

ADDENDUM #1

Troup County Board of Commissioners

Fire Station #9 – Demolition & New Exterior Metal Shell – RFP (5/1/2026)

Fire Station #9 – Interior Buildout - RFP (5/1/2026)

103 Railroad Street (Mountville Community), LaGrange, Ga 30240

RFI Responses:

Is this a design-build, therefore, do we need an architect/engineer for the project? **No, this is not a design-build, you do NOT need an architect/engineer for this project. Troup County (owner) is responsible for all building permits and permitting requirements. All required building permits and building inspections will be provided by Troup County. Troup County is the local issuing authority with jurisdiction over this project.**

Does the kitchen vent hood include a suppression system, as part of this project? **NO, Troup County (owner) will provide and install the new kitchen vent hood suppression system at the completion of the project.**

Do we include a copy of our current contractor's license in the bid proposal package? **Yes, please provide a current copy of your Georgia State Contractor's License, your business license, and any other relevant qualifications/information in the sealed bid proposal package.**

Do we need to submit separate sealed bid packages and separate bid bonds for the two different Invitation to Bids & RFPs? **Yes, please submit separate sealed bid packages (with the appropriate Proposal Form and other required submittals) and separate bid bonds for the two different Invitation to Bids & RFPs.**

Will any EPD and/or land disturbance permits be needed? **NO, the RFP Scope of Work does not require any EPD and/or land disturbance permits. Troup County (owner) is responsible for any/all land disturbance permits and/or permitting requirements. Troup County is the local issuing authority with jurisdiction over this project. The RFP Scope of Work does NOT include any land disturbance activities.**

Who is responsible for the building permits and permitting requirements? **Troup County (owner) is responsible for all building permits and permitting requirements. All required building permits and building inspections will be provided by Troup County. Troup County is the local issuing authority with jurisdiction over this project.**

Are the overhead bay doors motorized? **Yes, please provide automatic/motorized openers for the overhead bay doors, as part of your bid proposal package.**

What are the specifications for the interior metal wall panels in the apparatus bay? What do you want this to look like? **Per the RFP Scope of Work, the interior metal wall panels shall be 26-gauge "white" metal panels (the exact profile/look is not determined). For simplicity reasons, you can match the same profile/look as the 26-gauge metal wall panels on the exterior shell of the building.**

If we are taking out the bay heaters during demolition, are we putting them back? **NO, Troup County (owner) will provide and install new bay heaters at the completion of the project.**

You said one contractor for both Bid Proposals is your preference, for an overall single turn-key job. If you are higher on one bid proposal but lower on the other bid proposal, will the lowest total win the contract? **Per the Invitation to Bid, the owner reserves the right to award the project, as determined to be in the best interest of Troup County. The owner reserves the right to award the project, as determined to provide the best value for Troup County. Award will be given to the bidder, considered the most qualified, who will act in the best interest of Troup County and whose proposal best meets the demands of Troup County.**

Did you realize the septic plumbing pipe is busted? Yes, Troup County broke the main truck line while locating it and uncovering the pipe. Troup County will fix the pipe. Troup County is responsible for the entire septic tank system, maintenance of the septic tank system, and function/operation of the septic tank system.

Where will the hot water heater be located? Per the RFP Scope of Work, the 50-gallon hot water heater will be located in the attic space area, which is framed with 2x10's and ¾" plywood. The 50-gallon hot water heater will need to be a "low-boy" style.

Did the Troup County Environmental Health Department approve the current/existing septic tank system for the new project buildout? Yes, the Health Department approved the current/existing septic tank system. The RFP Scope of Work does NOT include any work to the current/existing septic tank system. Troup County is responsible for the entire septic tank system, maintenance of the septic tank system, and function/operation of the septic tank system.

Will the existing plumbing be re-used for the new interior buildout? Yes, the existing plumbing will be re-used for both interior buildout options. The 2 BR – 1 Bath Option and the 3 BR – 2 Bath Option have the existing bathroom plumbing and the existing kitchen plumbing going back in the exact same locations, just new fixtures and finishes. However, the 3 BR – 2 Bath Option will require some new plumbing installed for the new second bathroom location. The new plumbing for the new second bathroom will stub out the back of the building and then ties into the current/existing septic tank system.

Does the RFP Scope of Work include any exterior grading/drainage/sitework? NO, the RFP Scope of Work does NOT include any exterior grading, drainage, landscaping, sitework, etc. Troup County is responsible for all such work at the completion of the project.

Does the overhead electrical service stay on the front of the building? NO, the electrical plan for both the 2 BR – 1 Bath Option and the 3 BR – 2 Bath Option shows the new overhead electrical service shall be located on the left side of the building.

Who is responsible for maintaining the electrical supply to the adjacent “severe weather” siren on the right side of the building, which is currently fed from the building? **Troup County is responsible.**

Are there two options for the Interior Buildout project? **Yes, per the Invitation to Bid / Proposal Form / RFP Scope of Work, we are pricing two (2) different Interior Buildout Options: a 2 BR – 1 Bath Option & a 3 BR – 2 Bath Option. These two (2) Options shall be used for project pricing, and the two (2) Options have been posted on the Troup County website and the GPR website.**

Can you provide more information about the ceiling joist & attic storage specifications? **Per the RFP Scope of Work, the ceiling joist shall be 2x10 SYP #2 (16” O.C.) with ¾” floor decking installed over the entire attic space area for light storage, HVAC equipment, and HWH. The ceiling joist is being classified as uninhabitable attic space with limited storage, live load = 20 psf. The existing PEMB structural system will NOT be used to support any of these components. The 2x10 SYP #2 ceiling joist will be supported by new interior load bearing walls.**

Are there any construction/structural drawings for the existing PEMB for review? **NO, Troup County (owner) does NOT have any construction drawings for the existing PEMB structural system.**

Does the RFP Scope of Work include a fire sprinkler system for the project? **NO, the building will remain non-sprinklered.**

What information shall be included in the sealed bid proposal packages? **Per the Invitation to Bids & RFPs, the sealed proposals shall include a fully completed/executed PROPOSAL FORM as provided in the appropriate Invitation to Bid packet, the required 5% Bid Bond, a detailed project proposal demonstrating compliance with the RFP Scope of Work (including all Addendum), a copy of the contractor’s qualifications, and a copy of the contractor’s written warranty covering all labor, installation, and workmanship.**