



**ITB #2024-003 FIRE STATION 2 ADDITION
QUESTIONS & ANSWERS
CLARIFICATION ON SPECIFICATIONS
ADDENDUM 2**

Return to: Lumpkin County Board of Commissioners
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Bid Closing Date: March 14, 2024 at 2:00 PM, EST
Bid Issue Date: February 14, 2024
Addendum Issue Date: March 6, 2024
Pages: 3
By: Ryan McDuffie, Purchasing Agent

Vendor Name: _____
(A copy must be attached to the Addenda Acknowledgement)

CLARIFICATION STATEMENT

The Scope of Work as listed in the bid document (and seen below) is the only portion of this project that is to be considered by submitters. There will be no need to consider interior, HVAC, electrical, etc. All project drawings provided for reference as needed to plan construction.

“Construct a 20’x 35’ addition to the rear of an existing metal building. The addition will need to be tied in to the existing roof line to ensure proper seal and maintain existing pitch. A concrete pad will be required that includes footers to support the addition and meets all existing state, federal and local regulations. The additional room will need to be 6” stick-built walls covered in OSB and house wrap. The exterior will be metal siding with a metal roof. Color of metal will be chosen by the County.

The addition will include the installation of 2 - 3/0 windows and 3 metal entry doors.

Rough in plumbing will be required for 2 bathrooms that include a sink, toilet and shower. Rough in plumbing will also be required for single mop sink. Rough in plumbing will need to be tied in to existing septic system.”



1. Is the vendor to match the existing metal design and color?
 - a. Design needs to match but the color will not be able to due to fading.
2. GC license required?
 - a. Yes.
3. Who will handle the permitting?
 - a. The County will handle the permitting.
4. Does any underground electric need to be stubbed out?
 - a. No.
5. Do the bedroom walls go all the way to the ceiling?
 - a. N/A. This is not something the vendor will be responsible for.
6. Are there any doors on the interior?
 - a. No.
7. Is the awarded vendor doing any insulation?
 - a. No.
8. Does existing PVC go in to septic?
 - a. Yes.
9. Drywall on all the walls, correct?
 - a. Only the Fire wall.
10. Are there any permits or are permit fees waived?
 - a. County will do permitting.
11. Fiberglass shower inserts?
 - a. No. County staff will be tiling the showers.
12. Can we use another comparable unit besides Rheem? Also, it states 1.5 ton and 2 ton on the plans which should we price?
 - a. N/A. This is not something the vendor will be responsible for.
13. Does the existing Electrical service and panel have enough room to accommodate the additional load? Does there need to be a sub panel?
 - a. N/A. This is not something the vendor will be responsible for.
14. Is there a water heater in the addition?
 - a. N/A. This is not something the vendor will be responsible for.
15. Where is the water supply?
 - a. N/A. This is not something the vendor will be responsible for.
16. Does the 5x5 landing need a small cover to protect against water intrusion?
 - a. N/A. This is not something the vendor will be responsible for.
17. What is the finish on the concrete floors or is there a floor covering that needs to be used?
 - a. Slick finish.
18. What are we trimming the addition with? wood base vinyl base? What are the bedroom doors? They are not specified.
 - a. N/A. This is not something the vendor will be responsible for.
19. Painting, please specify scope and materials to be used.
 - a. N/A. This is not something the vendor will be responsible for.



20. Final grading and grassing by the county?
 - a. Yes.
21. Will the site be ready for concrete +/- 1 inch, when we arrive or is site work required?
 - a. Yes.
22. Is the GC doing any interior finishes?
 - a. No.
23. Are there any underground water or electrical supply needed in the slab roughs? Or is it sewer only?
 - a. Sewer only.
24. Will the County be responsible for relocating any utilities that may be in the way of new slab?
 - a. Yes.
25. Will the County be responsible for compaction/Geotech/grading conformity?
 - a. Yes.
26. Are there any specifications for metal gauge or design?
 - a. Match the existing metal.
27. Is a bid bond required only if price exceeds \$100,000?
 - a. Bid Bond is not required as project should not exceed \$100,000.
28. Is a GC license required to perform this work seeing this will exceed \$2,500 over multiple scopes pertaining to occupied space?
 - a. Yes.
29. Is a plumbing license required to perform this work?
 - a. Yes.
30. Do windows need to be tempered, Low E or insulated?
 - a. Vinyl, Low E insulated, Single hung, No grids.
31. Are we to furnish keyed BEST levers? Are these to be small or large format?
 - a. Small.
32. Are there any timelines/deadlines to be considered and if so, are there liquidated damages?
 - a. We would like the work to be completed by May 31st. No liquidated damages.
33. Do trusses need to be stamped and approved by client prior to install?
 - a. It does need to be approved prior to install.
34. Will there be any third-party inspections required? If so, is that financial responsibility the general contractor's or the owners?
 - a. No third-party inspections required.