



**RFQ #2026-001 ARCHITECTURAL AND ENGINEERING SERVICES FOR FIRE STATION
QUESTIONS & ANSWERS
CLARIFICATION ON SPECIFICATIONS
ADDENDUM 1**

Return to: Lumpkin County Board of Commissioners
Ryan McDuffie, Purchasing Agent
99 Courthouse Hill, Suite D
Dahlonega, GA 30533

Bid Closing Date: **October 7, 2026 at 12:00 PM**

Bid Issue Date: **September 9, 2026**

Addendum Issue Date: **September 24, 2026**

Pages:

By: Ryan McDuffie, Purchasing Agent

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

Questions

1. When is the project expected to go to bid for contractors and what is the expected start date for construction?
 - a. This is dependent upon how quickly the design process is completed.
2. On page 3, Proposal Format, the RFQ asks for "Firm's experience providing engineering services to local governments in the State of Georgia" and "Methodology and approach for engineering services." Can you confirm that this should request architectural experience and that no additional content on engineering services approach is requested within the proposal?
 - a. The county desires one contract for architectural and engineering services for the construction of a fire station. This is not limited to architectural.
3. Is there an established budget or price range for the project?
 - a. This information will be provided to the selected vendor.
4. Is there an anticipated delivery method for the project?
 - a. The county is seeking qualified vendors to provide design services and then construction administration of a new fire station. We would expect design services to occur and then construction administration services. We are requesting vendor specific scope and methodology as part of the submission.
5. Please provide the address of the site on Ben Higgins Road.
 - a. Property has not yet been secured.
6. Is public water service available?
 - a. Not at the anticipated site.



7. Is public sewer service available?
 - a. No.
8. Is landscaping desired/required?
 - a. Yes.
9. Could you please share the anticipated budget?
 - a. Not at this time.
10. Do you anticipate an interview process to qualify firms?
 - a. Yes. We will use a short list of firms to request interviews after their proposals have been reviewed and scored.
11. Will geotechnical services be included as part of the design engineer's scope of work under this contract? If not, how and when will geotechnical services be procured?
 - a. County uses a third party for geotechnical services. Services will be aligned with construction schedule.
12. How will Special Inspections and Construction Materials Testing services be procured for this project?
 - a. County uses a third party for special inspections and construction materials testing. Services will be aligned with construction schedule.
13. Is there a pre-bid meeting?
 - a. No.
14. For the vendor application packet, should we email it to you beforehand and attach to the RFQ?
 - a. No. Please submit with the RFQ.
15. Will our subconsultants be required to complete a vendor packet as well?
 - a. No. All contracted work and payments will be with the contracted vendor.
16. Can you clarify the bullet point that says "scope and level of service proposed" under the Scope and Methodology part of the proposal format?
 - a. What would be your method, e.g. steps in your process, of delivering design services and construction administration and in what ways does your company support this scope?
17. Please confirm the proposed site address.
 - a. Property has not yet been secured.
18. Is the County open to the fire station being slightly larger than the area listed in the RFP to accommodate the program requirements?
 - a. No. The size has been identified in the RFQ project overview.
19. Does the attached vendor application need to be completed with the submission?
 - a. Yes.
20. What disciplines do we need to have for our team? Any additional engineers besides civil, structural, MEP?
 - a. Civil, structural, and MEP. Nothing additional.
21. Due date for RFQ submission is extended to October 7, 2026 12:00PM.