

Troup County Board of Commissioners

1st Tee Clubhouse Building (+/- 1,277 HSF) - RFP (5/28/2026)

1220-B LaFayette Parkway, LaGrange, Ga 30240

Scope of Work - Quote/Bid Proposal – 1st Tee Clubhouse Building (+/- 1,277 HSF):

- General Contractor shall be licensed with the State of Georgia.
- Provide and install all required/necessary materials, supplies, labor, equipment, machinery, etc. for the construction project, per the scope of work.
- Submit a detailed project proposal to include the following: proposed construction drawings, proposed construction specifications, proposed construction schedule, list of all bathroom accessories, list of all plumbing fixtures, list of all electrical fixtures, and list of all appliances.
- Submit a final set of detailed construction drawings for review and approval, prior to construction.
- Submit a final set of construction specifications, materials and product information for review and approval, prior to construction.
- This project is NOT a design/build. A contractor may submit the same exact plans/documents/specifications/scope of work, as supplied in the RFP.
- Stamped construction drawings/plans/documents are NOT required for this project.
- Troup County (Owner) will obtain all required Permits.
- Troup County (Owner) will pay for all required Permits.
- See attached Site Plan for jobsite location (1220-B LaFayette Parkway, LaGrange, Ga 3240).
- Troup County (Owner) will provide all sitework, grading, and staking.
- Troup County (Owner) will provide all soil density testing and soil compaction testing.
- Troup County (Owner) will provide all Erosion & Sedimentation Control Requirements (BMP's).
- The construction site will be "pad ready".
- Troup County (Owner) will have an on-site pre-construction meeting with the selected Contractor to discuss job site safety, laydown areas, temporary facilities & utilities, schedules, etc.
- Troup County (Owner) will provide all temporary utilities during construction; utilities will be provided from the existing clubhouse building.
- Monolithic concrete slab foundation shall comply with the IBC and the local Building Official having jurisdiction over the project.
- All structural framing (walls, ceilings, roof system) shall be 16" oc.
- All sheathing (walls & roof) shall be 7/16" OSB. Vapor barrier (wrap) shall be installed per the IBC.
- Smooth fiber-cement cornice/siding/soffit/fascia/ceilings/bands and other exterior trim / columns (per the plans & elevations).
- 30-year architectural shingles (color to be selected by owner).
- Aluminum gutters (5") and downspouts (3"x4") (color to be selected by owner).
- Vinyl exterior shutters (per the plans & elevations) (style & color to be selected by owner).

- Vinyl single-hung windows (double pane, Low-E, .30 U Factor - .25 SHGC, GBG, with screens) with wood jambs (sizes/locations per the plans & elevations).
- Smooth fiberglass exterior doors (insulated 6-panel) with wood jambs (double bored & PVC exterior trim) (3/0 outswing for ADA Accessibility per the plans & elevations).
- Insulation: R-13 fiberglass battens at all exterior walls & spray foam insulation at the room system (5.5" thick open cell foam). Caulk/foam as required by the National Energy Code and the local Building Official having jurisdiction over the project.
- Sheetrock walls and ceilings (1/2", smooth finished).
- Interior trim (4 1/4" baseboards, 3" window & door casings).
- Interior doors (3/0 smooth hollow core for ADA Accessibility).
- Painting (exterior & interior, prime plus two coats of semi-gloss satin latex paint, colors to be selected by owner).
- Lockout hardware (Schlage, brushed chrome, lever handle sets for ADA Accessibility).
- LVP floor covering all rooms (allowance = \$8.00 per square foot installed, materials & labor).
- Kitchenette cabinet layout (base cabinets & wall cabinets) per the plan. Kitchenette cabinets shall be painted-wood fronts (doors & faces) with laminated plywood boxes.
- Kitchenette has a stainless-steel double bowl kitchen sink with brushed chrome kitchen faucet, handheld sprayer, garbage disposal, and refrigerator (with waterline & ice maker).
- Kitchenette countertop shall be 3cm granite (color = Black Pearl).
- Vinyl coated wire shelving (four stacked shelves) provided and installed in the kitchenette closet (per the plans).
- 200-amp electrical underground service and panel.
- Electrical/Lighting layout and light fixtures per the plans.
- Troup County (Owner) will provide the low voltage data/cabling/networking/communications.
- Electric HVAC / Heat Pump unit (provide manufacturer & size & efficiency rating).
- Bathroom venting per the plans & IBC.
- 50-gallon electric water heater located in the attic.
- Plumbing layout and plumbing fixtures per the plans.
- Plumbing stub-outs shall be ten (10) feet for the water supply line and the sanitary sewer line.
- Troup County (Owner) will provide all underground utilities (pre-existing) to the jobsite.
- Contractor shall connect to the existing City of LaGrange underground electrical supply, water supply, and sewer tap.
- Fire Life Safety Requirements (hard wired with battery backup): Exit Combo Lights at all exterior doors (+2), Emergency (bug eye) Lights at all other rooms (+6), Fire Extinguisher & Wall Mounted Cabinets (+2), and Interconnected Smoke Detectors with Strobes (audio-visual) at all rooms (+7).
- ADA Accessibility Requirements: All 3/0 interior doors, compliant restrooms (layout, grab bars, plumbing fixtures), all exterior doors shall be 3/0 outswing with ADA compliant panic bars/hardware/closures, and sidewalks.
- Ceiling height = 9' AFF, except for the vaulted front entry room.
- Provide and install all lockout & door hardware.
- Provide and install all required bathroom accessories.
- Landscaping Allowance = \$10,000.00
- Concrete Sidewalk Allowance = \$5,000.00
- All work shall be coordinated with Troup County Staff.

- Comply with all applicable Building Codes, National Electric Codes, National Energy Codes, Fire Life Safety Codes, and ADA Handicap Accessibility Codes.
- Provide a copy of all manufacturers' product warranties and the contractor's written warranty covering all labor, installation, and workmanship.
- Clean-up & dispose of all construction debris and/or trash, according to Local/State/Federal regulations.
- Protect surrounding areas from damage & debris.
- NO materials/equipment/labor shall be allowed on the golf course areas/surfaces.
- Submit a Quote/Bid Proposal to include all required/necessary materials, supplies, labor, equipment, machinery, etc. for the complete construction project, per the scope of work.