

Troup County Board of Commissioners

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

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

Quote/Bid Proposal – Fire Station #9 – Interior Buildout (Scope of Work):

- General Contractor shall be licensed and insured 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, a copy of all manufacturers' product warranties, and the contractors' warranty covering all labor, installation and workmanship.
- 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.
- Troup County (Owner) will obtain all required Permits.
- Troup County (Owner) will pay for all required Permits.
- See attached Site Plan for jobsite location (103 Railroad Street, LaGrange, Ga 3240).
- The existing structure is a pre-engineered (red iron) steel/metal building (40'x80'x14' tall).
- See attached Floor Plan(s) for the 2 Bedroom / 1 Bathroom Option.
- See attached Floor Plan(s) for the 3 Bedroom / 2 Bathroom Option.
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- General Contractor shall provide all temporary utilities and facilities during construction.
- All interior wood framing (walls & ceilings) shall be 16" o.c. (walls = 2x4, ceilings = 2x10).
- Ceiling height = 9' AFF.
- Provide and install ¾" floor decking in the entire attic space (for storage) above the living areas.
- Provide and install one (1) pull-down attic access stair (location TBD).
- Insulation: R-13 fiberglass battens in all interior framed walls. R-30 fiberglass battens in the ceilings of the living areas. 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 ¼" baseboards, 3" window & door casings).
- Interior doors (3/0 smooth hollow core for ADA Accessibility).
- Interior painting (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 coverings at all rooms (allowance = \$10.00 / sq ft installed, materials & labor).
- Kitchen cabinets and bathroom vanities (base cabinets & wall cabinets) per the plan.

- Kitchen cabinets and bathroom vanities shall include plywood boxes with real wood (painted) front-faced frames, doors, and drawers (no particle board).
- Kitchen countertops (w/ 4" backsplash) and bathroom vanity countertops (with 4" backsplash) shall be 3cm granite (color = black pearl).
- Kitchen shall include a stainless-steel double bowl kitchen sink with Moen brushed chrome kitchen faucet, handheld sprayer, and garbage disposal.
- Provide and install kitchen appliances (allowance = \$4,000.00) to include: 30" electric range oven, 30" microwave vent hood, 24" dishwasher, 36" refrigerator (with waterline & ice maker).
- 200-amp electrical overhead service and panel.
- Electrical/Lighting layout and LED light fixtures per the plans.
- Troup County (Owner) will provide the low voltage data/cabling/networking/communications.
- Provide and install electric HVAC / Heat Pump unit (provide manufacturer & size & efficiency rating), located in attic.
- Bathroom venting per the plans & IBC.
- 50-gallon electric water heater located in the attic.
- Plumbing layout and plumbing fixtures (Moen faucets – brushed chrome) per the plans.
- Toilet(s) shall be ADA compliant.
- Bathroom(s) shower stall(s) (36"x42") shall be ceramic tile (floors & walls) with the appropriate membrane and waterproofing.
- Provide and install washer & dryer hook-ups (exhaust venting included) on the rear exterior wall of the apparatus bay area (location TBD).
- Re-install exterior hose bibs, per the existing plumbing layout.
- Fire Life Safety Requirements (hard wired with battery backup): Exit Combo Lights at all exterior doors (+5), Emergency (bug eye) Lights at all other rooms (+7), Fire Extinguisher & Wall Mounted Cabinets (+3), and Interconnected Smoke Detectors with Strobes (audio-visual) at all rooms (+4).
- Dormitory / living area shall be separated from the apparatus bay by a 1-hour fire rated wall assembly (2 layers of 5/8" x-rock covered with 26-gauge white metal walls panels with associated trim) (two access doors assemblies shall be 1-hour fire rated).
- The inside walls of the apparatus bay shall be framed, covered with 1/2" OSB, and covered with white metal walls panels with associated trim (8' tall).
- Provide and install all lockout & door hardware (brushed chrome).
- Provide and install all required bathroom accessories (brushed chrome).
- Troup County (Owner) will provide all utilities (pre-existing) to the jobsite.
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- 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.
- 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.