

## **ADDENDUM #2**

### **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**

#### **Request for Information (RFI)**

To ensure all bidders are pricing the same scope and level of construction and equivalent systems, and evaluating the scope under consistent assumptions, please provide clarification regarding the following items:

#### **RFI Responses:**

##### **Occupancy Classification**

The Fire Station (single story, un-sprinklered) is a mixed occupancy of residential and low-hazard storage with incidental business.

##### **Construction Type**

Construction Type III.

##### **Fire Suppression Requirements**

The project is intended to remain non-sprinklered.

##### **Fire Alarm Requirements**

A commercial fire alarm system, monitoring, pull stations, horn/strobes, panel requirements, permitting through the Fire Marshal is **NOT** required for this project. The RFP Scope of Work outlines the Fire Life Safety requirements for this project.

**Fire Separation Wall Assembly**

The 1-hour fire rated wall assembly (as outlined in the RFP Scope of Work) separating the apparatus bay and living quarters shall extend from the slab to the underside of the roof deck / roof structure.

**Mechanical Design Criteria**

Contractor shall determine HVAC tonnage based on the two floor plan Options, minimum 15 SEER rating, outside fresh air return is required. Bathroom exhaust ventilation is required. The apparatus bay does **NOT** require a dedicated exhaust system for this project. Troup County (owner) is responsible for installing a new exhaust system in the apparatus bay, after this project is completed.

**Electrical Design Requirements**

The electrical systems and lighting systems shall comply with NEC requirements.

**Plumbing Design Requirements**

50-gallon electric hot water heater located in the attic, per the RFP Scope of Work.

**Fixture & Finish Standards**

Please refer to the RFP Scope of Work for various specifications.

**Quality Standard**

The intended quality standard is commercial grade and/or public safety - fire station grade.

**Design Responsibility**

This is **NOT** a design-build project. An architect/engineer is **NOT** required for this project. The documents provided and the RFP Scope of Work will allow permitting for the project. Troup County (owner) is responsible for all permitting and inspections. Troup County (owner) is the Local Issuing Authority and has jurisdiction over this project.

**HVAC & Venting & Exhaust Systems:**

HVAC & Venting & Exhaust systems are only required for the dormitory/living quarters. Troup County (owner) is responsible for installing new bay heaters and new exhaust systems in the apparatus bay, after the completion of the project.

HVAC system shall be a conventional attic-mounted ducted split system.

Troup County (owner) has NO preferred HVAC system type, manufacturer, or basis-of-design.

HVAC system shall include a minimum 15 SEER rating.

HVAC system shall include outside fresh air return.

Troup County (owner) is responsible for installing new bay heaters and new exhaust systems in the apparatus bay, after the completion of the project.

HVAC system does NOT require independent zoning/temperature control for bedrooms and living areas.

Contractor is responsible for properly sizing the HVAC system based on the two interior buildout Options.

### **Other Specifications & Scope of Work Items**

The existing PEMB structural frame and foundation systems are structurally adequate for the proposed replacement roof and wall systems without structural modification.

Wind uplift and design pressures for roof and wall systems shall comply with IBC.

Engineered shop drawings and sealed calculations are **NOT** required for the new metal building envelope systems.

Match existing roof and wall panel profiles and/or standard PBR panel profiles are acceptable.

The new exterior metal building envelope systems shall have a minimum 20-year Manufacturer's Warranty and a 5-year Contractor's Warranty.

Troup County (owner) is responsible for the removal of any hazardous materials during demolition.

Insulation shall include the following: 4" nylon PSK vinyl coated insulation installed with the metal roof panels & the metal wall panels, R-13 fiberglass battens in all the interior framed walls, and R-30 fiberglass battens in all the ceilings of the living areas. Caulk & foam as required.

The 12' x 12' overhead garage doors shall meet or exceed the following specifications:

- Non-insulated.
- 2" panel/section thickness.
- 20-gauge galvanized steel panels.
- Flush and/or Ribbed panel design.
- 2" galvanized steel track (fully bolted) system.
- ½ HP opener with commercial photo eyes, edge system, and remote controls.
- Comply with IBC wind rating requirements.

The existing PEMB jamb/header framing is structurally adequate to support the new overhead door systems, if properly installed.

Exterior windows shall meet or exceed the following specifications:

- 3050 Single Hung with screens.
- Double Pane, Low-E.
- Tempered Glass.
- Comply with IBC wind rating requirements.

### **Purpose**

These clarifications are requested to ensure all bidders price equivalent/similar scopes and systems, reduce inconsistencies in competitive bidding, and minimize post-award changes.