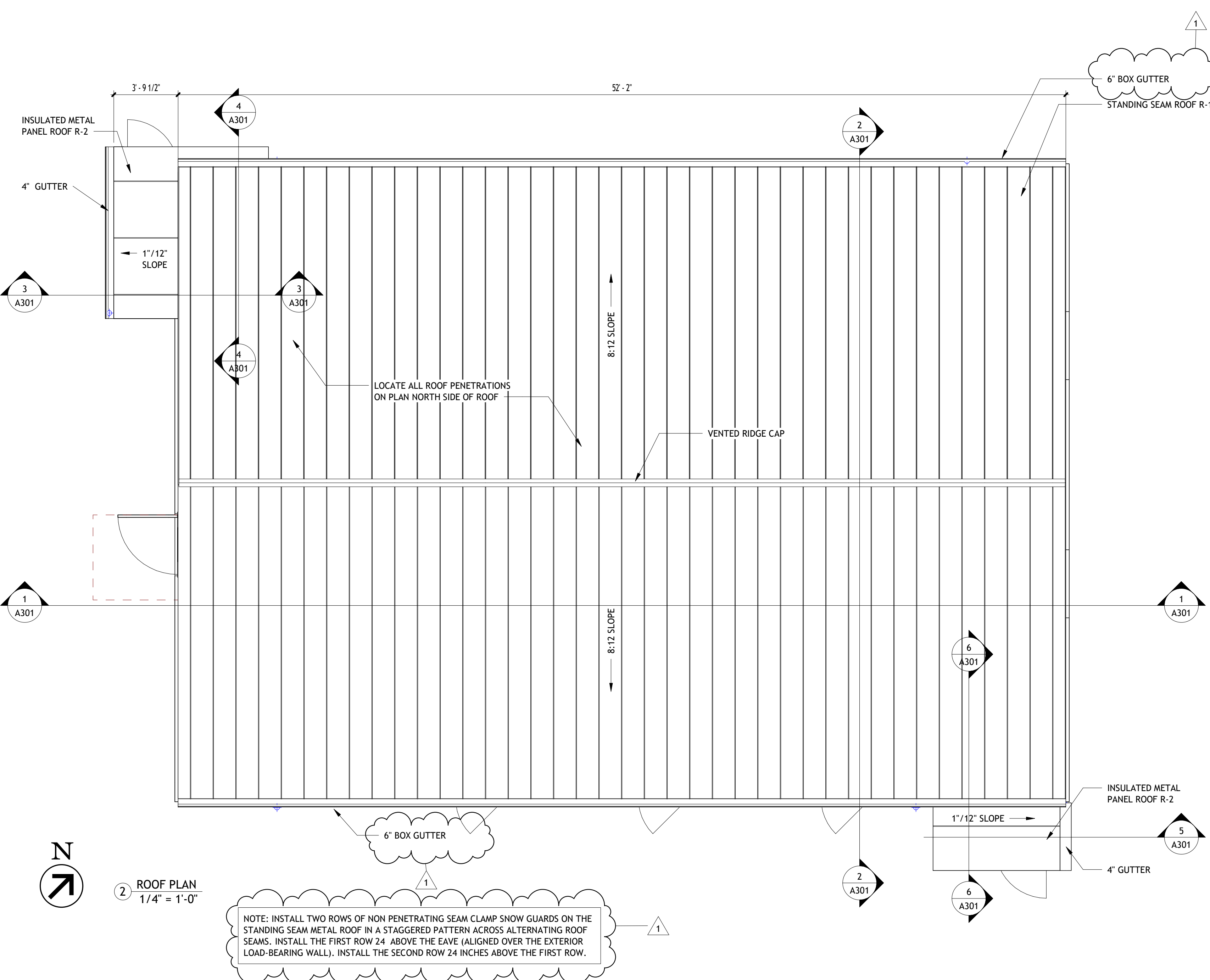
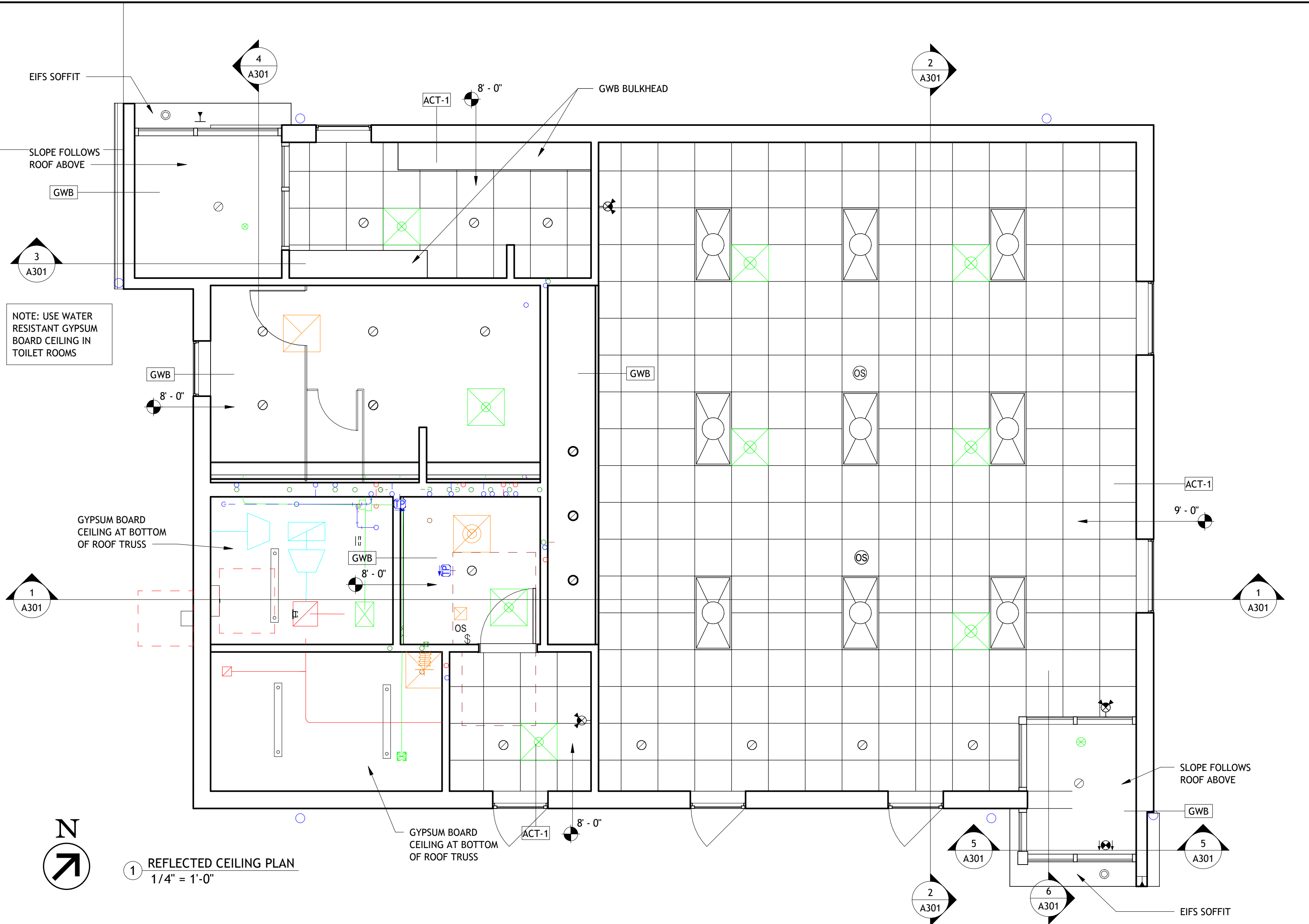
7 TRUSS CEILING ASSEMBLY
1 1/2" = 1'-0"



5 VENTED RIDGE CAP
1 1/2" = 1'-0"



6 ROOF PENETRATION
3" = 1'-0"



MODEL: M:\PROJECTS\KAC\Katawba County Operator Building\11 Construction Documentation\11.1 DWG\RV\Katawba County\Bldg 0128.rvt
TEMPLATE: REVISED

NEW OPERATORS BUILDING FOR
CATAWBA COUNTY LANDFIL
4017 ROCKY FORD RD, NEWTON, NC 28658

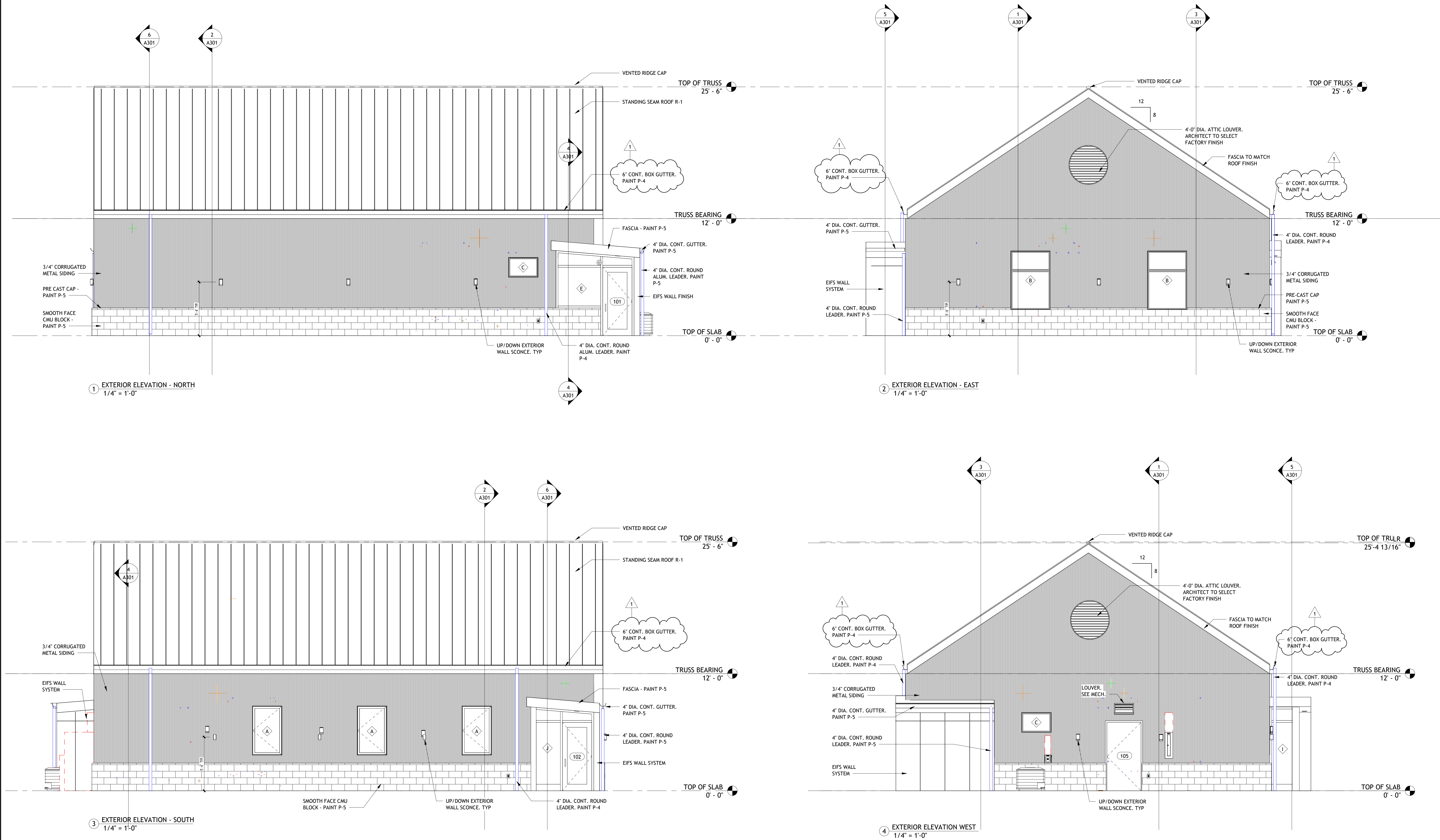


REVISION	NO.	DESCRIPTION	DATE
1	Revision 1		Date 1

DATE:
08/25/26
ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A201



EXTERIOR FINISH LEGEND

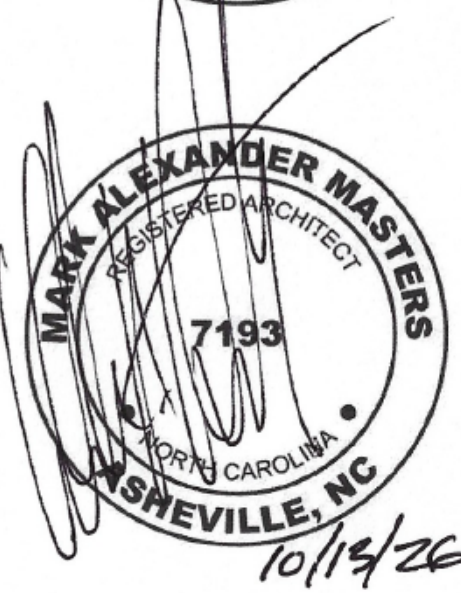
EXTERIOR WALL FINISHES		
	BASIS OF DESIGN	
CORRUGATED METAL SIDING	MANUFACTURER:	BEST BUY METALS
	MODEL:	3/4" CORRUGATED
	FINISH:	BUCKSKIN 26GA
	NOTES:	
EXTERIOR INSULATION & FINISH SYSTEM	BASIS OF DESIGN	
	MANUFACTURER:	DRYVIT
	MODEL:	OUTSULATION LCMD
	FINISH:	REFLECTIT TIN MAN SMOOTH

NOTE: VERIFY ALL FINISHES WITH OWNER PRIOR TO ORDERING MATERIALS

ROOF		
R-1	STANDING SEAM	BASIS OF DESIGN
	MANUFACTURER:	BEST BUY METALS
	MODEL:	SNAP SEAM STANDING SEAM
	FINISH:	CHARCOAL 26 GA
R-2	INSULATED METAL PANEL	
	MANUFACTURER:	KINGSPAN
	MODEL:	KINGSEAM
	FINISH:	SANDSTONE

PAINTS & COATINGS		
P-4	ACCENT	
	MANUFACTURER:	SHERWIN WILLIAMS
	COLOR:	PEPPERCORN SW7674
	FINISH:	
P-5	WAINSCOTTING	
	MANUFACTURER:	SHERWIN WILLIAMS
	COLOR:	INCREDIBLE WHITE 7028
	FINISH:	

NEW OPERATORS BUILDING FOR
CATAWBA COUNTY LANDFIL
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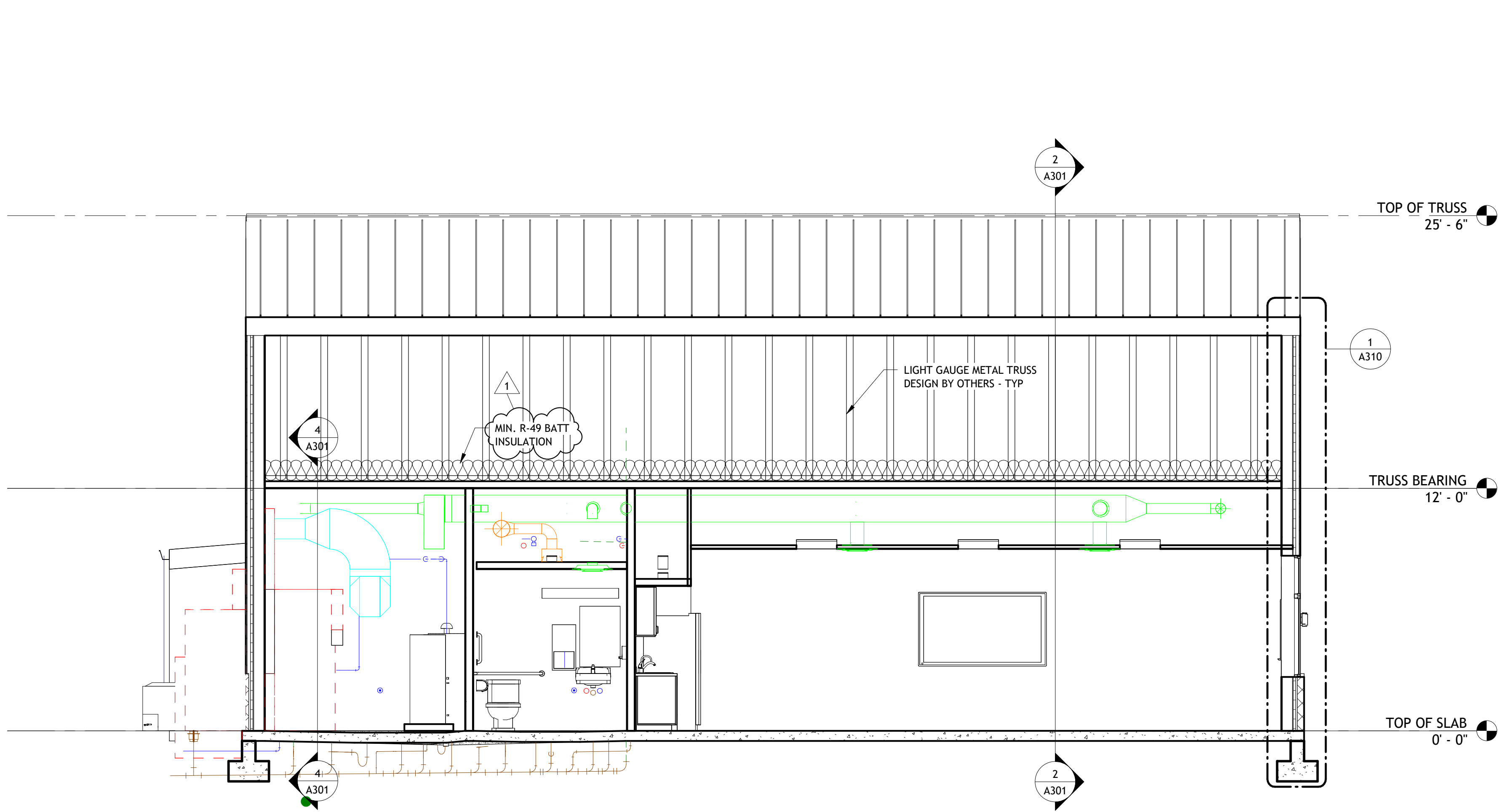
NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

DATE:
08/25/26
ISSUE

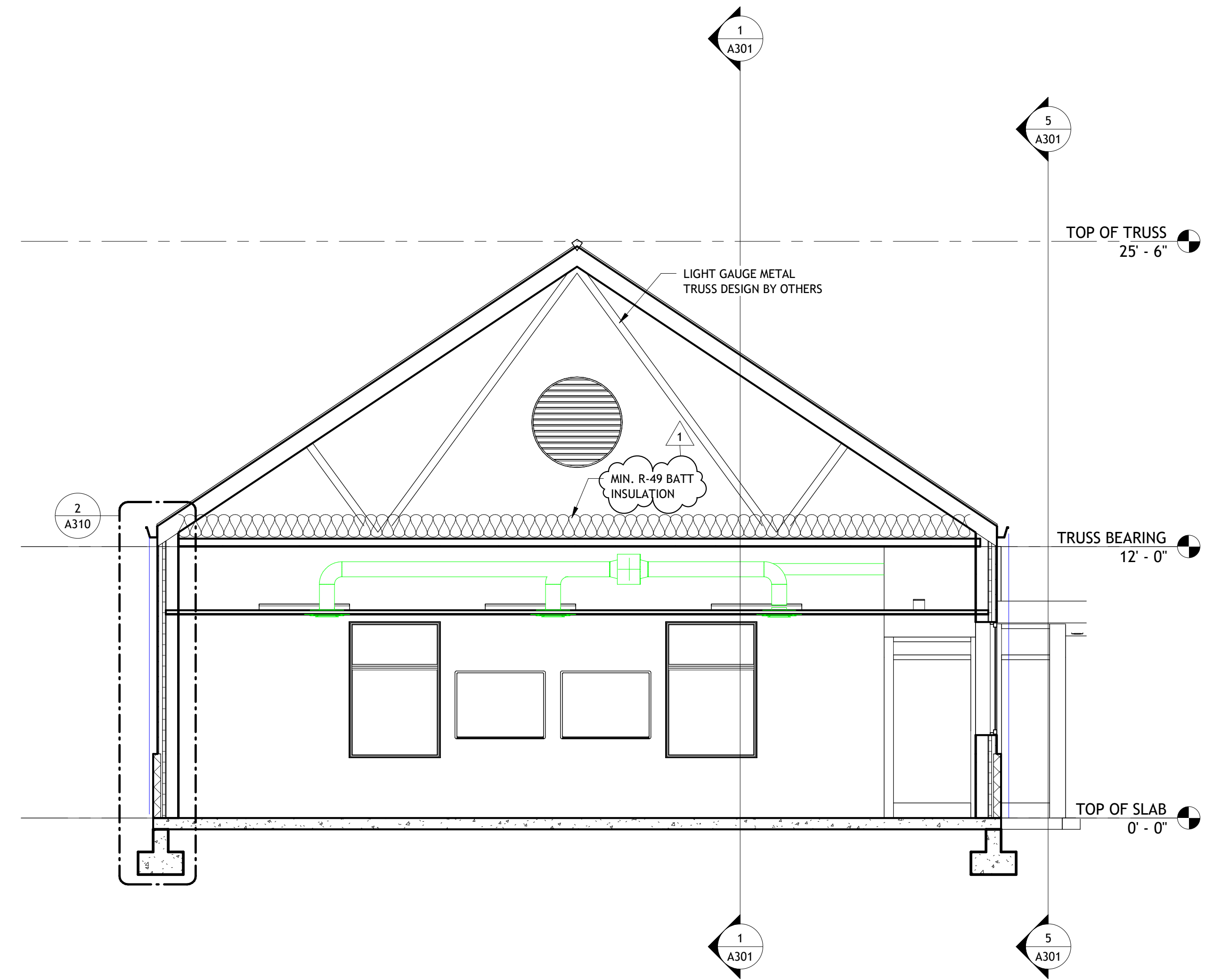
SHEET TITLE
BUILDING SECTIONS

SHEET NO.

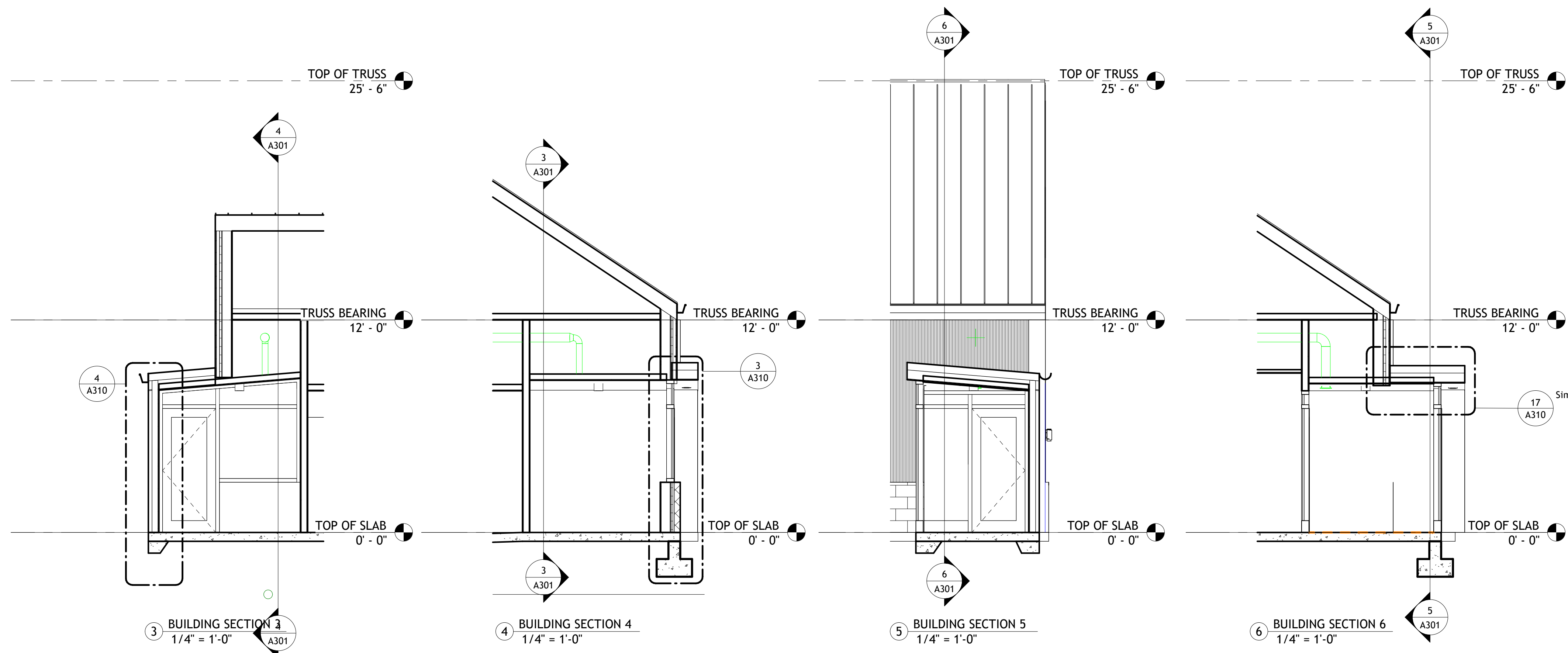
A301



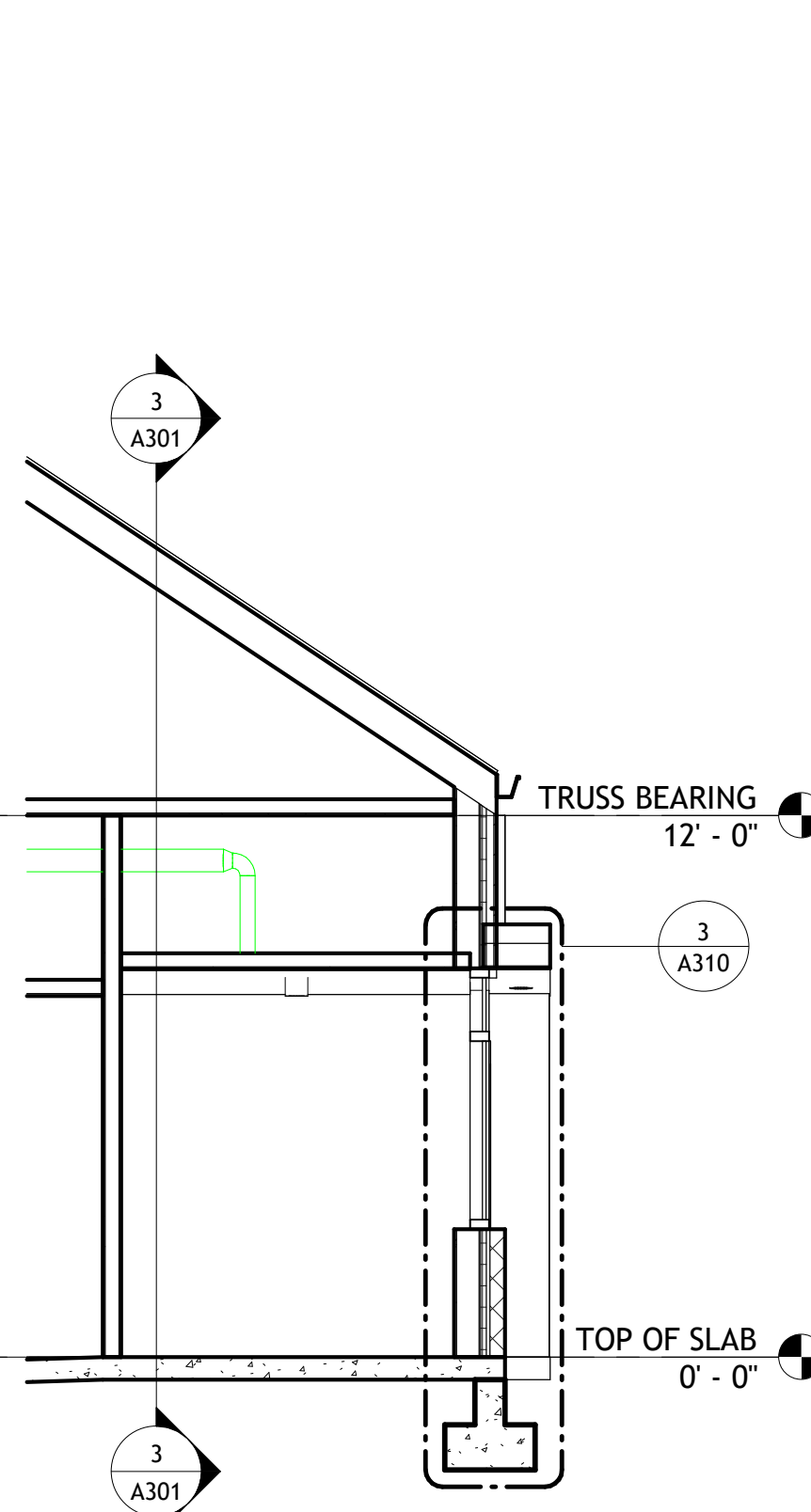
1 BUILDING SECTION 1
1/4" = 1'-0"



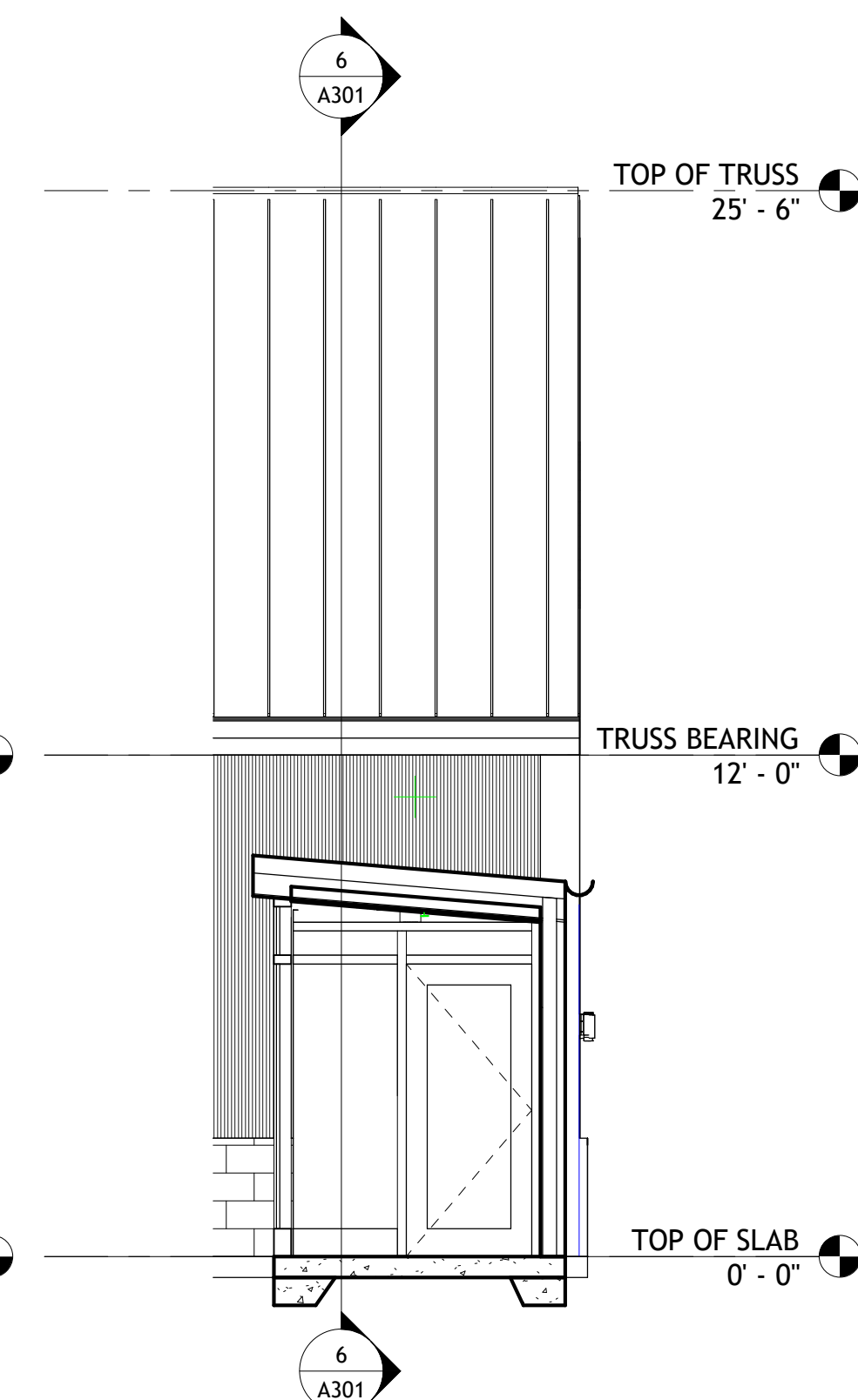
2 BUILDING SECTION 2
1/4" = 1'-0"



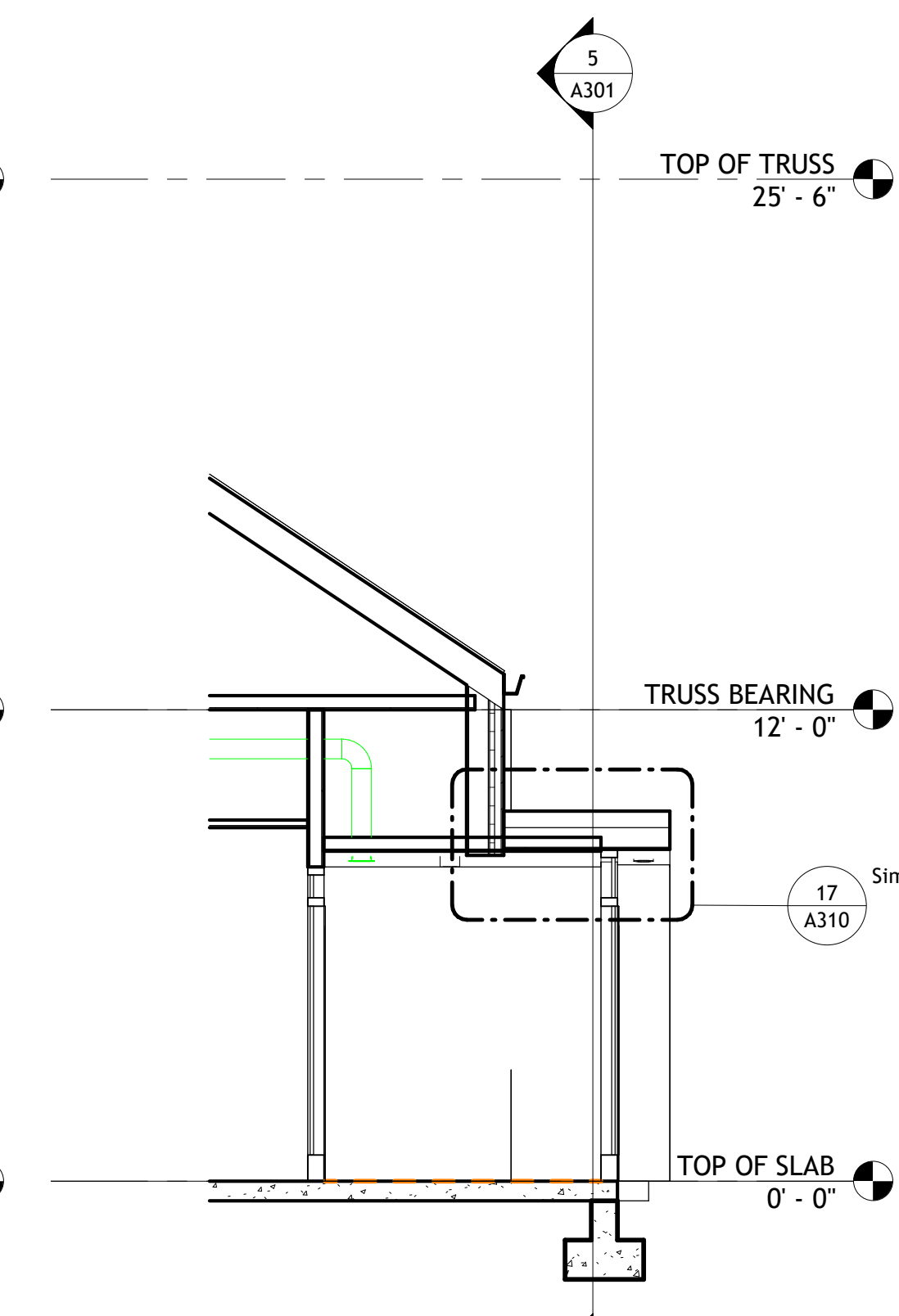
3 BUILDING SECTION 3
1/4" = 1'-0"



4 BUILDING SECTION 4
1/4" = 1'-0"



5 BUILDING SECTION 5
1/4" = 1'-0"



6 BUILDING SECTION 6
1/4" = 1'-0"

