

ADDENDUM NO. 1

Request for Qualifications
Progressive Design Build Services
Wastewater Treatment Plant (WWTP)
Town of Canton
Haywood County, North Carolina



This addendum forms a part of the Request for Qualifications (RFQ) referenced above only to the extent specifically noted below. Failure to acknowledge this addendum in the submittal may result in the Offeror being deemed non-responsive.

This Addendum is posted on the Town's website at <https://www.cantonnc.com/rfqs-rfps-bids/>. This is the official source of this addendum. All addenda and attachments shall be published to the same location.

Modifications to the Original Request for Qualifications (RFQ)

1. Submitted statements of qualifications are due on Tuesday, June 9th at 2:00 PM. All other instructions from the original RFQ regarding submissions remain unchanged.
2. On Page 2, General Project Description, the selected Design-Builder may also be requested to assist the Town with the removal and off-site disposal of wood chips located at the WWTP site and adjacent areas, and to replace such material with suitable engineered fill.

Additional Information

1. It is the Town's intent to establish an industrial pretreatment ordinance and program prior to start up of the new WWTP.
2. The Town and the Town's Owner Advisor (OA) will coordinate an initial meeting with NCDEQ and the selected Design Builder to discuss treatment limits and other permitting requirements.
3. By contract, the Two Banks Development is to have all above-grade equipment removed from the property owned by the Town by July 24, 2026.
4. The Brownfields Letter of Eligibility for the site from NCDEQ has been included as an attachment to this addendum.
5. The latest site survey and easement agreements have been included as attachments to this addendum.
6. The sign-in sheet from the non-mandatory pre-submittal meeting held on Monday, May, 11, 2026, has been included as an attachment to this addendum.

Sign-in Sheet - Presubmittal Meeting
Town of Canton WWTP Design Build RFQ

5/11/2026, 10:00 AM
Canton Town Hall

Name	Company	Phone Number	Email Address
SARA MOSS	HARPER GENERAL CONTRACTORS	828-458-2615	smoss@harpergc.com
Todd Baldwin	IWS	470-841-7566	tbaldwin@integratedwaterservices.com
Kyle Seaman	KCI	849-674-3979	Kyle.Seaman@kci.com
David DePratter	KCI	864-809-7700	david.depratter@kci.com
Jacob Gray	HARPER GC	828-844-8149	jacob.gray@harpergc.com
Scott Haberstroh	Carullo	617-997-7425	shaberstroh@carullo.com
Ryan Shy	Black & Veatch	980-200-1643	shyjr@bv.com
Miles Galloway	WOOTEN	919-828-0531	MGALLOWAY@THEWOOTENCOMPANY.com
Gary Johanik	Ruby Collins	715-292-8601	Estimators@RubyCollins.com
Roger Smith	Black & Veatch	770-356-2891	smithra@bv.com

Sign-in Sheet - Presubmittal Meeting
Town of Canton WWTP Design Build RFQ

5/11/2026, 10:00 AM
Canton Town Hall

[illegible]

JOSH STEIN

Governor

D. REID WILSON

Secretary

MICHAEL SCOTT

Director



NORTH CAROLINA
Environmental Quality

February 20, 2026

Sent Via Email

Eric Spirtas
TBD Mill LLC, TBD Metro LLC, and TBD Utilities LLC
41 Main Street,
Canton, NC 28716
Eric.spirtas@spirtasworldwide.com

Subject: Letter of Eligibility (Track Option: Redevelopment Now)
Pactiv Evergreen Mill
175 Main Street & 168 Beaver Road
Canton, Haywood County
Brownfields Project Number **28046-24-044**

Dear Mr. Spirtas:

The North Carolina Department of Environmental Quality (DEQ) has received and reviewed your November 12, 2025 Amendment to the Brownfields Property Application (BPA) and additional information, received January 27 and February 10, 2026, submitted by Moore & Van Allen on behalf of TBD Mill LLC, TBD Metro LLC, and TBD Utilities LLC as Co-Prospective Developers seeking a Brownfields Agreement regarding the Pactiv Evergreen Property. The original BPA was submitted on September 27, 2024 (28046-24-044 BPA) on behalf of TBD Mill LLC, TBD Metro LLC, and TBD Utilities LLC and a Letter of Eligibility was issued on January 30, 2025. This amendment requests to add a portion of parcel 8657-72-2242 to the Brownfield Property. Upon review of the BPA with respect to the requirements of the Brownfields Property Reuse Act of 1997, DEQ has determined that this portion of parcel is eligible for entry into the North Carolina Brownfields Redevelopment Section (NCBRS) and for continued evaluation for a Brownfields Agreement (BFA). Be advised, due to the size and potential complexity of the property, this site may require more than one agreement. Should more than one agreement be necessary, fees for additional agreements will be negotiated as per the statute.

As Co-Prospective Developers, TBD Mill LLC, TBD Metro LLC, and TBD Utilities LLC will need to acknowledge that they will be jointly and severally responsible for any liabilities, requirements, and land use restrictions set forth under said agreement(s). And will be jointly and severally entitled to all benefits and protections afforded to a Prospective Developer. This will be set forth in the finalized Brownfields Agreement(s).

According to the BPA, the intended redevelopment for the Brownfields Property is for industrial, office, parking, retail, warehousing, recreational, institutional, and other commercial uses with prior DEQ approval. Because risk management decisions may vary depending on the nature of the redevelopment, it will be important that DEQ review the locations of the various elements. Please



North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

forward any maps or drawings indicating these details, even if they are only preliminary or conceptual.

Please note: The site uses in the application have not yet been determined to be suitable. That determination will be made with further analysis of site-specific data. Pending execution of final BFA(s), NCBRS eligibility is provisional.

The protections a BFA offers the Prospective Developer are not in effect, unless and until, the BFA is executed. If you occupy the Brownfields Property or operate or conduct activities at the Brownfields Property that result in a release of regulated substances or introduce a health risk before a BFA has been finalized for the Brownfields Property, you may be considered to have caused or contributed to contamination at the Brownfields Property. Because an entity that could be considered to have caused or contributed to contamination at the Brownfields Property cannot be a Prospective Developer under the Act, your eligibility for participation in the NCBRS would be placed in jeopardy. Consult closely with your Project Manager regarding any planned site activities prior to agreement finalization. You are cautioned to conduct all such operations and activities at the Brownfields Property with great care not to cause a release of regulated substances or introduce a health risk at the Brownfields Property that could jeopardize your eligibility for participation in the NCBRS.

If a party other than TBD Mill LLC, TBD Metro LLC, and TBD Utilities LLC will own the Brownfields Property at the conclusion of the brownfields process, the final document (which would be recorded at the register of deeds' office) must be signed not only by the Prospective Developer, but by that owner. Failure by the Prospective Developer to ensure, by the time the BFA negotiations are complete, the willingness to sign of any such party, and to provide DEQ the exact name, email address, telephone number, and US mail address of the party (along with the signatory/signatory's title in the case of an entity) will delay, and could prevent, the BFA taking effect.

We are excited about the potential for public benefit offered by the reuse of the Pactiv Evergreen Property and look forward to working with you to advance this brownfields redevelopment project. If you have questions about this correspondence or require additional information, please feel free to contact the project manager Kris Riddle by e-mail at kris.riddle@deq.nc.gov or by phone at 828-251-7440.

Sincerely,



Bruce Nicholson, Chief
Brownfields Redevelopment Section

cc: Central Files, DEQ
Tracy Wahl, DEQ
Kris Riddle, DEQ
Lauren Fleming, DEQ
Phil Coop, Ensafe Inc.
Mary Katherine Stukes, Moore & Van Allen

Drawing No. 98002002-02032026 Point File No. 98002
Scale: 1" = 150' Job No. 98002 Date: March 19, 2026
Revised 03/23/26: Correct Surveyor Certificate, Flood Boundary labels; as well as
revised the width of R/W #1 and R/W #2 to 35', changed line L82, revised L42 and L43

