

Addendum #4

Troup County Board of Commissioners

Fire Station #1 - RFP (8/21/2026)

Burkes Chapel Road & Whitesville Road, Troup County, Georgia

- 1 Find attached a .dwg file of the civil drawings to assist your civil subcontractors in pricing cut/fill, paving, etc.
- 2 Add the requirement for Builders Risk insurance purchased by the general contractor to the general conditions of the project.
- 3 Is the entire roof drain collection and trench drain system all 8" HDPE? Would Nyloplast/HDPE inlets be acceptable for the yard drains since they are in non-load bearing/grassed areas? RESPONSE: The entire roof drain collection system shall be 8" HDPE, as per the plans. The trench drain shall be a 6" trench drain, as per the plans. Per Dura Trench, the 8" grate fits the 6" inside diameter trench. Yes, Nyloplast/HDPE inlets are acceptable for the yard drains (B2-B4) only.
- 4 The site soils report issued by Terracon, dated July 20th, 2026, indicates there are bad soils on the site. The report recommends we undercut the building footprint 3'-0" to a distance of 10'-0" away from the building. In addition, where pavement is indicated, we are to undercut at least 18" of soil to a back of curb distance of 3'-0". Should we include undercut and fill to these dimensions in our base bid? RESPONSE: Follow the recommendations in the soils report issued by Terracon and include undercut and backfill in your bid in areas noted in the report.
- 5 Drawing E1.1 indicates a fan is to be installed in Shift Commander Room 109. The fan, however, is not indicated in room 109 on sheet A9.1. Please confirm if the intent is for Room 109 to have a ceiling fan. RESPONSE: Modify Drawing E1.1 to omit the ceiling fan in Shift Commander 109 and install two type H light fixtures in its place per the reflected ceiling plan on Sheet A9.1.
- 6 If ceiling fans are to be installed in rooms 108 and 109 per sheet E1.1, it appears there installation locations are in conflict with the 2x4 light fixtures per E1.0. Please confirm if the 2x4 light fixtures are to be installed in rooms 108 and 109. RESPONSE: Provide a ceiling fan in Dorm 108 and two 2 x 4 light fixtures in Shift Commander Office 109. See Response 5 above.

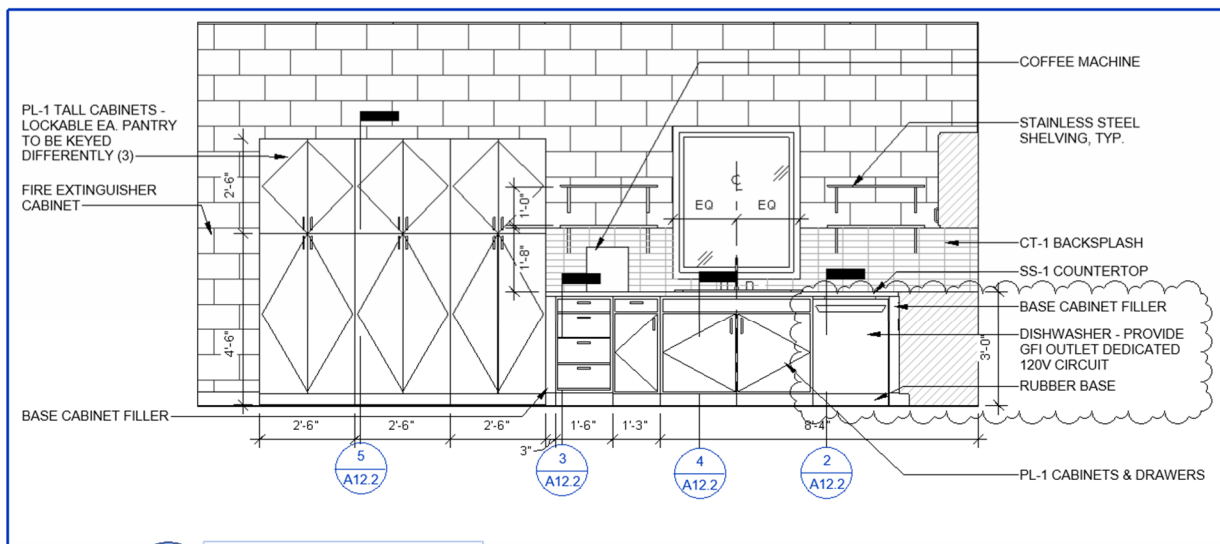
- 7 A9.1 indicates a large ventilation fan is to be installed in the Apparatus Bay. A fan in the Apparatus Bay is not shown on sheets E1.0 or E1.1. Please confirm if the fan is to be installed in the Apparatus Bay. RESPONSE: Provide (1) E Series (E7) high velocity fans, silver color, as manufactured by Big Ass Fans in the apparatus bay where shown on Sheet A9.1 (where shown on the 3-bay drawings Plan 7/A1.1A provide 2 high velocity fans as shown) Reflected Ceiling Plan - Each ceiling fan indicated on the Architectural RCP shall be provided with a dedicated 120v, 20A circuit with 2#12&1#12 -3/4" c circuit. Coordinate the location and mount controller for each device per owner's instructions.
- 8 ABT PolyDrain Model Number: LA04-04.502E.WE-W51G is approved as an acceptable alternate for Structural Trench Drain noted on Sheet A1.1, Keyed Construction Note 16.
- 9 Note 1 on Civil sheet 5 of 19 indicates the sidewalks are to be 5'-0" wide, however, the sidewalk is labeled on the drawing as 6'-0" wide. Please confirm the width of the sidewalks. RESPONSE: Disregard the 5'-0" wide part of the note on Sheet 5 of 19. The sidewalks need to match the width they appear in the plans.
- 10 Civil Sheet 4 of 19 indicates the General Contractor is to coordinate with the local power company, the relocation of an existing power pole. Should we include an allowance for the relocation of this pole? RESPONSE: Disregard the note on Sheet 4 of 19 and reference the plan and notes on Sheet 6 of 19. The note on Sheet 6 states the pole will remain in place, do not coordinate or include a price for relocation in your base bid.
- 11 The plaque shown in detail 9 on sheet SP1.2 is indicated to be owner furnished – contractor installed. Note 22 on sheet A1.1, however, indicates the owner is only furnishing the artwork and the GC the actual sign. Please confirm. RESPONSE: Modify note 22 on Sheet A1.1 to read "Owner will furnish 14 gauge aluminum sign to be installed by the contractor".
- 12 For clarity, paving profiles, to include sidewalks, are shown on the civil drawings. The slabs for the generator and the propane tank shall be 5' x 12' x 6" thick 4,000 psi concrete.
- 13 NOT APPROVED EQUAL: Best 9k Series locksets are NOT approved an acceptable equal manufacturer for the specified Schlage ND series locksets. This is a county-wide requirement for 6 pin standard.
- 14 Approved equal: Allow BEST HD8000 grade 1 door closers as an equal manufacturer for the LCN 4050A Series specified.
- 15 Approved equal: Allow BEST FBBa9a /FBB179 Ball Bearing Hinges as an equal manufacturer for the Ives 5BB1 Ball Bearing Hinges specified.
- 16 Approved equal: Allow BEST 2000 Series Exit Devices as an equal to the Von Duprin 78-75 Series specified.

- 17 Detail 1 on sheet A5.1, appears to indicate a stud turned on its side to frame the sheetrock ceiling in the corridor. Can you provide more detail? Is this a metal or wood stud? How does the stud connect to the adjacent CMU? RESPONSE: Framing system for interior sheetrock ceilings may either be wood frames or metal framed substructure. RESPONSE: Either is acceptable since the building is Type VB indicating wood framing is acceptable, therefore, either industry standard framing method is acceptable.
- 18 NOT APPROVED EQUAL: Daybar DW16 3-piece knockdown drywall frames are NOT approved an acceptable equal manufacturer for the specified frames. Knockdown frames are not allowed. Frames must be fully welded.
- 19 Approved equal: Allow Daybar Delta R7 Premium insulated commercial steel doors as an acceptable manufacturer.
- 20 The structural drawings, details 1 and 2 on S1.1 and S2.1, indicate a small room to be built to the left of the building under the double Apparatus Bay scenario. That room is not shown on the floor plan, A1.1, or the roof plan, detail 1 on A3.1. Please confirm if this room is to be constructed. RESPONSE: Omit the 17'-4" x 10'-8" small room shown on all of the structural plans. This was a former alternate and is not a part of this base bid.
- 21 On sheet A4.1, note 7 calls out a decorative bracket to be installed on the front of the building. Is that a bought item or to be constructed? Depending on the answer, can we get a manufacturer or a detail for its construction?
- 22 For clarification, the Owner will be responsible for testing soils and materials.
- 23 For clarification, there is no speaker/paging system wiring, devices or equipment included in the GC's base bid.
- 24 On sheet A4.1, note 7 calls out a decorative bracket to be installed on the front of the building. Is that a bought item or to be constructed? Depending on the answer, can we get a manufacturer or a detail for its construction? RESPONSE: See specification Section 060000 – Woods & Plastics for Porch Brackets – Simulated Wood Trim Architectural Components
- 25 All of the countertops in details 5, 6, 7, 8, and 9 on sheet A12.1 are called out to be solid surface countertops. Detail 6/A12.2 is also included as a cut reference through each of the referenced countertop details on A12.1. Detail 6 on A12.2, however, indicates the countertops are to be plastic laminate. Please confirm the correct countertop finish for each of these locations. RESPONSE: All countertops and backsplash shall be solid surface. Modify detail 6/A12.2 to read Solid Surface Countertop in lieu of plastic laminate.
- 26 Please confirm owner will cover the costs of all special inspections per section 014533-01 (2.03) of the spec book and only costs for retesting/reinspection or fixing

- defective work will be the responsibility of the general contractor. RESPONSE: Confirmed
- 27 Will any subcontractors need individual bonding if awarded? If so, what trades would require this? RESPONSE: No
- 28 Bid note #1 on T1.2 states that Troup County will be responsible for submitting plans to the fire marshal and building department. Will the GC need to cover the cost of the permit fees or are those being handled directly by the owner? RESPONSE: No, The General Contractor will NOT be required to pay permit fees.
- 29 Please confirm the owner will contract separately for the security system and card readers. RESPONSE: Confirmed
- 30 Please confirm the owner will provide and install gas grill. RESPONSE: Confirmed. GC will install gas piping as shown on Sheet P1.4 or P1.5, Owner will provide and install the grill.
- 31 Please confirm gear lockers are to be provided and installed by the general contractor. RESPONSE: Confirmed. See specifications, and keyed note 5 on Sheet A1.1.
- 32 Is the sign referenced by Note #22 on page A1.1 the same as the sign labeled "Plaque Logo" in detail 9/SP1.2? If this is the case, can you also confirm if this sign is provided by the general contractor? The note on A1.1 states "signage by GC" but detail 9/SP1.2 states "provided by owner – installed by GC." Please clarify these notes RESPONSE: Modify keyed note 22 to read "Owner to provide 4'-0" dia. 14 gauge aluminum sign... to be installed by the Contractor.
- 33 Details 1, 2 & 3/A6.1 and details 2 & 3/A6.2 appear to show both a thickened edge slab and (2) courses of CMU below grade. Can you clarify which is correct? RESPONSE: See Foundation Sections on Sheet S4.1. Note that perimeter edge conditions will vary at openings.
- 34 Page S1.1 shows a room off the left side of the apparatus bay with an 8" slab, but the architectural drawings do not show this same room. Can you confirm if this room is required or not? RESPONSE: This room is not required. See response 20 this addendum.
- 35 Details on Page S4.1 show brick installed on the footer to the elevation required but details 2 & 3/A6.2 show one course of 4" CMU then brick below grade. Please clarify if one or the other detail is to be priced or since it is below grade would this be contractor preference? RESPONSE: Contractor preference so long as cmu is not exposed above grade.
- 36 Will a revised site plan be provided for the ADD ALTERNATE pricing for the third bay? The architectural plans appear to provide alternate pages for this added third bay but the site drawings do not. RESPONSE: The site plan shown for the two-bay station

is designed to accommodate the three-bay station with the septic outside of the footprint of the larger building. NOTE: the drives entering and exiting the apparatus bays should increase in width in Alternate 1 for the three-bay station as indicated on Sheet A1.1A.

- 37 Approved Equal: Allow Draper Clutch-operated Flexshade NEXD as an approved manufacturer for roller shades
- 38 At Detail 9/A8.2, Architect will allow installation of matching thin brick on the inside returns of the overhead door jambs that align with the façade face brick
- 39 Add a dishwasher to the right of the kitchen sink in room 119. Provide an allowance of \$1,000 for appliance and installation similar to GE Profile 24" Smart Built-In Top Control Fingerprint Resistant Stainless Dishwasher w/ Microban Technology, 44dBA Model # PDT715SYVFS – Provide GFI outlet on wall behind dishwasher



3 KITCHEN 119 - EAST
A12.1 SCALE: 3/8" = 1'-0"

- 40 Add Specification Section 012100 line item K. Allowance No. 11: Unit Cost Allowance: Include the sum of \$1,000 per unit for Residential Dishwasher similar to GE Profile Model # PDT715SYVFS
- 41 Can a spec be provided for the proposed well citing all pertinent information? Will the well design be by contractor or owner rep? If by contractor what documents will need to be provided for design acceptance? Add Specification Section 012100 line item L. Allowance No. 12: Unit Cost for design and installation of septic system by the General Contractor in the amount of \$25,000.

- 42 Sheet E1.1 – Floor Plan Alternate – 3 Apparatus Bays- Lighting – Add two (2) Type L light fixtures on circuit RPA-7 through PE Cell at the front of the apparatus bays as shown on South Elevation 3 Bay Station sheet A1.1A.

END OF ADDENDUM #4