City of Madison, Georgia

RFP 2027-3500-01

Questions and Answers

Addendum #4

Date: 11/04/2026

Key Updates:

- Addendum 1 & 2 Landscape Plan – **Voided**
- Addendum 3 Revised Bid Documents – Supersedes all previous sets of bid documents

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Questions and Answers

1	Q: It appears Civil sheet C-7.0 (The Landscaping Plan) is blank. Can you please provide the landscaping plan? A: Refer to bid plans and specs (Addendum #3) for reference only. Landscaping work will be performed in-house by owner.
2	Q: Civil Drawings: Several civil drawings are marked "PRELIMINARY," and Sheet T1.1 identifies them as informational while requiring their scope in the base bid. Please confirm which civil drawings are approved for bidding. A: Refer to bid plans and specs (Addendum #3) with revised Civil Drawings
3	Q: The landscape plan identifies a required site density factor of 114.775 but provides only 52. It also indicates 15.77 required parking trees but provides 15. Please confirm whether the proposed landscaping meets the applicable requirements or revised drawings will be issued. A: The fire station is exempt from local zoning requirements, so currently there is no plan to provide additional plantings.
4	Q: Section 004323 provides five deductive alternate entries, while Section 012300 describes only four. Please confirm whether a fifth alternate is required and, if so, provide its scope. A: The owner will purchase the gear extractor. Omit the allowance for this equipment in Specification Section 012100

5	Q: Gear Extractor Allowance: Section 012100 requires a $40,000 allowance for the gear washer extractor, while Deductive Alternate 4 deletes the equipment. Please clarify whether the deduction should include the full allowance and associated installation costs. A: See response to question 4.
6	Q: Unsuitable Soils: Section 012200 requires unit pricing for structural fill and removal of unsuitable soils. Please identify the quantities, if any, that must be included in the base bid. A: Refer to bid plans and specs (Addendum #3). Quantities unknown at this time. Provide a unit price per cubic foot for undercut and backfill in the cost proposal.
7	Q: Geotechnical Report: Please provide the geotechnical investigation report used to establish the foundation, slab, pavement, structural fill, and unsuitable-soil design requirements. A: A geotechnical report is not available.
8	Q: Stormwater Permitting: Please identify the governing SWPPP and clarify whether the Owner or Contractor is responsible for NOI/NOT filings, permit fees, and regulatory reporting. A: The City of Madison is a LIA with their own stormwater management code and will be providing the NOI/NOT filings per NPDES requirements.
9	Q: Utility Connections: Please clarify the limits of responsibility for water, sewer, electrical, natural gas, and communications service connections, including meters, tap fees, impact fees, deposits, and utility-company charges. A: Utility responsibilities and fee allocations are designated as follows: • Contractor-Installed Utilities (Water, Sewer, Electrical, Communications): The Contractor is responsible for the complete installation of the water service line (taps, trenching, piping, fittings) and the sanitary sewer extension (Steadfast Way manhole tie-in, main extension, new manhole, and 4-inch lateral to building). The Contractor is also solely responsible for coordinating and providing electrical (Georgia Power) and telecommunication/data services. • City-Installed Utility (Natural Gas): The City provides complete exterior gas service (main tap, service line, excavation/boring, and meter connection). The Contractor is responsible only for building-side gas piping, testing, and inspections prior to connection. • Meters: The City furnishes and installs the water meter and the gas meter. • Fees: All City of Madison municipal tap fees, impact fees, connection charges, and deposits for water, sewer, and gas are waived. • Restoration & Site Controls: The Contractor's bid must include all associated traffic control, erosion control (BMPs), and surface/pavement restoration for its scope of work.

10	Q: Owner-Furnished Equipment: Please clarify the Contractor`s responsibility for rough-ins, electrical connections, plumbing, communications, equipment supports, controls, and commissioning associated with Owner-furnished equipment. A: The contractor shall be responsible for coordinating all rough-ins, electrical, plumbing, etc. for listed equipment within the contract documents for items noted as Owner-Furnished. Any items not specifically noted in the documents are the owner's full responsibility.
11	Q: Security Systems: Section 011000 identifies the security system as Owner-furnished and installed, while Division 28 includes access control and video surveillance. Please clarify which portions of these systems must be included in the Contractor`s base bid. A: All security systems, including access control and video surveillance, will be provided and installed by the City in-house. Contractor is responsible for any required empty conduit, pathway, or junction box infrastructure shown on the electrical/security drawings.
12	Q: The specifications include both TPO roofing and metal roof panels. Please identify the areas requiring each system and provide the applicable transition and interface details. A: Refer to bid plans and specs (Addendum #3). Specifically, see the roof plan and all associated wall sections and details. The roof over the PEMB is a standing seam metal roof. The roof over the wood framed structure is TPO.
13	Q: Special Inspections: Please confirm whether the Owner will pay for required special inspections and laboratory testing and identify any inspection or testing costs that must be included in the Contractor`s base bid. A: The owner will carry the cost and employ the required special inspections.
14	Q: Clean-Agent Fire Suppression: Please identify which rooms require clean-agent fire suppression and provide the applicable system design criteria and equipment requirements. A: Refer to bid plans and specs (Addendum #3). There are no clean agent FP zones identified on P210.
15	Q: Generator and Transfer Switch: Please confirm the required generator capacity, fuel source, fuel storage requirements, equipment location, and testing and commissioning requirements. A: Refer to bid plans and specs (Addendum #3), specifically a. Specification section 26 32 13: This the authoritative section concerning the features, capacity and performance of the generator. b. E310, E700, P200, P210: Illustrates that the generator is on natural gas (reinforcing the spec) c. E700: Riser diagram provides the load capacity (reinforcing the spec)
16	Q: What appears to be C5.0 and C5.02, the drawings appear to be missing some information to site utilities. C5.02 is completely blank, and C5.0 does not have any site utilities drawings on the page nor has a page number in the title box. Please provide site utilities drawings. A: Refer to bid plans and specs (Addendum #3). Specifically, see Sheet C-5.0 Utility Plan dated 9.9.26 and revised 10.01.26 Addressing GSWCC comments

17	Q: - RFP section 2.4 indicates the successful proposer shall give a contract Proposal bond, Performance Bond and a Payment Bond. This implies the 5% proposal bond would be submitted after a successful proposer was established. Can we conclude the Proposal bond is to be submitted along with the proposal? A: Yes. A 5% Proposal (Bid) Bond executed by an acceptable surety must be included in the initial proposal submission. The 100% Performance Bond and 100% Payment Bond are only required from the successful awarded contractor within seven (7) calendar days of the Notice of Award.
18	Q: - RFP Section 2.6.1 indicates All proposed Sub-Consultants and Subcontractors must be listed in the Proposer`s response. The Proposed list of subcontractors form only includes line items for four (4) Subcontractors. Is it the intent to list only for specific trades? If yes, which ones? If no, will a revised list of subcontractors form be provide? A: Proposers must list all known/intended principal subcontractors and major trade packages (including, but not limited to: Grading/Sitework, Concrete/Masonry, PEMB/Framing, Mechanical/HVAC, Electrical, Plumbing, and Fire Suppression). Proposers are not restricted to four lines and may reproduce, expand, or attach supplemental pages to Form 16 to list all intended subcontractors.
19	Q: RFP Required Form No. 14. Notarized Contractor Affidavit is listed as a required form but the actual form was not provided. Please provide. A: Items #13 and #14 in Section III refer to the single Georgia Security and Immigration Compliance Act Affidavit (Contractor E-Verify Affidavit under O.C.G.A. § 13-10-91) provided on page 21 of the RFP. There is no separate form required for #14; completing, signing, and notarizing the form on page 21 satisfies both requirements.
20	Q: PEMB Loading & Deflections: a) What is the collateral gravity load? b) Is roof live load reduction for the main framing allowed? c) S0.1 Metal Building Note 11 states" All designed components backup up to masonry to L/600." - The PEMB building will have gauge girts from the PEMB. They will be laterally supporting the walls & plywood. L/600 is beyond the scope of gauge girts. Am i assuming the L/600 is for the vertical support of masonry(I.E. a lintel beam)? - For the PEMB girts, we can hold L/240 of L/360. These are standard PEMB values. Please advise. A: Concerning Sheet S0.1 Metal Building Note 11: Add "All components not supporting masonry shall have a deflection of L/360".
21	Q: PEMB Panels: I cannot seem to locater specifications for the following panels, please supply what profile, gauge and finish is required for : a) Roof panel b) Soffit panel c) interior liner panel A: Refer to bid plans and specs (Addendum #3). Specifically, see Section 074213 Metal wall panels. See Spec Section 133419 Metal Building Systems for interior liner panels, etc.

22	Q: PEMB Trim: I cannot locate a specification for the PEMB trim (eave trim, rake trim, gutter & downspouts) to know if they are to be aluminum or galvalume, or the thickness required. Please advise. A: Refer to bid plans and specs (Addendum #3). See specification section 133419 Metal Building Systems
23	Q: On sheet E003, the Luminaire Schedule lists(23) W1 wall pack fixtures. However, these fixtures do not appear on the lighting circuit drawings on sheets E002 or E210. Instead, the fixtures shown in those same locations are WL (3” downlights), and the quantities do not match the W1 fixture count. As highlighted in red on the attached file, there are five fewer WL fixtures than the (23) W1 fixtures listed in the schedule. Would you like us to include the W1 wall packs as an add alternate, or should we exclude them from our pricing? A: Provide the quantities of W1/WL fixtures shown on Sheet E003. Final locations of these fixtures shall be coordinated with Architect/Engineer prior to rough-in. Note: These quantities shall not change the quantities or locations of fixture "C" shown on E210.
24	Q: Sheet A8.1 references “SIGNAGE – ROOM ENTRY” with Note 1 stating “ROOM NUMBER (SEE SCHEDULE)”. We were unable to locate the referenced room/sign schedule in the drawing set or specifications. Please provide the room/sign schedule, or advise where it can be found, so we can accurately quantify the required signage for bidding purposes. A: Detail 7/A8.1 states "Provide 1 room entry sign on the entrance side of every interior door - text to be determined during submittal phase. Provide restroom sign by each restroom door.
25	Q: Section 085113 requires windows to comply with ASTM E1886/E1996 impact and cyclic pressure testing (Wind Zone 1, large missile impact within 30`-0" of grade). However, the glazing specified in Sections 085113 and 088000 is non-laminated, and the basis-of-design product, Kawneer 8225TL, does not appear to be impact-rated. Additionally, Section 088000 indicates a design wind speed of 110 MPH, Exposure B, which does not appear to require windborne debris protection. Please clarify whether impact-resistant glazing/windows are required for this project. If so, please provide the approved impact-rated window and glazing specification. A: Impact rating is not required. 110 mph wind is the governing factor.
26	Q: Section 084313 includes aluminum-framed storefront systems with vision glass only; however, no aluminum entrance door section was identified in the Project Manual. Section 087100 references aluminum-framed entrances/storefronts and includes hardware requirements, but no door hardware set specifically identifies an aluminum door. Door 100 (Hardware Set 028: offset pull, RX-QEL rim exit device, and 4040XP closer) appears to be an aluminum storefront entrance door. Please confirm if Door 100 is intended to be an aluminum storefront entrance door and identify the applicable entrance door specification and requirements. A: Omit all references to aluminum framed storefront doors.

27	Q: With Mitsubishi / Trane equipment as the basis of design, appreciate if we can have Trane controls BAS as one of the approved vendors under spec 230900 - Environmental Control System. Our integration capabilities with the equipment far exceed the spec requirement for control and monitor. Furthermore, it will provide a single point responsibility during project execution and service to the owner after handing over. A: Agreed - approved
28	Q: Spec 051200-1.4-A and B indicate AISC Certifications are required for the Steel fabricator and installer. Can the AISC Certification be waived? A: No, American Institute of Steel Construction (AISC) Certification shall remain a requirement of the steel fabricator and installer.
29	Q: "Section 085113 requires windows to pass ASTM E1886 / E1996 missile-impact and cyclic-pressure testing (Wind Zone 1, large missile within 30` of grade). The glass specified in 085113 and the 088000 IG schedule is non-laminated, and the basis-of-design Kawneer 8225TL is not an impact-rated product. Per 088000 the design wind speed is 110 mph, Exposure B, which is not a windborne-debris region. Can we conclude spec 085113 2.02.E is to be deleted? If impact resistance is required, confirm which openings, the missile level, and the laminated IG make-up, and confirm acceptable impact-rated products." A: Yes, delete spec section 085113 2.02.E, impact rating is not required.
30	Q: "Section 084313 includes aluminum-framed storefront with vision glass only; no aluminum entrance section is included in the Project Manual. Section 087100 references ""Aluminum-Framed Entrances and Storefronts"" and ""Entrances,"" but no hardware set identifies an aluminum door. Door 100 (Set 028: offset pull, RX-QEL rim exit device, 4040XP closer) appears to be a storefront entrance. Confirm whether any doors are aluminum. If so, identify door numbers, stile type (narrow / medium / wide), glazing, and confirm all hardware is furnished under 087100 for installation by the entrance installer." A: Omit all references to aluminum framed storefront doors
31	Q: Section 1-A-6.3 shows a wood sill, casing, and trim. Is the wood sill, casing, and trim throughout the building to be a paint grade wood? If stain grade, is pine an acceptable wood species? Please indicate paint or stain requirements. A: Paint grade wood sill.

32	Q: Specification Section 28 13 00 references an Enrollment Center and a Badging Station. However, the specifications do not clearly define the required equipment, workstation configuration, or responsibility for furnishing the associated computer hardware. Please confirm the Owner's requirements for the following: 1. Enrollment Station Is an Enrollment Station with a biometric reader required? (Yes / No) If required, who is responsible for furnishing the associated computer workstation? Please clarify whether the workstation is to be furnished by the Owner or the Access Control Contractor. 2. Badge/Card-Making Station Is a dedicated Badge/Card-Making Station required? (Yes / No) If required, who is responsible for furnishing the associated computer workstation? Can the Badge/Card-Making Station utilize the same computer workstation as the Enrollment Station, or is a separate dedicated workstation required?" A: The work in Spec Section 28 13 00 Access Control 1.2 Summary A. will be supplied by owner. Contractor is responsible for any required empty conduit, pathway, or junction box infrastructure shown on the electrical/security drawings.
33	Q: Please confirm whether Avigilon can be added as an approved manufacturer for the project's CCTV and Access Control systems. A: See answer to question 32.
34	Q: Specification Section 28 13 00, Subsection 2.18, identifies two manufacturers for the Access Control System. However, both manufacturers have reportedly been dissolved or acquired, and their specified products may no longer be available. Please clarify the Owner's requirements for the Access Control System and provide direction regarding acceptable manufacturers and equipment. A: See answer to question 32.
35	Q: The approved architectural wood doors for Madison Fire Station include Masonite Doors. Masonite Architectural was rebranded as Forte Opening Solutions in 2024. Is Forte Openings Solutions an acceptable wood door manufacturer for this project? A: Forte Openings Solution is acceptable
36	Q: How much time should we allow for building permit review and approval? A: The anticipated timeline for building permit review and approval is approximately two (2) weeks following the formal award of the contract.
37	Q: Are permits and fees to be waived by the county or is the GC responsible? A: Yes.

	Q: Sheet E600 indicates a list of Kitchen Equipment, cooking range, ice machine, Refrigerator, and undercounter refrigerators with no model numbers, etc. Spec Section 11 40 00 - 3.07 - A indicates Atosa Model YR450-AP-161 Ice Make with CYR400P ice bin. Please provide model numbers, etc. for the Kitchen Equipment and Residential appliances.
38	A: See spec section 113013 Residential Appliances
	Q: Upon review of the civil drawings, Sheets C5.0 and C5.2 appear to be either blank or contain unlabeled information. The intended content and scope of these sheets are unclear. Please clarify whether these sheets are intentionally blank or if additional information, revisions, or updated drawings will be provided.
39	A: See answer to question 16.
	Q: Upon review of the civil drawings, Sheets C5.0 and C5.2 appear to be either blank or contain unlabeled information. The intended content and scope of these sheets are unclear. Please clarify whether these sheets are intentionally blank or if additional information, revisions, or updated drawings will be provided.
40	A: See answer to question 16.