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10-22-25

REQUEST FOR PROPOSALS
LAURENS COUNTY EMS STATION

The Laurens County Board of Commissioners is accepting proposals from licensed general contractors for the construction of an EMS station until 10:00 A.M. Monday, November 24, 2025. A mandatory pre-bid conference will be held at 10:00 A.M., on Thursday, November 13, 2025 at the Commissioner's Office. Plans may be downloaded from the Laurens County website, Laurensco.ga.org, or picked up at the Commissioner's Office located at 117 East Jackson Street, Suite B Dublin, Georgia. Laurens County reserves the right to reject or accept any and all bids as it deems to be in the best interest of Laurens County.

Scope of Work and Outline Specification

Laurens County EMS Springdale Park Station

Bidding Requirements:

Section 0.01 Bids will be received in accordance with the invitation to bids, attached.

Section 0.02 Proposals are for a Design-Build delivery method. General requirements for the building addition are as described herein.

Division 1. General Requirements

Section 1.01 The proposed form of Owner — Design/Builder agreement is to be as proposed by the bidder. A letterhead agreement is acceptable, subject to acceptance of the terms contained therein.

- (a) Stipulated sum is to be used.
- (b) Corresponding exhibits are to be used.
- (c) This project shall be completed no later than 120 days after Notice to Proceed.

Section 1.02 Supplemental General Conditions

- (a) The Design-Builder is to pay for all temporary utility costs, as required.
- (b) The Design-Builder is to furnish a Performance and Payment Bond in the amount of the Stipulated Sum at commencement or a letter of credit in the amount of the bid.
- (c) The Design-Builder is to carry contractors and owner's liability insurance and builders risk insurance at their expense.
- (d) A copy of bidders State General Contractor's License must be submitted with bid.
- (e) A structural engineer of record, licensed in Georgia is to furnish stamped documents for structural systems, to include the pre-

engineered metal building and foundations. Refer to Division 2 regarding site engineering requirements.

- (f) A copy of bidders E-Verify number shall be provided with bid.
- (g) Building shall in all aspects including entrances, exits, and bathrooms conform to the current Georgia Accessibility Code and the American with Disabilities Act.

Section 1.03 General Project Description.

- (a) Nominal free-standing pre-engineered building as shown in attached drawings. Refer to the attached drawings. The submitted bid is for one building on a designated site. The site is to be prepared for the building by the owner. The project consists only of the building, and utilities terminated to 5' outside the building for continuation by others. This building is to have a nominal eave height of 12'-0" from the finished floor elevation.
- (b) The building shall be a pre-engineered metal building with a 26 ga. manufacturer's standard acrylic painted steel panel exterior wall covering, and a 26 ga. Galvalume finish manufacturer's standard steel roof. A one-year workmanship warranty and standard manufacturers 20-year panel warranty is required. Each structural bay will be no less than nominally 20'. Interior columns will not be allowed. Roof pitch will be 1:12. Columns and beams may be tapered.
- (c) Gutters and downspouts with concrete splash blocks are required. Size and spacing are the responsibility of the Design-Builder. There should be 3X5 concrete pads at exterior doors.
- (d) The exterior wall frames are to be designed with doors and windows in spaces as described herein. The front side and one end wall shall be free from 'X' bracing obstructing these openings. Provide portal frames or other engineered system to resist lateral loads in these walls.
- (e) The building is to be designed and built to meet all applicable codes, including but not limited to the International Building Code, 2000 edition and the Life Safety Code NFPA 101, 2000 edition. The Design-Builder is responsible for confirming appropriate occupancy type, construction type, and other code analyses. Wind loads shall be calculated at 100 mph

minimum. Building shall be inspected to ensure construction meets all aforementioned applicable codes prior to final payment being made to contractor.

- (f) The floor for the truck bays shall be a sealed concrete slab on grade, 6" thick, 4,000 psi concrete, reinforced with 6x6, W2.1/ W2.1welded wire mesh. Finish is to be dense with a clear sealer intended for truck traffic. The floor of the Business occupancy shall be a minimum 4" thick, 3000 psi concrete reinforced with fiber mesh or 6x6, W2.1/ W2.1welded wire mesh at the discretion of the design-builder. There is to be 4" of clean sand capillary barrier below the 4" slab and 2" of clean sand below the 6" slab. There shall be a 6 mil. Polyethylene vapor barrier with joints sealed below the slab over the capillary barrier.
- (g) The exterior wall is to be insulated with 3" white vinyl backed re-enforced insulation and the interior walls shall be R-13. The lower 8' of all interior walls in the truck bays are to have a painted 5/8" plywood finish. In addition, the bay side of the walls and storage rooms shall be finished with 5/8" plywood.
- (h) The roof is to be insulated with 3" white vinyl backed re-enforced insulation.
- (i) Three (3) exterior personnel doors to serve as means of egress are to be provided.
- (j) Bay doors are to be 12' x 12' sheet type electrically coiling overhead doors, size and location as indicated.
- (k) Any load bearing walls should be figured on a load capacity of 125 pounds per square foot live load.
- (l) 2000 PSF should be assumed as soil compaction factor in figuring building foundations.
- (m) The business occupancy area and truck bay shall be separated by a 2-hour firewall.

Division 2. Sitework

Section 2.01 Scope of Work

- (a) Survey existing conditions as required to complete the work.
- (b) All design and construction related to site preparation shall be by others. This includes placement and maintenance of erosion control measures. The building pad will be graded to 8" below finished floor and compacted.
- (c) All site development design and construction outside the building is the responsibility of others.
 - (i) A disabled parking space and accessible route will be provided by others. The contractor is responsible to provide accessible personnel doors at all locations.
- (d) With regards to any required EPD requirements for notification and filing, the Owner will be the primary permittee.
 - (i) It is anticipated that the disturbed area will be less than an acre.

Section 2.02 Construction Scope of Work

- (a) Design-Builder is to furnish termite treatment with a 5-year warranty.

Division 3. Concrete — Refer to General Requirements

Division 4. Masonry — Not Required

Division 5. Metals — Refer also to General Requirements

Section 5.01 Metal Framing

- (a) Partitions may, at Design-Builder's discretion, be framed using loadbearing and/or non-load-bearing steel stud framing. Min. interior no-load-bearing studs to be 3 5/8" x 25 ga. Load-bearing studs to be engineered by Design-Builder.

Division 6. Wood and Plastics — Not Required

Section 6.01 Rough Carpentry

- (a) Partitions may, at design-builder's discretion, be framed using wood framing.

Section 6.02 Architectural Woodwork

- (a) Cabinets indicated are to be constructed using stained birch plywood, inside and out. Countertops are to be constructed using plywood, not particle board, with high pressure plastic laminate. Furnish a 4" laminate back and end splash.

Division 7. Thermal and Moisture Protection — Refer to General Requirements

Division 8. Doors and Windows — Refer also to General Requirements

Section 8.01 Exterior bay doors, personnel doors and windows may be furnished by the Pre-engineered metal building manufacturer.

Section 8.02 Interior doors

- (a) All interior doors are to be stained birch solid core, 1 ³/₄" thick. Typical doors to be 3' wide x 6'-8" high. Frames may be pre-hung wood or KD hollow metal, exceptions noted below.
 - (i) Closet doors may be 2'-6" wide.
 - (ii) Rated doors to be mineral core wood or hollow metal, and have a hollow metal frame. Door and frame to bear a fire label with the rating as indicated.

Section 8.03 Door Hardware

- (a) All interior doors are to have lever type accessible hardware. Panic devices are not required in any locations.
 - (i) All exterior doors, office doors and storage room doors are to have locksets.
 - (ii) All toilet and bath doors are to have privacy sets.
 - (iii) All other doors are to have passage sets.

- (iv) All fire rated doors and exterior personnel doors are to have closers.
- (v) All exterior thresholds are to be accessible.
- (vi) All doors are to remain unlocked in the direction of egress at all times. No keys or special tools are required to exit any space.

Division 9. Finishes — Refer also to General Requirements

Section 9.01 Flooring

- (i) All business occupancy spaces to have LVT over slab. Base to be rubber, 4" high.
- (ii) Bay area is to be sealed concrete.

Section 9.02 Wall finishes

- (i) All business occupancy spaces to have painted gypsum board.
- (ii) Bay area is to be painted plywood, 8' high. .

Section 9.03 Ceilings

- (i) All business occupancy spaces to have drop in acoustical ceiling with 6" of insulation laid on top. Minimum ceiling height is 9'-0".

Division 10. Specialties

Section 10.01 Items Furnished by Design-Builder

- (a) Toilet accessories, to include s/s framed glass mirrors, s/s grab bars as indicated, toilet tissue holders, towel dispensers and a mop rack in the Janitor's closet.
- (b) Accessible signage for main entrance and public toilet.

Section 10.02 Items Furnished by Others

Division 11. Furnishings — Not Required

Division 12. Equipment — Not Required

Division 13. Special Construction

Section 13.01 Pre-engineered Metal Building

- (a) Refer to General Requirements for general building criteria
- (b) Refer to Division 15, HVAC systems for dead and collateral loading.
- (c) Refer to Division 16, Electrical systems for items of dead and collateral loading.

Division 14. Conveying Systems — Not Required

Division 15. Mechanical Systems

Section 15.01 Plumbing System and Sprinkler System

- (a) **The building area identified as sleeping and common areas, as shown on the attached plans, will contain an R13 wet pipe sprinkler system installed by Georgia Automatic Sprinkler Company. The successful contractor shall coordinate with the aforementioned contractor to facilitate this work.**
- (b) Water closets are to be tank type water conserving units. Toilet is to be accessible where indicated. For accessible toilet, the handle is to face the wide side.
- (c) Lavatories are to be china wall-hung units. Lavatory to be accessible where indicated, including faucets and pipe insulation.
- (d) Shower to be an acrylic unit with clear dimensions of 48" x 48".
- (e) Sink in kitchen is to be a 2-compartment stainless steel. Faucet set is to have a spray hose.
- (f) New overhead water piping shall be hard copper. New under-slab water piping to be soft copper without joints. Furnish hot water to all sinks and lavatories, with a gas water heater. Insulate all hot and cold-water piping.
- (g) Propane gas piping will be as required for specified heaters. Exposed piping shall be rigid metal, satisfying all codes.
- (h) New waste and vent piping are to be schedule 40 PVC.

Section 15.02 HVAC System

- (a) Provide general ventilation for the truck bay at a rate of 6 air changes per hour. Ventilation shall be by means of wall-mounted exhaust fans and intake louvers. These devices shall be mounted above the 8' plywood.
- (b) The business occupancy areas shall be conditioned by split system heat pumps. Air handler(s) may be located on the Mezzanine. Supply and return duct is to be insulated.
- (c) Heaters and powered ventilators shall be controlled by thermostats.

Division 16. Electrical Systems

Section 16.01 Power System

- (a) Furnish circuits for all equipment indicated, and service receptacles in accordance with National Electric Code. Confirm voltage and phase available from the utility. The owner is to identify the power company.
- (b) It is anticipated that the building will be served with an aerial service from a pole-mounted transformer.
- (c) The design-builder will furnish three empty 3" under-slab conduits from a plywood backboard inside the conditioned space to outside the building for telecom, fiber, and/or cable.
- (d) Furnish voice / data / boxes in the locations indicated, plus two in each office, two in the break room and two in the truck bay, as located by the owner. All to have a metal box with metallic conduit in wall to an accessible space. All overhead runs in the mezzanine and truck bay to be piped to an accessible space or to the backboard.
- (e) All above-ground exposed conduits shall be rigid metal. Concealed wiring may be MC cable.
- (f) All underground conduit shall be min. Schedule 40 PVC.
- (g) 120V quadruplex receptacles, shall be provided around the interior perimeter of the truck bay at a minimum of 20' o.c. A minimum of one weatherproof exterior duplex receptacle shall be provided on each exterior wall.

Section 16.02 Lighting System

- (a) General space lighting in the truck bay shall provide 30 fc at table height. If lamps requiring delayed illumination are used, provide at least one fixture with a quartz restrike.
- (b) Business occupancy lighting to be by 2X4 lay in lights with T-8 electrical ballast.
- (c) All lighting shall be controlled from switches in the spaces. The truck bay, Break room and Meeting room are to be on 3-way switching.
- (d) At least one wall-pack exterior lighting shall be provided on each wall of the building. 70w high pressure sodium, or equivalent lumens. These shall be controlled on a photo cell and manual switch.

Section 16.03 Life Safety Systems

- (a) Emergency lighting, exit lights, etc. are to be designed and furnished as required to satisfy all codes.

End of Scope of Work