

# REQUEST FOR QUALIFICATIONS (RFQ)



## Rutherfordton NORTH CAROLINA

For the Construction of  
**Rutherfordton Fire & Rescue Station #2**  
Using the Design-Build Delivery Method

### **DATE ISSUED**

June 17, 2022

### **DUE DATE**

July 15, 2022  
1:00 p.m.

### **PHYSICAL DELIVERY/MAILING LOCATION**

Town of Rutherfordton  
Attn: Doug Barrick,  
Town Manager  
129 North Main Street  
Rutherfordton NC 28139

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# REQUEST FOR QUALIFICATIONS

# FIRE STATION #2

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## Notice

The Town of Rutherfordton (referred to as "the Town") is soliciting Statement of Qualifications from qualified Design-Build team(s) or firms(s) interested in providing professional design and construction services to the Town for the construction of Fire Station #2.

All respondents to this Request for Qualifications (RFQ) are subject to the instructions communicated in this document and are cautioned to completely review the entire RFQ and follow instructions carefully.

## Owner Description

### **General**

Currently, the Rutherfordton Fire Rescue Department (RFD) protects about \_\_\_ square miles within Town limits as well as unincorporated areas outside town limits by contract with Rutherford County. RFD provides this coverage from one station located at 144 N. Mitchell Street.

The Town has extensively discussed the future of the department and the rural fire district it serves. The Town recently purchased 4.15 acres on Baber Rd to provide a quicker response to the rural fire district and to provide coverage to residents currently non within a rated fire district due to the distance to a fire station. The site is located at 1701 Baber Rd and

The plans for Station #2 will house one engine, one tanker, and one quick response vehicle, along with various volunteers and a part-time staff of firefighters. The new fire station will be designed to accommodate personnel and take the needs of the emergency response staff and response times into consideration.

## **Funding**

A significant amount of money has been secured by the Town to address fire station needs but, the funding will come from a combination of loan and local funds.

## **Overview of Project**

### **Background**

The Town has recently purchased 1701 Baber Rd with the intentions of constructing a small Fire Station on this site. Due the stations small size and simplistic finishes the Town has selected the Design-Build delivery method in order to keep this project on schedule and moving at a consistent speed.

### **Location**

The location of the proposed station is 1701 Baber Rd. Additional location details are provided in the Site Plan (Appendix C).

### **Design**

This project is to be built as a design-build project. Civil, architectural, plumbing, mechanical, and electrical plans will be prepared by Registered Engineers/ Architect. The Architect will be selected by joint decision between RFD and the Town. The Town will accept teams without an architect as long as the team has clearance from the Rutherford County Building Inspections Department for sealed drawings for the project.

The proposed initial design shall be a one-story, two full length-bays, with storage and living areas fire station. The Department is open to other initial design layouts in order to maximize the potential at the site location.

The Town anticipates the building to consist of over 4,000 square feet, which will include (2) bunk rooms, (2) baths, laundry, kitchen, dayroom, mechanical rooms,, offices, workshop and storage areas. Initial design shall include 2 & 1/2 drive through bays, during the design process additional bay space is a desire of the department and shall be factored in the design and budget.

Specifics of the design should include, 2 open bays of at least 18ft x 75 ft and one open bay of 18ft by 37.5ft with floor drainage, bay doors of at least 14x14 with at least 2 sections of glass panels, all glass to have uv protection, a AirVac 911 system in the bay area, turnout gear storage in the bay area, 2<sup>nd</sup> floor mezzanine area for mechanical and storage area, storage area for an air compressor, mop sink, hose, loose equipment a washer an dryer and ice machine, the Living room/kitchen should be designed to accommodate 4 personnel, main entry door to have key pad access, one small office, sleeping quarters for 2 staff with a jack and jill style bathroom the sleeping area should have a residential sprinkler system, one unisex bathroom to support the balance of the facility, kitchen shall accommodate a place for 3 shift style pantry's in the millwork, a stove, built in microwave, dishwasher and refrigerator, the work room shall have access to the rear of the building and provide room for storage of a riding lawn mower or utv, the building shall have a back up emergency generator with automatic transfer switch. Interior finished shall be designed for long wear.

The firm shall design with the goal of an attractive front façade and set the building back from the right of way far enough to allow fire apparatus to safely be parked in the front of the building, drive lanes shall accommodate apparatus, the site shall have parking for at least 8 personal vehicles and should have a concrete walkway to a 30x30 concrete helicopter pad. The full list will be considered from the start of the design phase of the project.

## **Project Objectives**

The project objectives include but are not limited to:

- Establishing a collaborative relationship between the Town, RFD, and the Design Build team for the purpose of delivering a well-designed building to adequately meet the needs of the Department.
- Consider engineering controls in the design of the building that work to create a safe workplace, reduce exposure to carcinogens typical in a fire station, and reduce turnout times.
- Consider industry best practices and Chapter 10 of NFPA 1500, as well as all applicable codes and ordinances.
- Work within the established budget.

## **Scope of Work**

The scope of work will include but is not limited to the following:

- Project planning to include code analysis, value engineering constructability, preliminary cost estimates, and schedule development.
- Evaluation of site to include survey, geo technical evaluation, and existing utilities.
- Comprehensive project design, to include the building, site, and subterranean utilities.

- Update the budget and schedule once the location and design are finalized.
- Permitting for all aspects of the project.
- Construction of the project.
- Project management to assure subcontractors are performing to design and product specifications.
- Schedule management to assure on-time completion.
- Weekly on-site meetings with Town staff for updates.
- Project closeout, delivering manuals, establishing warranties, equipment training, final inspection and acceptance, execution of punch list, and record drawings.

The firm/team assumes design and construction risk and has direct authority over the sub-consultants and subcontractors. The firm/team will act as the Town's fiduciary and have a relationship of trust and confidence between itself and the Town. The Town intends to enter into a Preliminary Design-Build Agreement with the selected Design-Build firm.

Upon completion of the preliminary design-build scope of work, the Town intends to develop a lump sum price with the selected Design-Build firm for the project. The Project will be an "open book" job whereby the Town may attend any and all meetings of the firm/team relating to the project and have access to any and all books and records of the firm/team relating to the project.

## **Estimated Budget**

The Town estimates that the budget for this project will be \$600,000 dollars for all expenses associated with all aspects of this project. Upon Local Government Commission approval, an installment purchase financing loan will be finalized.

**Anticipated Schedule**

<b>Date</b>	<b>Event</b>
Jun-17-2022	Advertise Request for Qualifications
Jun-24-2022	Pre-submittal conference for interested teams at Town Hall
Jul-8-2022	RFQ clarification questions deadline
Jul-17-2022	Statement of Qualifications deadline
Jul-18-2022	Town notifies shortlisted firms/teams
Jul-20-2022	Town conducts interviews with shortlisted firms/teams
Jul-21-2022	Town initiates negotiations with selected firm/team
Aug-2-2022	Town requests Town Council approval contingent on LGC approval
Fall-2022	Begin Design Phase
Winter 2022	Complete Design Phase / Begin Construction Phase
Fall 2023	Project Completion

*Note: The anticipated schedule provided above is based on available information at the time of this document. The anticipated schedule is subject to change. Further clarification will be provided to the selected firm/team.*

**Procurement Process****Request for Qualifications (RFQ)**

- This RFQ is an invitation to interested Design-Build Teams to submit Statements of Qualifications (SOQ) detailing their technical, management, and financial qualifications to design, manage, permit, construct, commission, and closeout the construction of a fire station.
- All deliverables required by the RFQ will be set forth at the time and in the manner set forth in the Content and Format of Proposal section and the Statement of Qualifications Submittal section.



- The Town will evaluate the submissions to determine if the submission is complete and meets minimum requirements.
- If minimum requirements are met, the SOQ will be evaluated according to the selection criteria listed in the Evaluation Criteria section.
- No more than three teams/firms will be selected as short list firm, who will be invited for interviews with Town staff.
- The results of the evaluation of the SOQ can be considered in the final selection process.
- Any cost incurred by respondents in preparing or submitting a proposal for the project shall be the respondent's sole responsibility.

## **Interview Short Listed Firms/Teams**

- The Town will contact the top three firms/teams and schedule an interview with Town staff.
- The purpose of the interview will be to clear up any issues with the SOQ and to get a feel for how the team will work with Town staff.
- The interview will also serve as a place for Town staff to ask further questions designed to establish which of the three firms is the best fit for the project.
- The interview process will determine the final ranking prior to selection of a firm/team.

## **Negotiations**

- The Town will enter negotiations with the top scoring firm/team from the interview process.
- If an agreement cannot be made with the top scoring firm/team, the Town will move on to the next highest scoring firm/team until a contract is tentatively executed contingent upon Board and LGC approval, or the Town, in its sole discretion, may decide to terminate the selection process.
- If the Town is unsuccessful in receiving a price proposal within the identified budget, the Town may decide to terminate the selection process.

## Content and Format of Proposal Package

Firms submitting SOQs shall have no association with elected or appointed officials that could be considered a conflict of interest. Any such relationship will subject the firm to immediate disqualification in consideration for this project. Town staff will evaluate the SOQs and will invite most qualified firms/teams to interview with Town staff prior to recommending a firm/team.

A written proposal must be submitted in the format outlined herein. Each proposal will be reviewed to determine if it is complete prior to actual evaluation. The submission shall be limited to a maximum of 20 pages (8 1/2" X 11, font size 10 or larger). This page limit includes tabs and other dividers. Stick-on tabs are allowed. You may include a 1-page cover letter in addition to the 20-page report. Double-sided pages count as 2 pages. Reference forms will not count towards page limit.

The qualifications statement shall consist of the following information, tabbed as identified and in the order indicated below:

### **Section 1 – General information**

- Description of firm/team
- Legal company organization; organization chart with names. Organizational chart shall also include major subcontractors. Note that no substitutions to the proposed project team of the selected firm(s) can be made without the prior written approval of the Town.
- Identify the Project Manager, all licensed contractors, all licensed subcontractors, and all licensed design professionals who the firm intends to assign to this project.
- List of applicable North Carolina licenses for construction, engineering, or other trades/professions pertinent to the project requirements,

### **Section 2 – Relevant Firm Experience**

- Applicant's overall reputation, service capabilities and quality as it relates to this project.
- List and briefly describe 3-5 comparable projects completed by your firm/team or currently in progress; include your firm's role, and discuss contract amendment history, if applicable. For each project, include contract value and construction value (original value plus contract amendments, if applicable), project owner, project location, contact name

and title, address, current and accurate telephone number and email address. Include the initial contract price, final contract price, and an explanation for any difference between the two. Provide the initial dates for scheduled start and finish and the actual start and finish dates, along with an explanation of what caused any difference.

- Projects involving municipal public safety buildings will have an increased weight in the evaluation process.
- Projects involving municipal fire stations will receive maximum consideration in the evaluation process.
- Projects that show a commitment to staying on and within budget will receive maximum consideration in the evaluation process.
- A minimum of three referrals and references from other agencies and owners. If possible, references should be from the projects listed above.
- Type and amount of self-performed work.

### **Section 3 – Team Experience & Qualifications**

- Describe each team member's position within the firm: experience, certifications, and qualifications. At a minimum the lead designer, project manager, and construction manager, should be identified and available for interview if the firm/team is short listed.
- Provide a statement that all professional subconsultants were chosen based upon qualifications and without consideration of price.
- Briefly describe each team member's role on this project or chart of roles.
- Provide "team" experience working together on similar projects.
- Explain your understanding of, and experience with, the Design-Build Delivery Method.

### **Section 4 – Project Understanding, Approach & Project Management**

- Describe your understanding of the project.
- Identify and discuss any potential problems during design and construction.
- Identify and discuss methods to mitigate those problems.
- Describe the work you anticipate self-performing, and the work you anticipate being performed by sub-consultants/subcontractors. Discuss access and capacity of the sub-

contractors as well as the subcontractor's history with your firm/team and their qualifications.

- Provide schedule; identify and discuss ideas to accelerate the overall schedule.
- Describe approach to coordination with vendors for startup, training, and warranty compliance.
- Describe your approach to change orders.
- Describe your planning, scheduling, estimating, and construction management tools.
- Describe your quality control plan and dispute resolution.

## **Section 5 – Other Factors**

- Describe approach to use of local contractors and suppliers.
- A description of current and projected workload as it relates to the team's ability to complete the project in a timely manner including level and magnitude of involvement. For the purpose of gauging capacity to handle this project along with other projects without disruption on the Towns schedule.
- A description of any program in place to encourage participate by minority businesses as such is defined in N.C.G.S. § 143-128.2(g) and the outreach efforts which will be used to notify minority businesses of opportunities for participation in the project.
- Relevant factors impacting the quality and value of work.
  - Describe ways the team is committed to delivering project on budget without sacrificing overall project quality.
- Any other information pertinent to the team's ability to complete the project.

## **Section 6 – Legal**

*No points will be allocated for Evaluation Criteria No. 6; Proposers will be rated as acceptable (pass) or unacceptable (fail).*

- List and describe any litigation; arbitration; claims filed by your firm against any project owner as a result of a contract dispute; any claim filed against your firm; termination from a project.
- Listing of any pending or settled lawsuits or professional liability claims in which the design builder was involved during the past ten (10) years. All claims shall be included regardless of location.

## Anticipated Schedule

The SOQ shall discuss a proposed schedule of work. Major milestones should be identified. The submission should demonstrate that the team/firm understands the Town's timeline and shares the Town's sense of urgency. The proposed schedule should demonstrate consideration for typical weather conditions of Rutherfordton, NC over the timeframe of the project and include a variance for unforeseen circumstances.

## Questions and Clarifications

For the purposes of providing clarifications, a pre-submittal conference will be held at **1:00 p.m. (EST) on Friday June 24, 2022 at Rutherfordton Fire & Rescue Department (Headquarters), 144 N. Mitchell Street, Rutherfordton.** Attendance for those intending to submit qualifications is not mandatory, but highly encouraged. The project will be described, and key Town participants will be introduced. Questions that arise during the pre-submittal conference are requested to be submitted in writing. Only written questions will be answered in an addendum.

All questions shall be submitted to Doug Barrick, Town Manager via email [dbarrick@rutherfordton.net](mailto:dbarrick@rutherfordton.net) An addendum with questions and answers, if necessary, will be provided to teams/firms by end of day on Friday, June 24, 2022.

All responses, inquiries, or correspondence relating to this RFQ will become the property of the Town of Rutherfordton. Respondents shall not seek individual contact or information except by the method allowed in this request. Individual requests for discussions with Town staff or persons associated with this project are prohibited and can be considered grounds for disqualification. All questions properly submitted will be answered in writing and distributed to all interested parties in a timely manner in the form of an addendum.

## **Statement of Qualifications Submittal**

The deadline for firms submitting qualifications is **1:00 p.m. (EST) on Friday July 15, 2022**. No submissions or supporting documents will be accepted after this deadline.

### **Physical Acceptance/Mailing Location**

Town of Rutherfordton Attn: Doug Barrick  
129 North Main Street  
Rutherfordton NC 28139

Submittal packages should be enclosed in a sealed envelope marked **REQUEST FOR QUALIFICATIONS – Rutherfordton Fire & Rescue Station #2**

All proposal packages and materials submitted hereunder become the exclusive property of the Town and shall be subject to the provisions of the North Carolina public records laws.

The Town of Rutherfordton reserves the right to reject any or all packages received or to request additional information as may be needed to determine qualifications.

## **Selection Process**

This RFQ provides information necessary to prepare and submit qualifications for consideration and ranking by the Town. It is the intent of the Town to appoint a selection committee to review the submitted Statements of Qualifications. This committee will review each qualification submittal and rank the submittal based on the criteria requirements specified within this RFQ. The Town will invite three teams/firms for interviews. Companies are hereby notified that the interview process will quickly follow the submittal deadline and firms should prepare their submittal and proposed team accordingly. Elaborate presentations and submittals during the interview process are not expected or requested. Each interview will last no more than 30 minutes with 15 minutes allowed for a presentation and a 15-minute question and answer session. At the conclusion of the interviews the selection committee will rank the firms based on the selection criteria and the interviews. The Town will provide written notification to all firms regarding final selection.

Upon completion of the selection process, the highest ranked firm will be asked to submit a fee proposal to begin contract negotiations for a fair and reasonable price within the Town's advertised budget. By submitting its Statement of Qualifications in response to this RFQ, respondent accepts the evaluation process as outlined in the following section, acknowledges, and accepts that determination of the "most qualified" firm may require subjective judgments by the Town.

Timely completion is a priority on this project. Preferred consideration will be given to teams that are able to deliver the project within the expected timeline and budget. Success record on this particular aspect must be clearly reflected on the submittal.

### **Evaluation Criteria**

1. General Information about the Team/Firm (10%)
2. Relevance of experience of the Team/Firm with design build with weighted consideration for public safety and maximum consideration for fire stations (20%)
3. Project Approach, Understanding, and Management (25%)
4. References from similar previous projects (10%)
5. Team experience and qualifications (20%)
6. Other Factors (15%)
7. Financial & Legal (Pass/Fail)

## APPENDIX A



**Rutherfordton**  
NORTH CAROLINA

**TOWN OF RUTHERFORDTON  
GENERAL CONTRACT TERMS AND CONDITIONS**



## General Contract Terms and Conditions

- The selected firm will report directly to the Town. The selected firm is to administer the contract and to ensure that all work is performed in accordance with the contract requirements. The selected firm will be responsible for providing engineers, technicians, and sub-consultants with the appropriate skills and qualifications to ensure contract compliance. The firm will be directly responsible for oversight of the project for the Town.
- The selected firm will be notified by the Town and will enter into contract negotiations for receiving this work. A contract will be negotiated with the selected contractor based on the proposed scope of work outlined in their proposal. Appendix A is the Town's standard professional services agreement that will serve as a basis for any contract with the selected firm/contractor.
- To the maximum extent allowed by law, the firm/team shall defend, indemnify, and save harmless the Town, its agents, officers, and employees, from and against all charges that arise in any manner from, in connection with, or out of the acts or omissions of the firm/team or subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable except for damage or injury caused solely by the negligence of the Town, its agents, officers, or employees. In performing its duties under this section, the firm/team shall at its sole expense defend the Town, its agents, officers, and employees with legal counsel reasonably acceptable to the Town. As used in this subsection – "Charges" means claims, judgments, costs, damages, losses, demands, liabilities, duties, obligations, fines, penalties, royalties, settlements, expenses, interest, reasonable attorney's fees, and amounts for alleged violations of North Carolina law or federal law, including but not limited to, sedimentation pollution, erosion control, pollution, or other environmental laws, regulations, ordinances, rules, or orders. Nothing in this section shall affect any warranties in favor of the Town that are otherwise provided in or arise out of this contract. This section is in addition to and shall be construed separately from any other indemnification provisions that may be in this contract. This section shall remain in force despite termination of this contract (whether by expiration of the term or otherwise) and termination of the services of the Contract under this contract. To the extent this Contract includes the furnishing of "design professional services" as defined in N.C.G.S. § 22B-1(f)(6), nothing in this section shall require a "design professional" as defined in N.C.G.S. § 22B-1(f)(4) to defend the Town against liability or claims for damages or expenses, including attorney's fees, proximately caused or allegedly caused by the professional negligence of such design professional.

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# FIRE STATION #2

- The firm must have the financial ability to undertake the work and assume the liability. The selected firm will be required to provide a Performance Bond and Payment Bond in the full amount of the contract prior to contract execution. The selected firm will be required to furnish proof of insurance coverage and shall maintain at the times the limits as follows:

<b><u>Coverage</u></b>	<b><u>Minimum Limits</u></b>
General Liability	\$2,000,000 per occurrence
Umbrella Liability	\$2,000,000 per occurrence
Automobile Liability	\$1,000,000
Professional Liability (E & O)	\$2,000,000 per occurrence
Workers' Compensation	\$1,000,000 Each Accident, \$1,000,000 Disease (Each Employee, \$1M Disease-Policy Limit)
Employers' Liability	\$ 500,000

- The selected firm shall provide the Town with a Certificate of Insurance for review prior to the issuance of any contract or Purchase Order. All Certificates of Insurance will require thirty (30) days written notice by the insurer or firm's agent in the event of cancellation, reduction or other modifications of coverage. In addition to the notice requirement above, the firm shall provide the Town with immediate written notice of cancellation, reduction, or other modification of coverage of insurance. Upon failure of the firm to provide such notice, the firm assumes sole responsibility for all losses incurred by the Town for which insurance would have provided coverage. The insurance certificate shall be for the initial contract period of:

***one (1) year and shall be renewed by the contractor for each subsequent renewal period of the contract.***

- The Town shall be named as an additional insured and the statement should read "Town of Rutherfordton is to be added as an additional insured as evidenced by an endorsement attached to this certificate." Only "A" rated insurance companies will be acceptable to the Town.
- The firm must have an adequate accounting system to identify costs chargeable to the project.

- The proposed method of payment for this contract is lump sum.
- The products of this contract shall be the property of the Town. Upon completion or other termination of this contract, the Contractor shall deliver to the Town reproducible copies of any text, database information, survey information, graphic materials, reports, drawing, plans, files and/or any other documents or materials pertaining to this contract. The Contractor shall also make available any calculations pertaining to this contract and provide copies of specific calculations upon request of the Town. No reports, information, or materials prepared by the Contractor under this contract shall be made available to any person or organization without the prior written approval of the Town.
- In no event shall there be any of the following unless Town's express prior written agreement is obtained: (i) any limitation on, or disclaimer of, implied or express warranties or the liability of Contractor; (ii) any limitation on damages, including a limitation on consequential damages;
- (iii) any requirement for arbitration or for mandatory mediation; (iv) any requirement that Town officials or employees keep information confidential or any requirement that records be kept confidential by the Town, unless the requirement for confidentiality meets the requirements of the Public Records Law.

## **Conflict of Interest Statement**

It is the policy of the Town that the conduct of officers, directors, project managers, and/or all other persons acting as its representatives should be at all times in the best interests of the Town, its members and the general public. In performing their duties, Town representatives should not be influenced by desire for personal gain. Conflict of interest is defined as a situation in which professional judgment or behavior concerning a primary interest (in this case the integrity of Town) has been improperly influenced by a different interest (such as for financial gain). The prompt disclosure of possible conflicts of interest or of those situations where such a perception could reasonably be anticipated to arise helps to avoid injury to an agreed upon primary interest.

Firm(s) selected for these advertised services shall become aware of and comply with state laws related to gifts and favors, conflicts of interest and the like, including N.C.G.S. 14-234, N.C.G.S. 133-1, and N.C.G.S. 133-2. Firm(s) selected for Planning and Design Services by the Town will be required to disclose any conflicts of interest for 18 months prior to the submission of the Proposal package to the Town.

If a conflict of interest is not disclosed by the contractor and a conflict of interest is determined by the Town to exist at a later time, the contractor will not be compensated for their prior work

and will be required to reimburse the Town for any payments received. The contractor would be immediately dismissed from the contract.

## **Changes in Personnel**

Changes to personnel on project team(s), particularly a project manager, are to be avoided wherever possible. The Contractor must request in writing to the Town for all changes to project team members. The Town will consider requests and may accept the new personnel changes, or may deny the request and consequently, the Contractor may no longer be considered for Planning and Design Services with the Town.

## **Notifications**

### **Public Records Notice**

Records received by the Town in response to a bid solicitation or a request for proposal/qualifications are public records and subject to public inspection and copying. Some bid records are public as soon as received by the Town, others become public at bid opening and others at bid award.

The Public Records law (N.C.G.S. 132-1 et seq.) authorizes the Town to withhold from public inspection and copying legitimate and properly marked 'trade secrets'. If a record meets all of the following conditions, then the Town may withhold that particular trade secret from a public record inspection request:

- It is a "trade secret" as defined in G.S. 66-152(3); and
- It is the property of a private "person" as defined in G.S. 66-152(2); and
- It is disclosed or furnished to the Town in connection with a bid or proposal; and
- It is marked as "confidential" or as a "trade secret" at the time of its initial disclosure to the Town.

If as part of your bid or proposal, you submit to the Town any record, or portion of a record, that you consider to be a trade secret meeting the definition contained in G.S. 66-152 (2), you may clearly mark the particular record, or portion of the record, that meets the definition of trade secret as TRADE SECRET or CONFIDENTIAL TRADE SECRET, and the Town will be authorized to withhold that particular record or portion thereof, from public inspection. In the event the Town receives a public records request for records you designate as 'trade secret' the Town will notify you and give you the opportunity to, within one week of such notification, confirm in writing that the specific record, or portion of record, that you designated as TRADE SECRET meets the

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requirements of G.S 132-1.2 and G.S. 66-152, and the reasons therefore. The Town will require that you indemnify the Town in the event a challenge is brought for the withholding of a record based on your having designated it a trade secret.

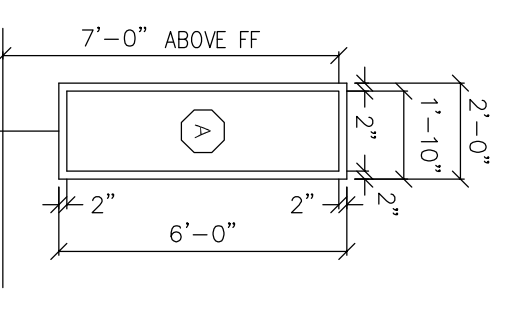
### **Addenda Notice**

If you have received this solicitation from a source other than the Town, it is the respondent's responsibility to ensure that all addenda have been received. Please email [dbarrick@rutherfordton.net](mailto:dbarrick@rutherfordton.net) for the most current information.

# **APPENDIX B**

## **PROPOSED SITE PLAN AND FLOOR PLAN**

Provided by Sandy Mush Fire Dept

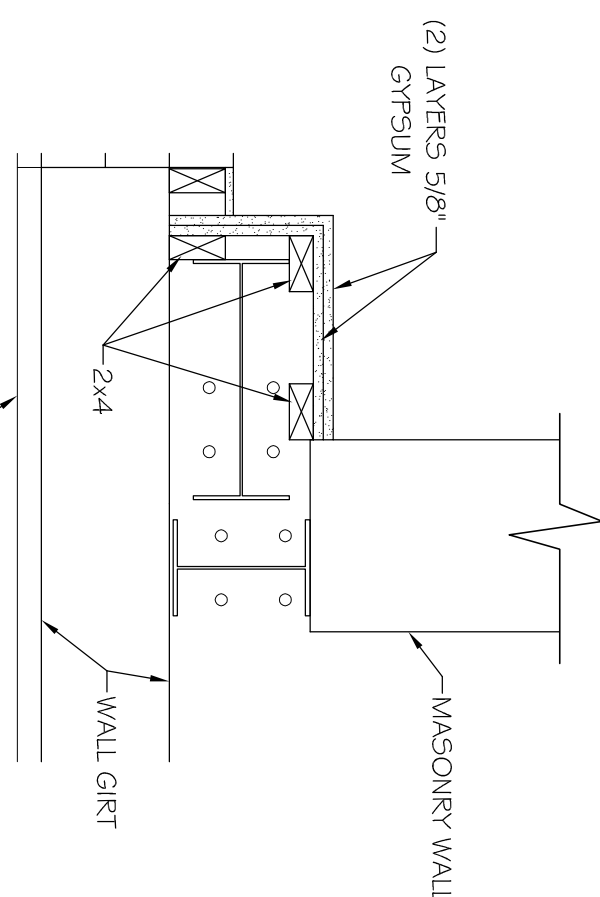


LABEL	WIDTH	HEIGHT	TYPE	FIXED	ENERGY REQUIREMENTS U-VALUE	REMARKS
A	2'-0"	6'-0"			0.32	SH6C-0.25

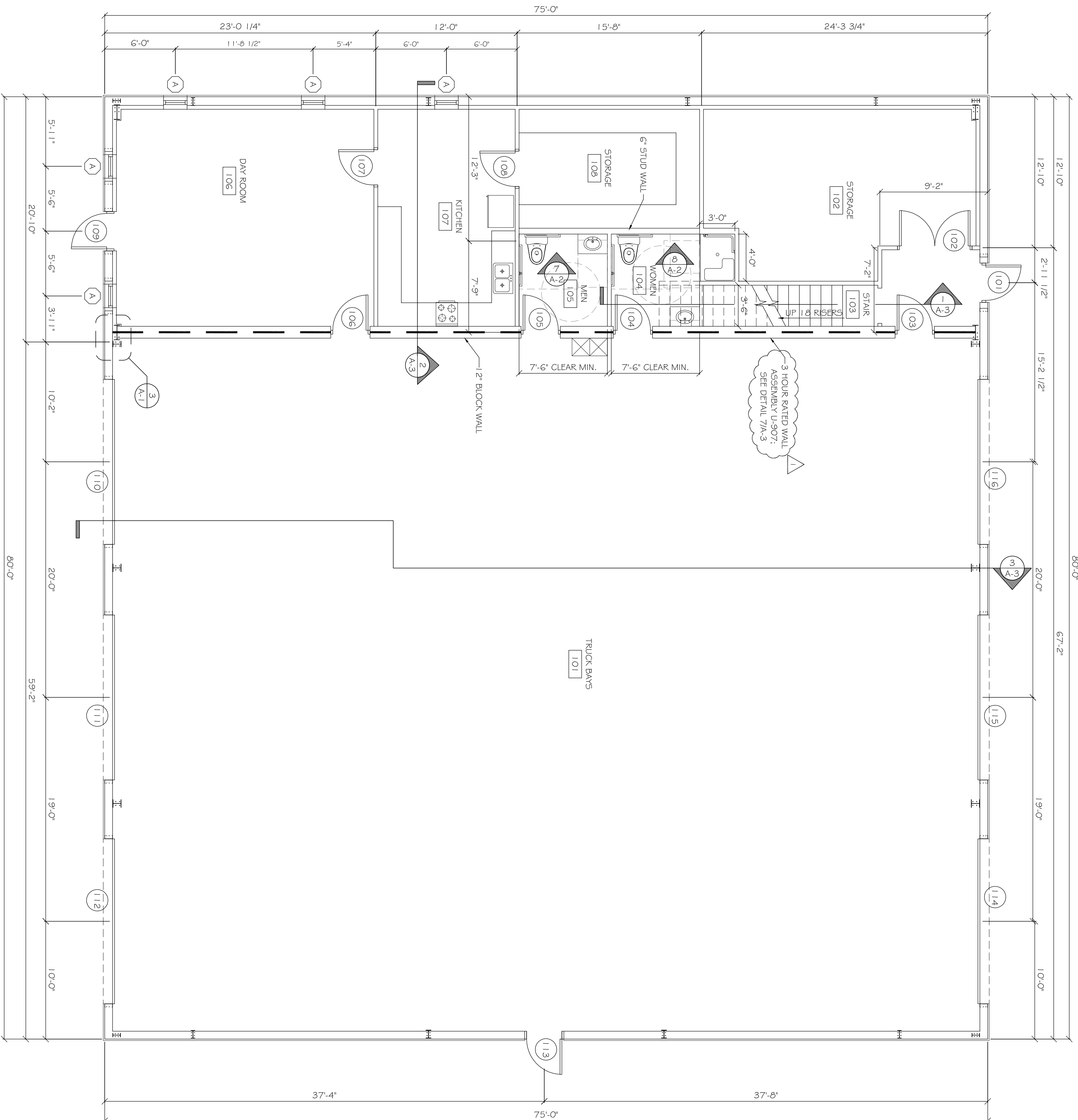
1 WINDOW SCHEDULE  
SCALE: 1/4" = 1'-0"

ROOM #	WALLS	CEILING	FLOOR	BASE PAINT
101	DRYWALL	DRYWALL	CONCRETE	INTERIOR
102	WET DRYWALL	2x4 LAY-IN	VINYL TILE	
103	DRYWALL	8'-0" AFF	RUBBER	
104	DRYWALL	8'-1 1/2" AFF	WOOD	
105	DRYWALL	OPEN	WOOD	
106	DRYWALL	STAIRWELL	WOOD	
107	DRYWALL	CARPET	WOOD	
108	DRYWALL	VINYL TILE	WOOD	
109	DRYWALL	CONCRETE	WOOD	
110	DRYWALL	RUBBER	WOOD	
111	DRYWALL	CONCRETE	WOOD	
112	DRYWALL	RUBBER	WOOD	
113	DRYWALL	CONCRETE	WOOD	
114	DRYWALL	RUBBER	WOOD	
115	DRYWALL	CONCRETE	WOOD	
116	DRYWALL	RUBBER	WOOD	
201	DRYWALL	CONCRETE	WOOD	

2 FINISH SCHEDULE  
SCALE: NONE

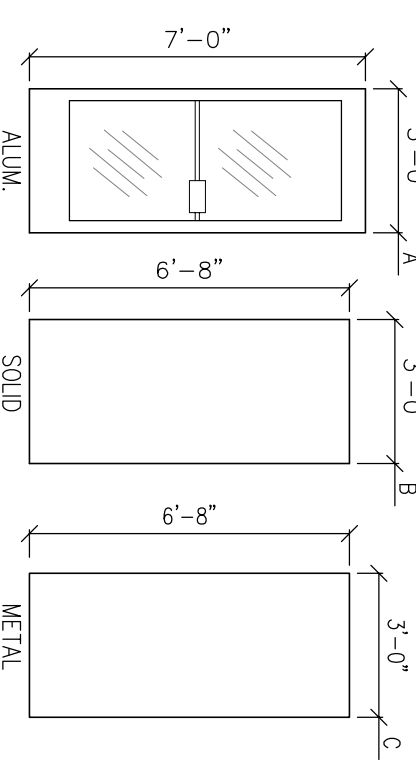


3 FIRE-PROOFING DETAIL  
SCALE: 1" = 1'-0"



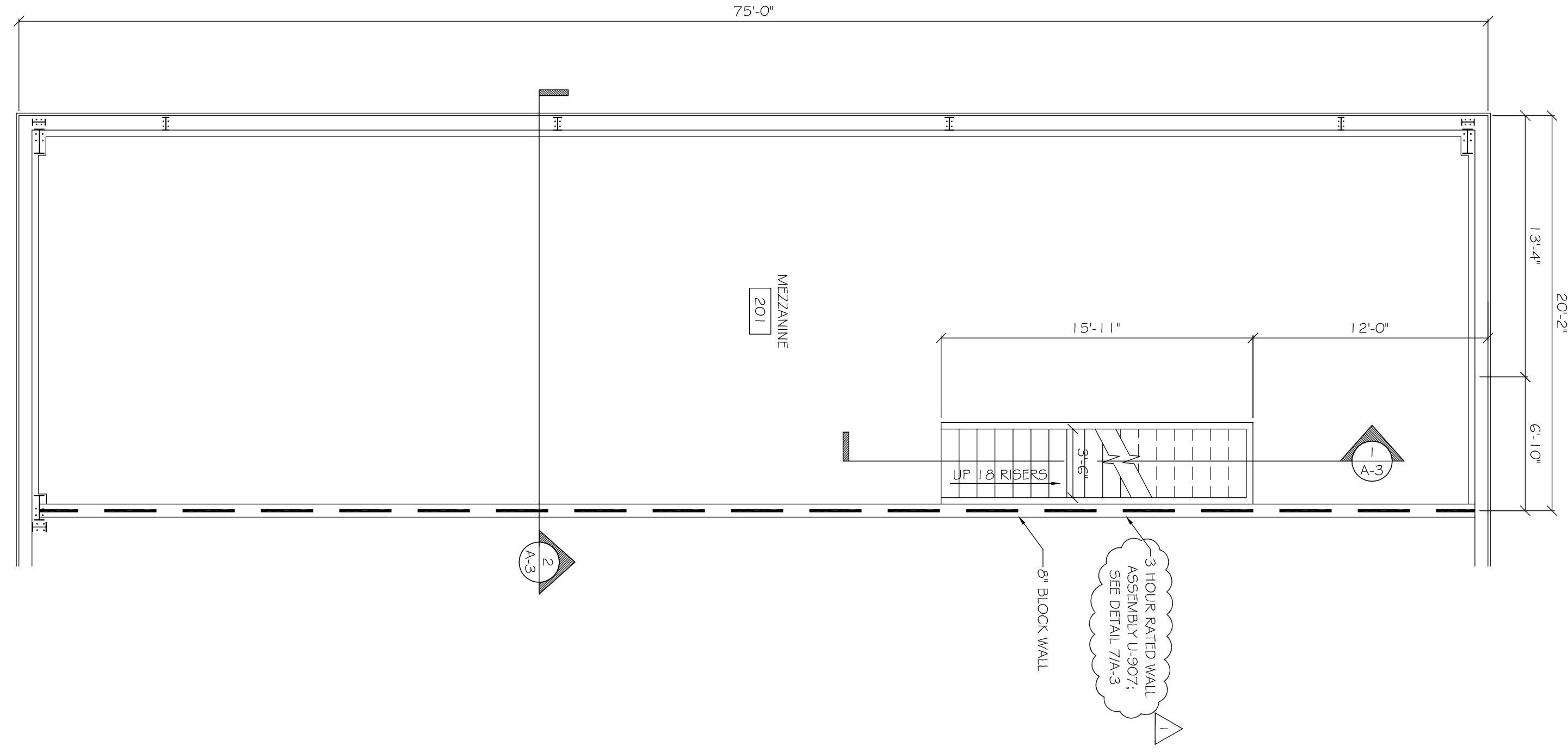
FLOOR PLAN  
SCALE: 3/16" = 1'-0"

#	WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	CLOSER	FRANC.	THRESHOLD	REMARKS
101	3'-0"	7'-0"	1-3/4"	H.C. METAL	A	YES	NO	YES	
102	FR-3'-0"	6'-8"	1-3/4"	S.C. WOOD	B	NO	NO	NO	3 HOUR FIRE RATED WITH COSER
103	3'-0"	6'-8"	1-3/4"	S.C. WOOD	B	YES	NO	NO	3 HOUR FIRE RATED WITH COSER
104	3'-0"	6'-8"	1-3/4"	S.C. WOOD	B	YES	NO	NO	3 HOUR FIRE RATED WITH COSER
105	3'-0"	6'-8"	1-3/4"	S.C. WOOD	B	YES	NO	NO	3 HOUR FIRE RATED WITH COSER
106	3'-0"	6'-8"	1-3/4"	S.C. WOOD	B	YES	NO	NO	3 HOUR FIRE RATED WITH COSER
107	3'-0"	6'-8"	1-3/4"	S.C. WOOD	B	YES	NO	NO	3 HOUR FIRE RATED WITH COSER
108	3'-0"	6'-8"	1-3/4"	S.C. WOOD	B	NO	NO	NO	
109	3'-0"	7'-0"	1-3/4"	METAL	C	YES	NO	YES	
110	1'-4"-0"	1'-4"-0"	1-3/4"	ROLL-UP	-	NO	NO	NO	EQUAL TO OPD THRESHOLD 599 MOTOR OPERATED
111	1'-4"-0"	1'-4"-0"	1-3/4"	ROLL-UP	-	NO	NO	NO	EQUAL TO OPD THRESHOLD 599 MOTOR OPERATED
112	1'-4"-0"	7'-0"	1-3/4"	METAL	C	YES	NO	YES	
113	1'-4"-0"	1'-4"-0"	1-3/4"	ROLL-UP	-	NO	NO	NO	EQUAL TO OPD THRESHOLD 599 MOTOR OPERATED
114	1'-4"-0"	1'-4"-0"	1-3/4"	ROLL-UP	-	NO	NO	NO	EQUAL TO OPD THRESHOLD 599 MOTOR OPERATED
115	1'-4"-0"	1'-4"-0"	1-3/4"	ROLL-UP	-	NO	NO	NO	EQUAL TO OPD THRESHOLD 599 MOTOR OPERATED
116	1'-4"-0"	1'-4"-0"	1-3/4"	ROLL-UP	-	NO	NO	NO	EQUAL TO OPD THRESHOLD 599 MOTOR OPERATED



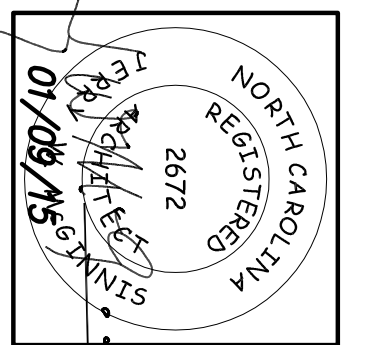
4 DOOR SCHEDULE  
SCALE: 1/4" = 1'-0"

\*ALL DOOR THRESHOLDS SHALL BE MAXIMUM 1/2" OVERALL HEIGHT  
NOTE: ALL DOOR OPERABLE HARDWARE MUST MEET THE ACCESSIBILITY CODE.



MEZZANINE PLAN  
SCALE: 3/16" = 1'-0"

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Project Architect: Jerry W. McGinnis, AIA  
drawn by: MSG  
checked by: JMM / LMC

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no.	description	date
1	REVIEW COMMENTS	11/29/14

**Sandy Mush Volunteer Fire Department**  
557 US Hwy 221A  
Forest City, North Carolina 28043  
owner

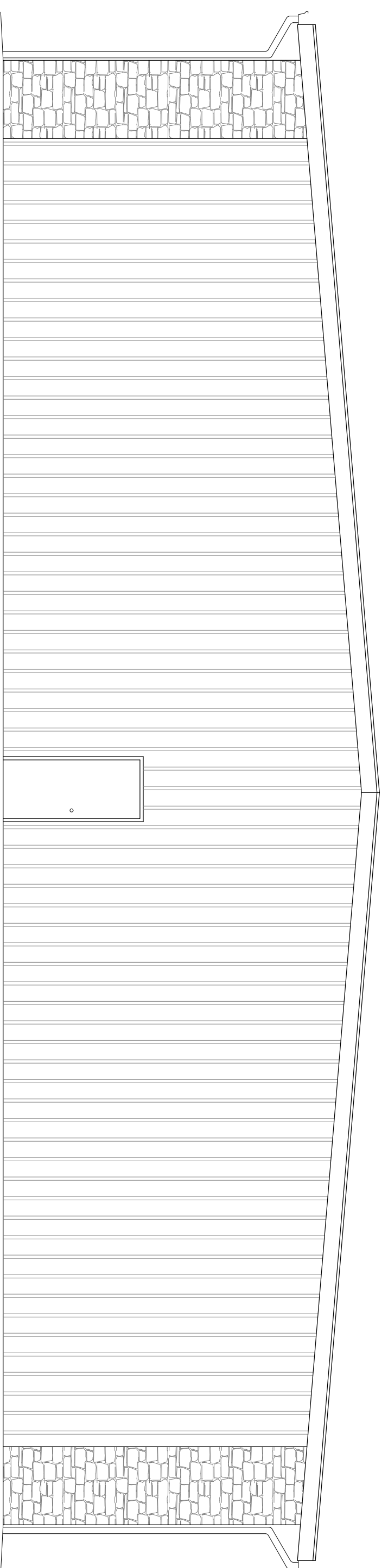
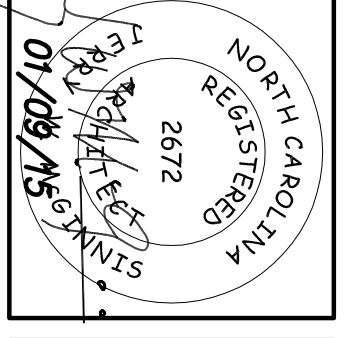
**Building for Sandy Mush Volunteer Fire Department**  
845 Chase High Road  
Forest City, North Carolina 28043  
project title

FLOOR PLANS AND SCHEDULES  
sheet title

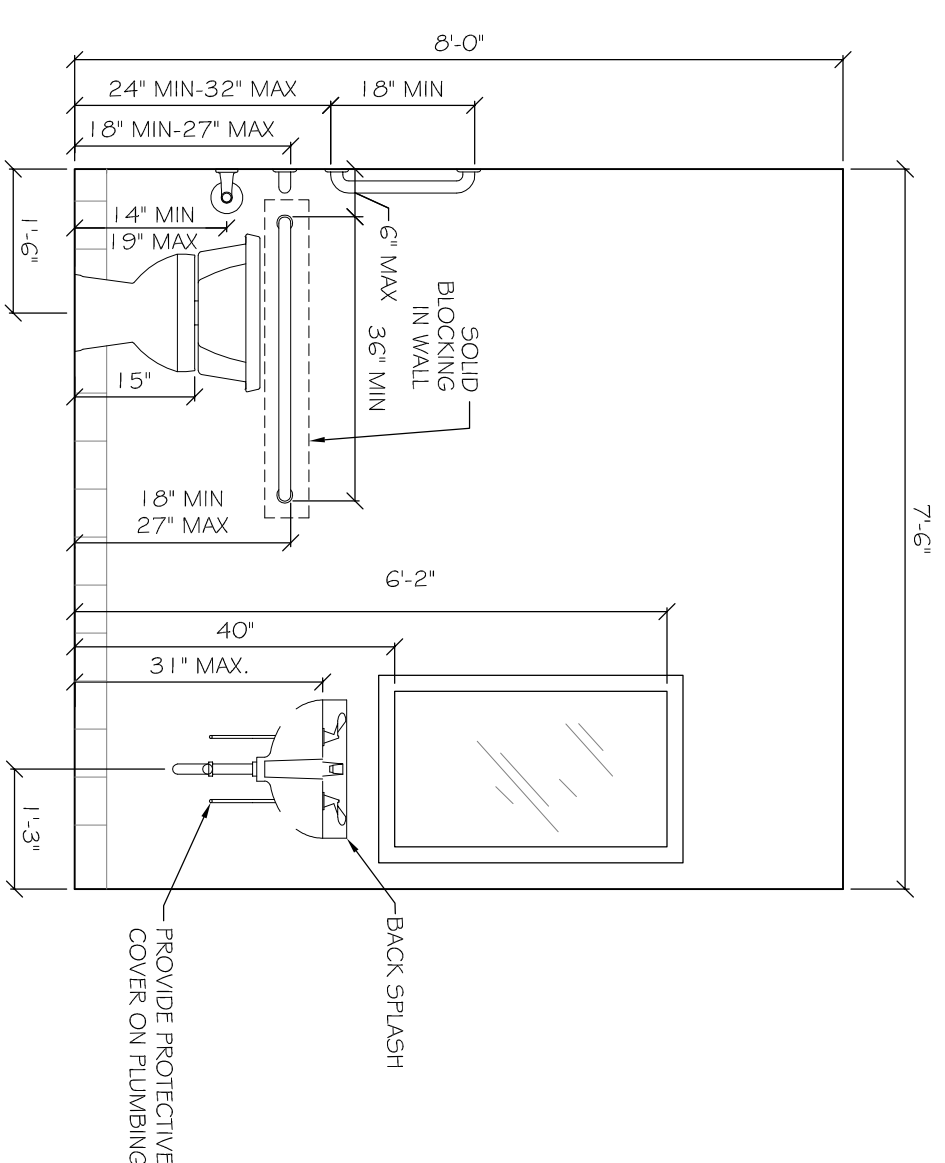
1401-1  
project no.  
03/12/14  
date

**A-1**  
sheet no. 1 of 4

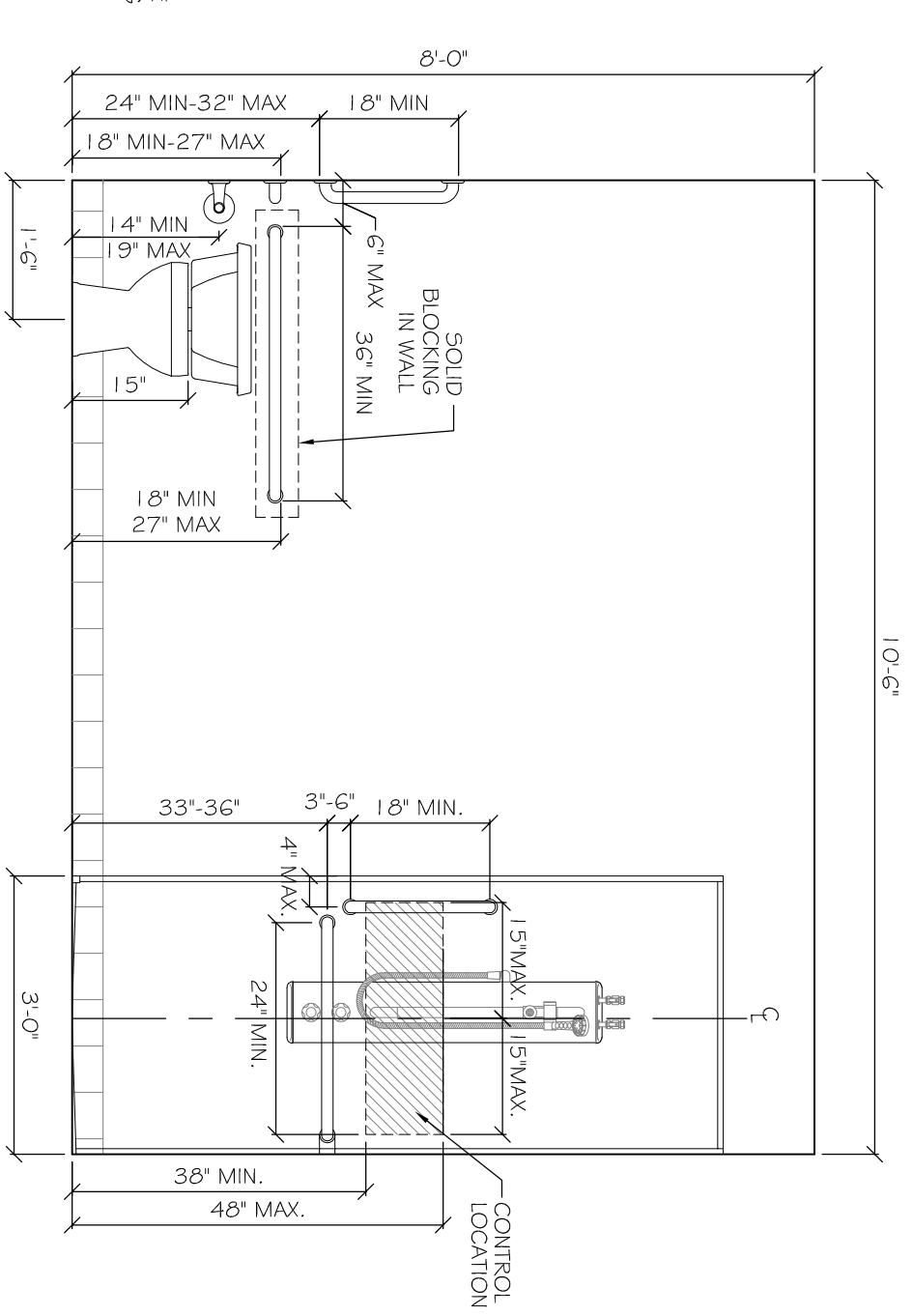
**J.W. McGinnis**  
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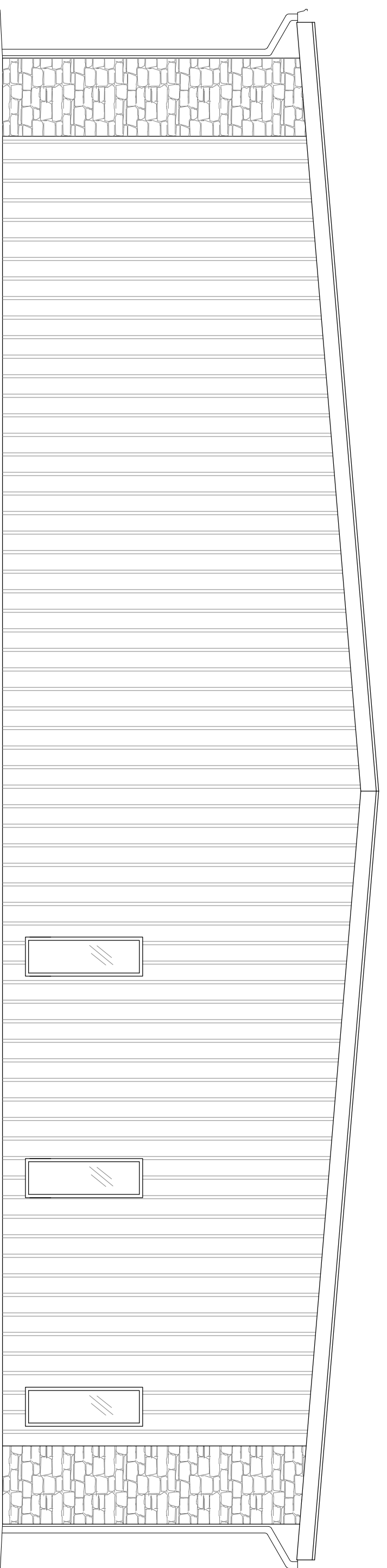
4 RIGHT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



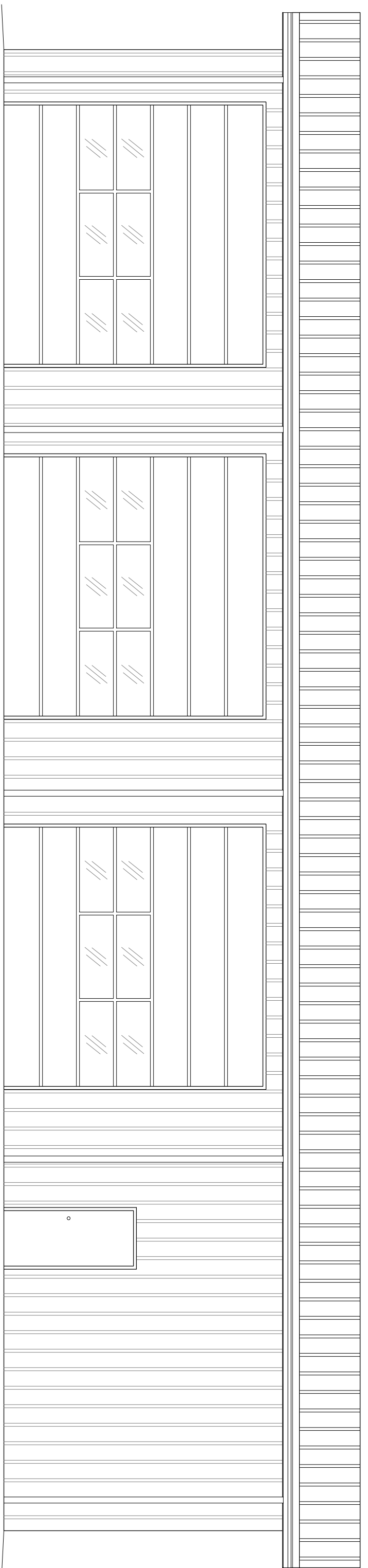
7 BATHROOM ELEVATION  
 SCALE: 1/2" = 1'-0"



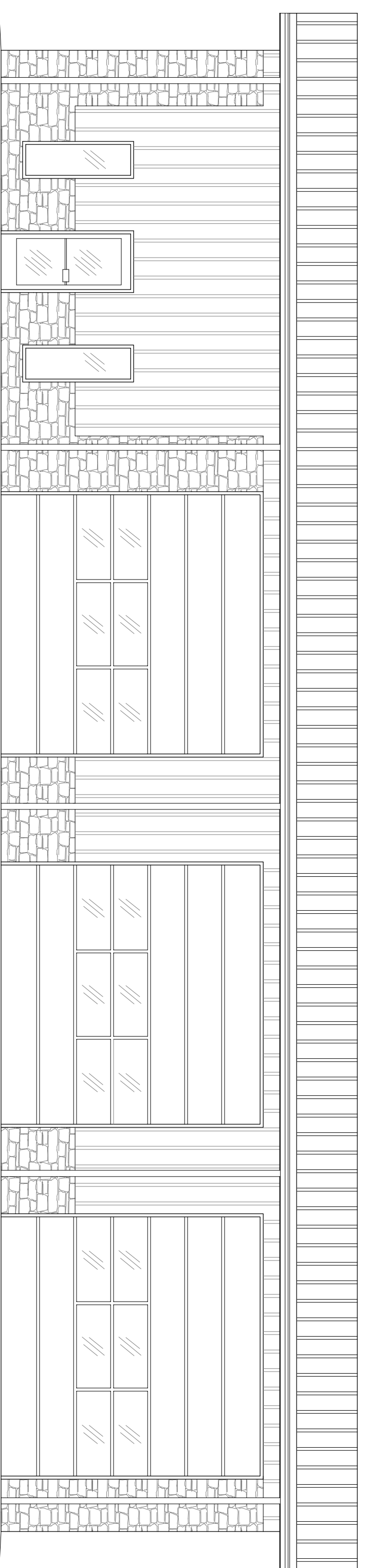
8 BATHROOM ELEVATION  
 SCALE: 1/2" = 1'-0"



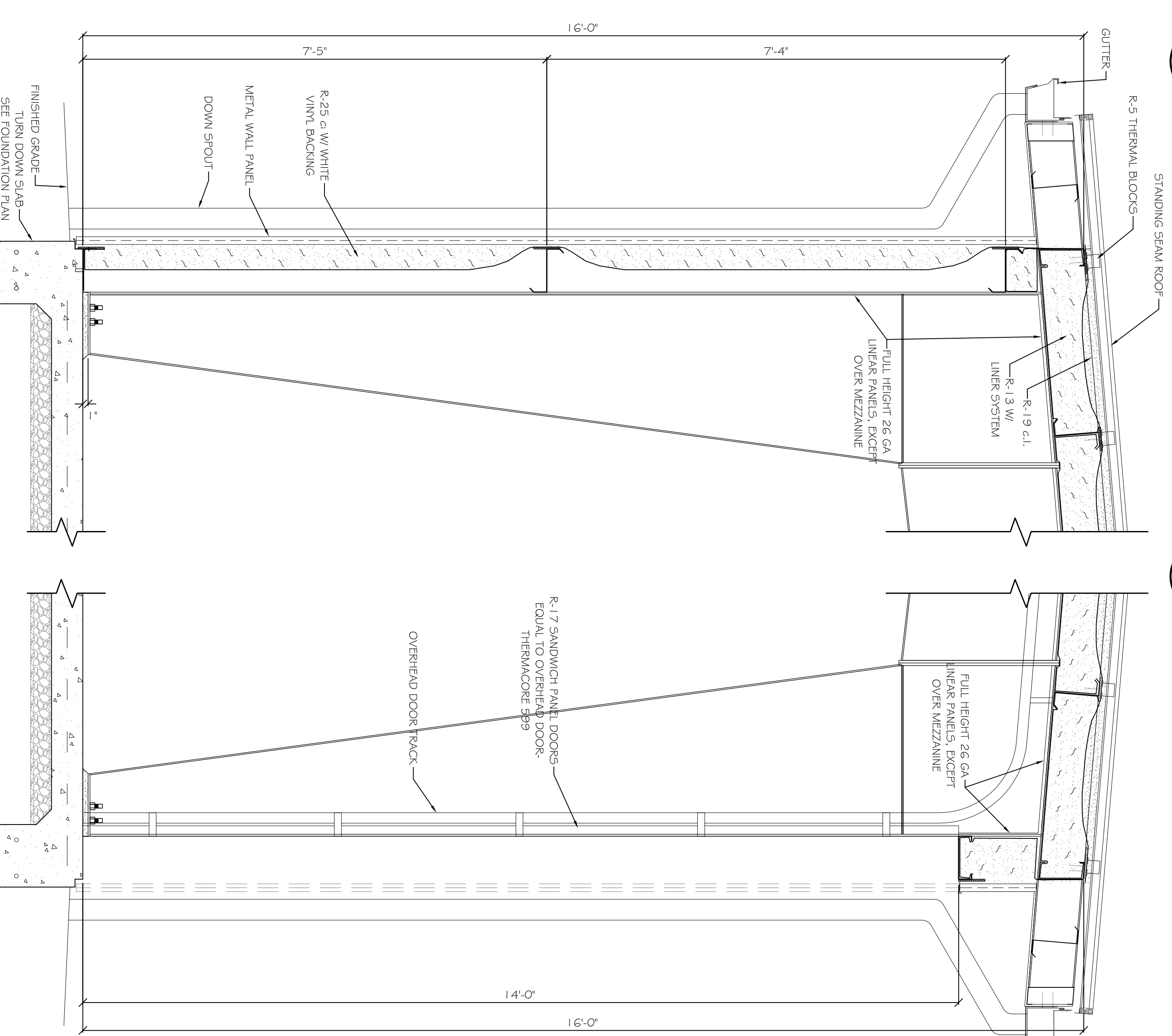
3 LEFT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



5 (MAINFRAME WITH NO STUDS)  
 WALL SECTION  
 SCALE: 3/4" = 1'-0"

6 (MAINFRAME @ DOOR)  
 WALL SECTION  
 SCALE: 3/4" = 1'-0"

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Project Manager: Jerry W. McGinnis, AIA  
 Project Architect: Jerry W. McGinnis, AIA  
 drawn by: MSG  
 checked by: JMW / LMC

no.	description	date
Revisions		

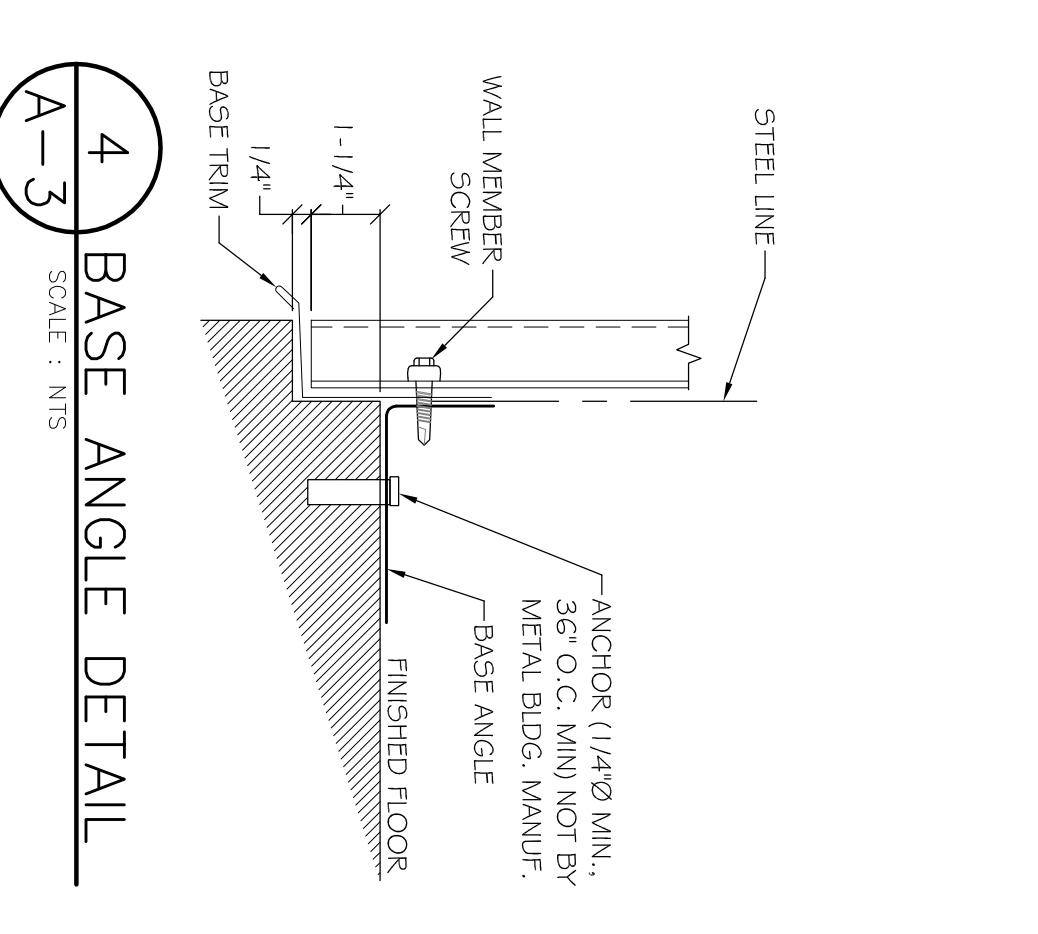
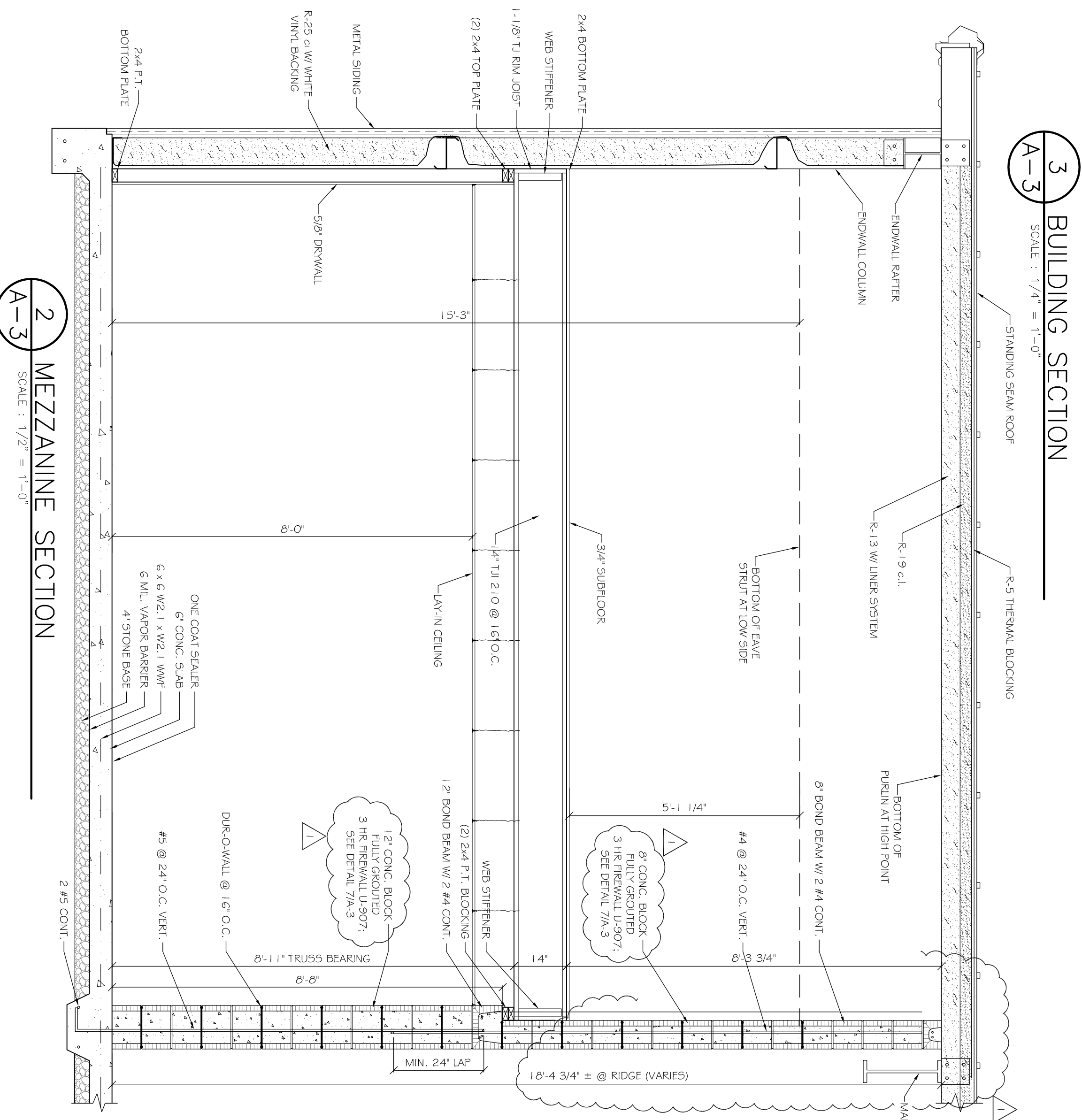
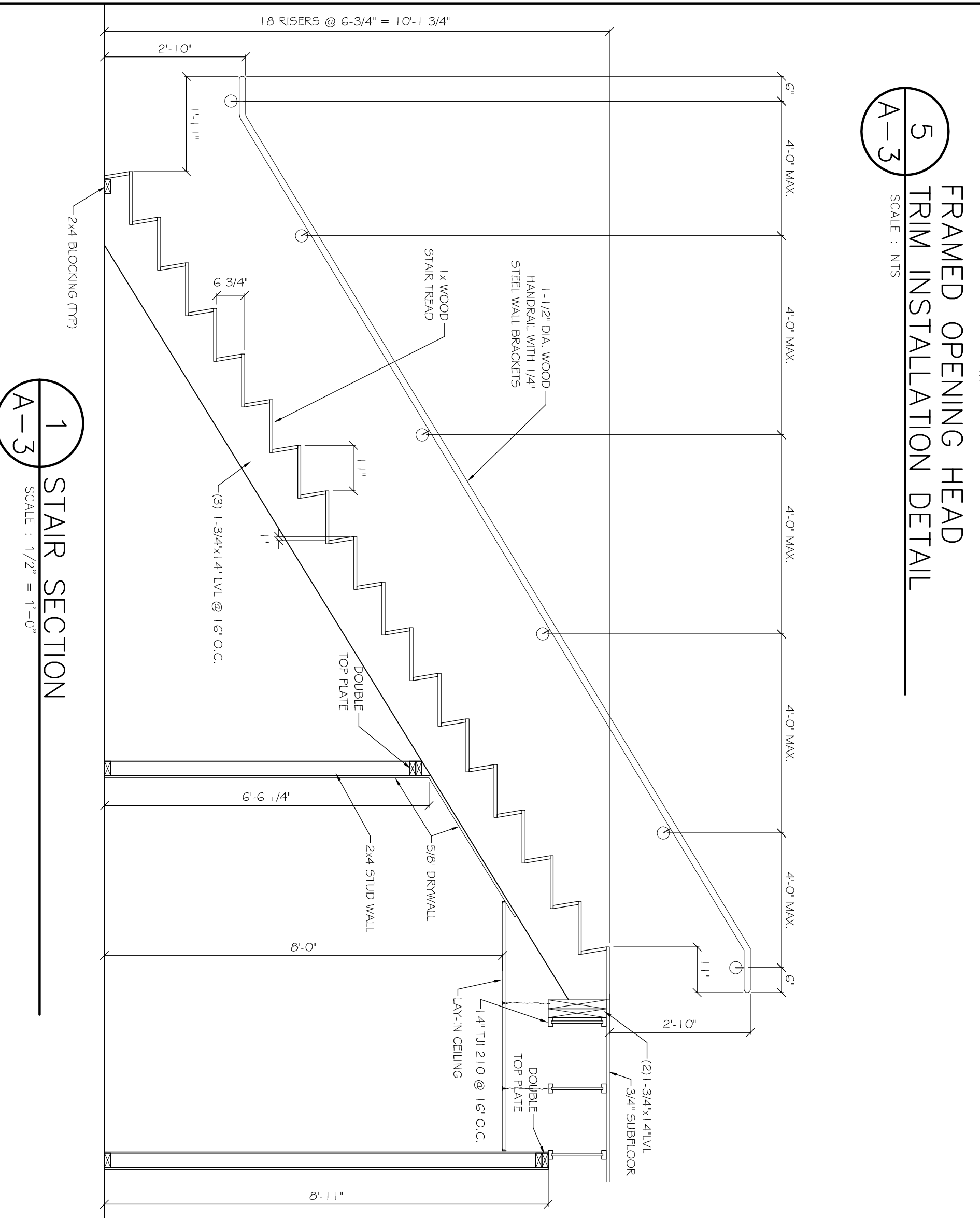
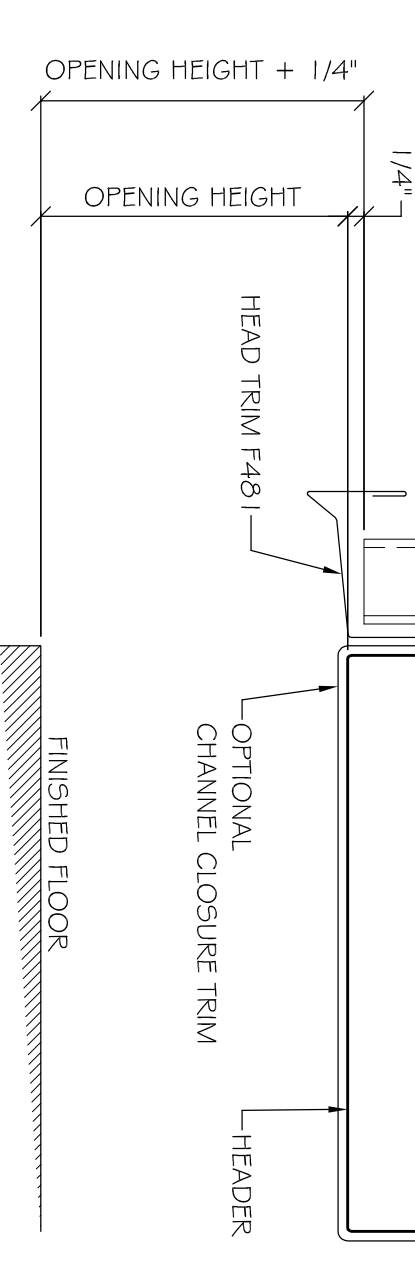
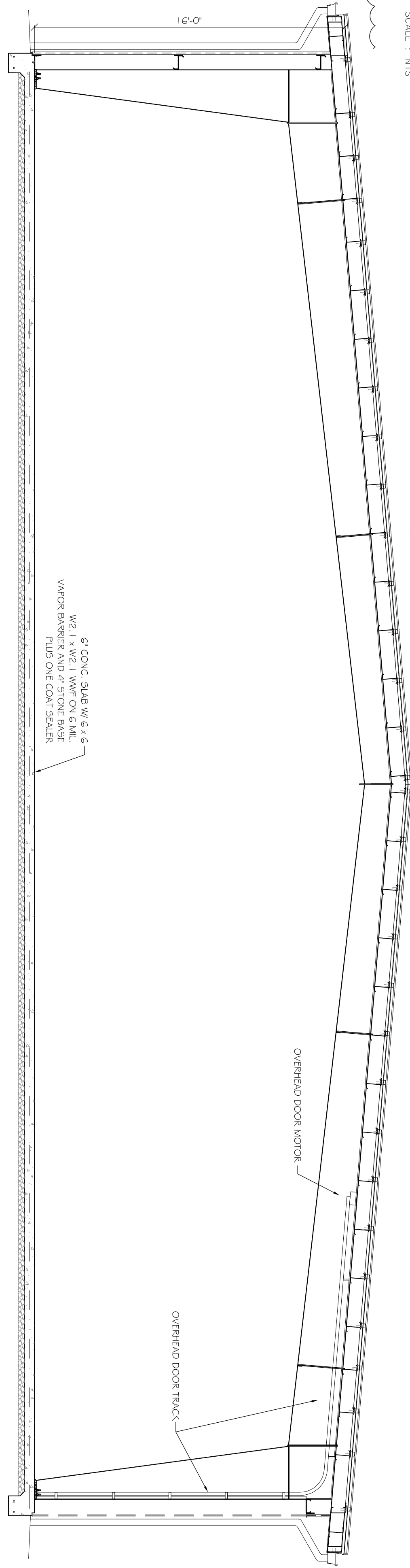
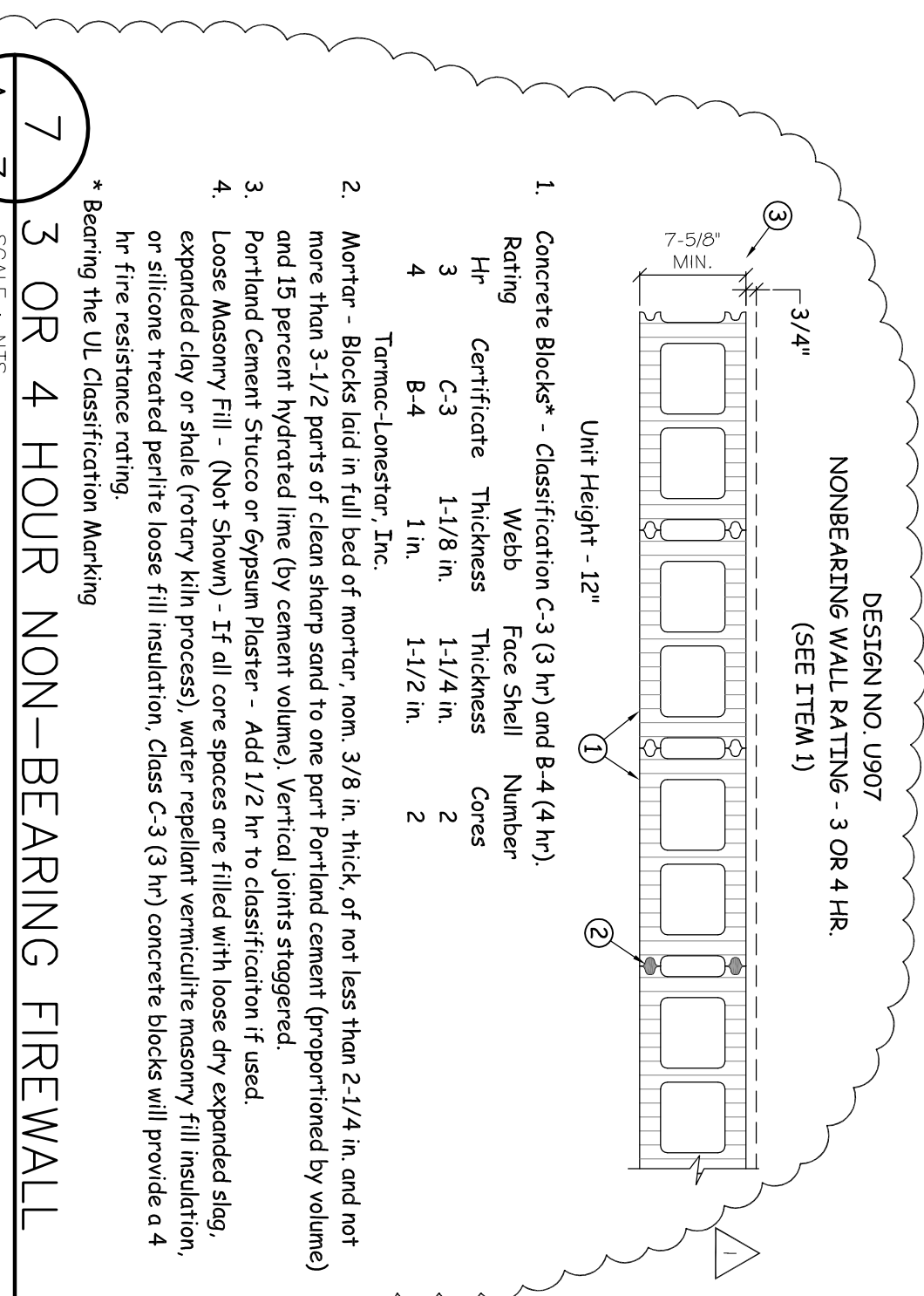
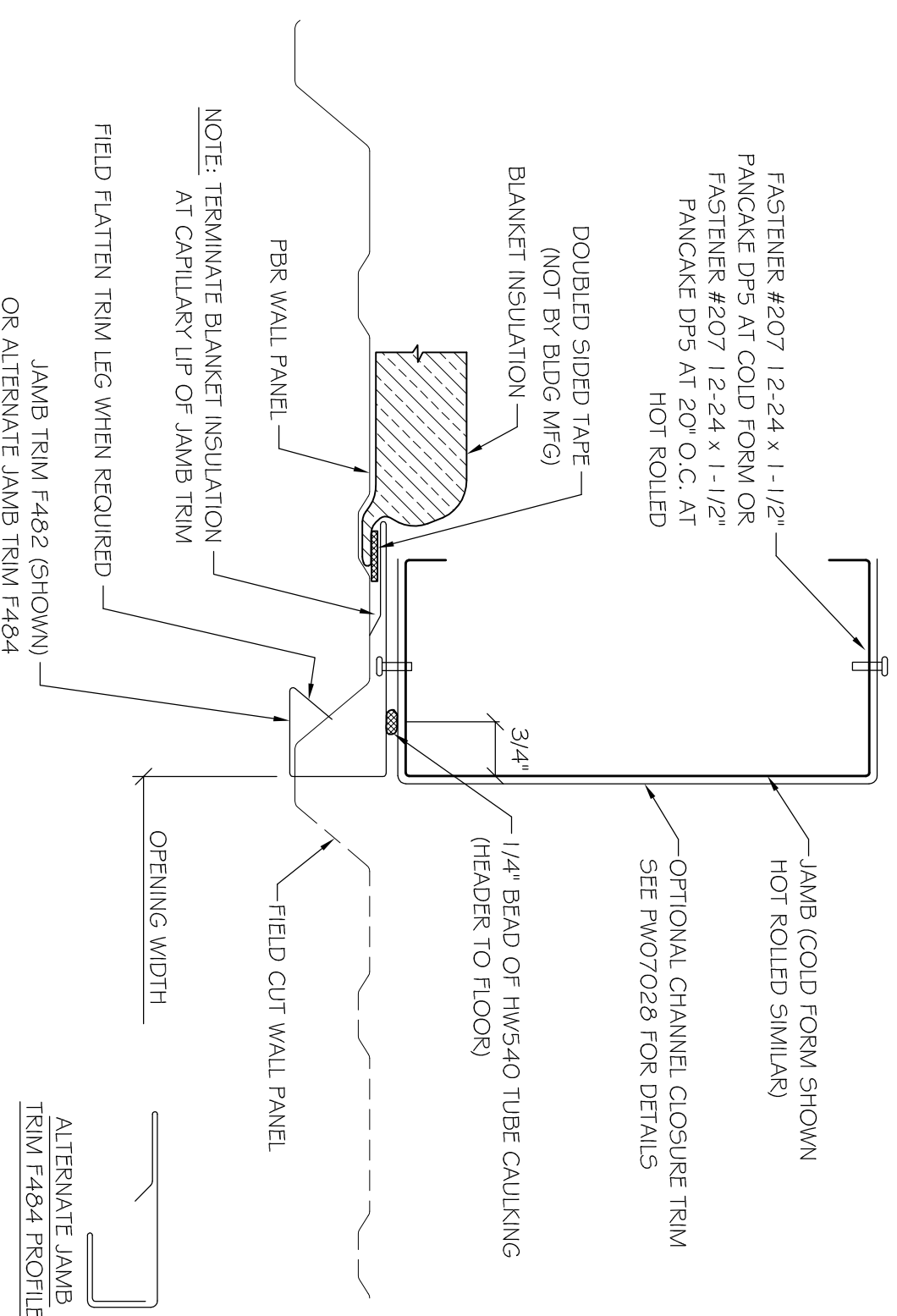
**Sandy Mush Volunteer Fire Department**  
 557 US Hwy 221A  
 Forest City, North Carolina 28043  
 owner

**Building for Sandy Mush Volunteer Fire Department**  
 845 Chase High Road  
 Forest City, North Carolina 28043  
 project title

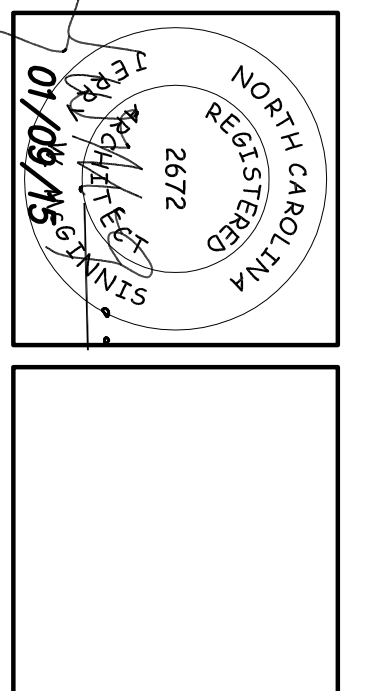
**EXTERIOR ELEVATIONS AND WALL SECTIONS**  
 sheet title

1401-1  
 project no.  
 03/12/14  
 date  
**A-2**  
 sheet no. 2 of 4





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no.	description	date
1	REVIEW COMMENTS	11/25/14

**Sandy Mush Volunteer Fire Department**  
557 US Hwy 221A  
Forest City, North Carolina 28043  
OWNER

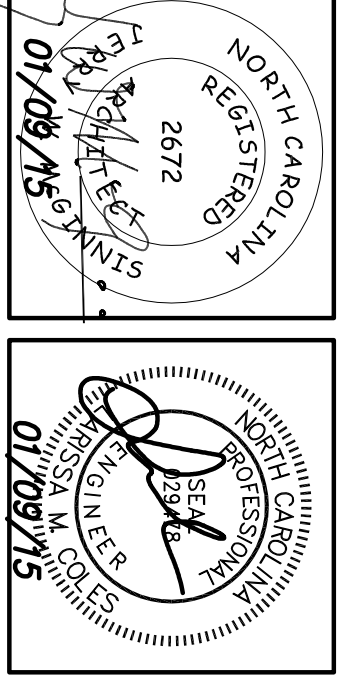
**Building for Sandy Mush Volunteer Fire Department**  
845 Chase High Road  
Forest City, North Carolina 28043  
project title

SECTIONS AND DETAILS  
sheet title  
1401-1  
project no.  
03/12/14  
sheet no. **3** of **4**  
**A-3**

# J.W. McGinnis

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no.	description	date
Revisions		

**Sandy Mush Volunteer Fire Department**  
 557 US Hwy 221A  
 Forest City, North Carolina 28043  
 owner

**Building for Sandy Mush Volunteer Fire Department**  
 845 Chase High Road  
 Forest City, North Carolina 28043  
 project title

**ADA DETAILS**  
 sheet title

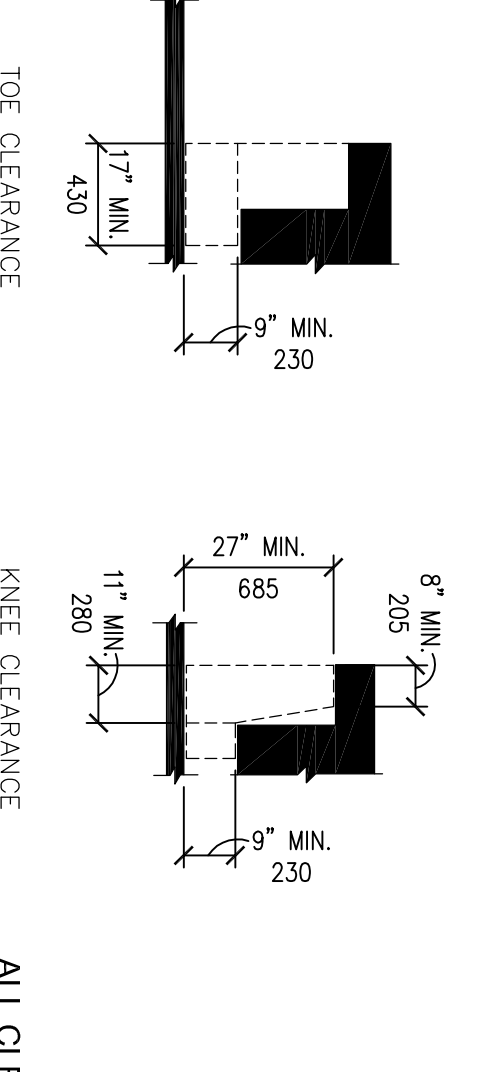
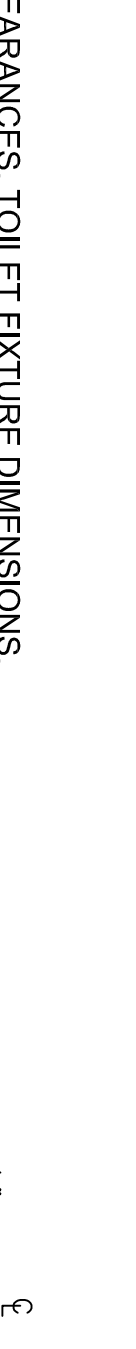
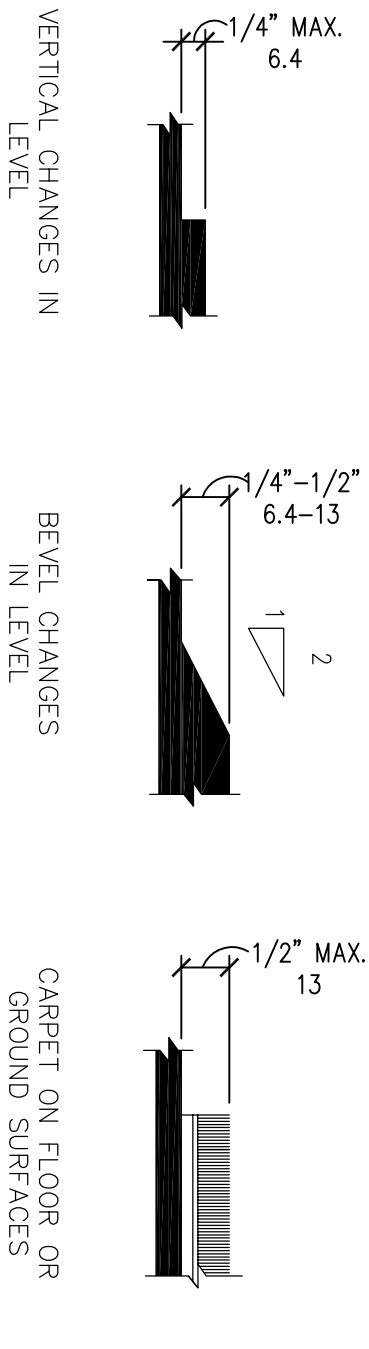
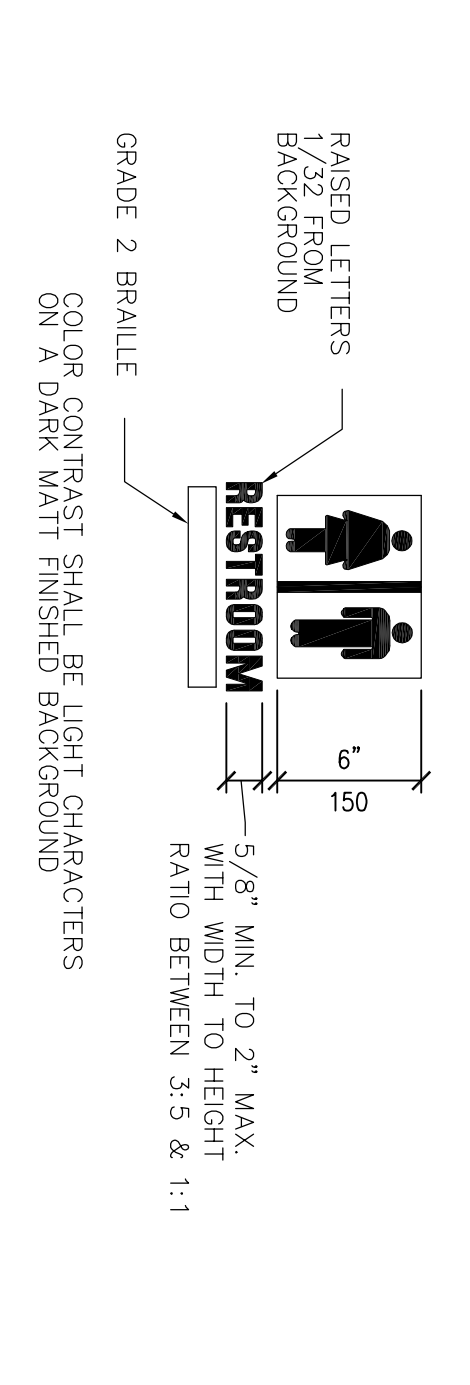
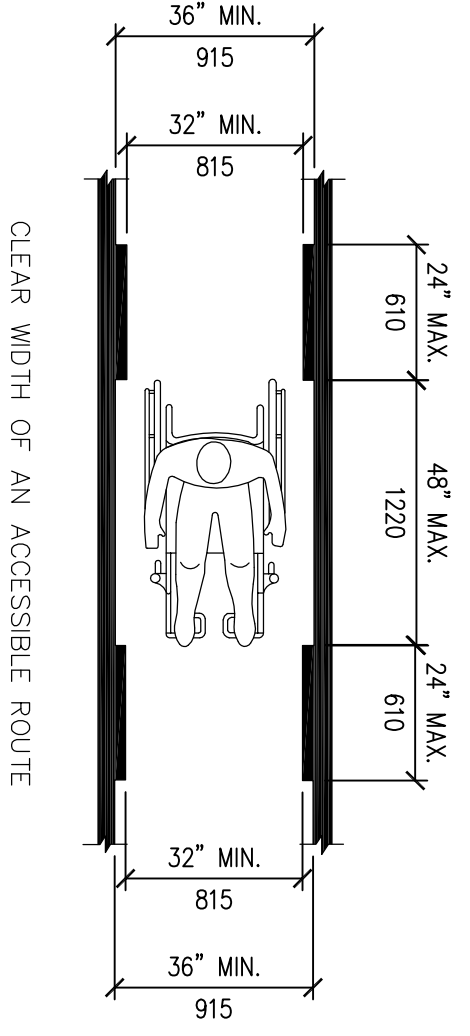
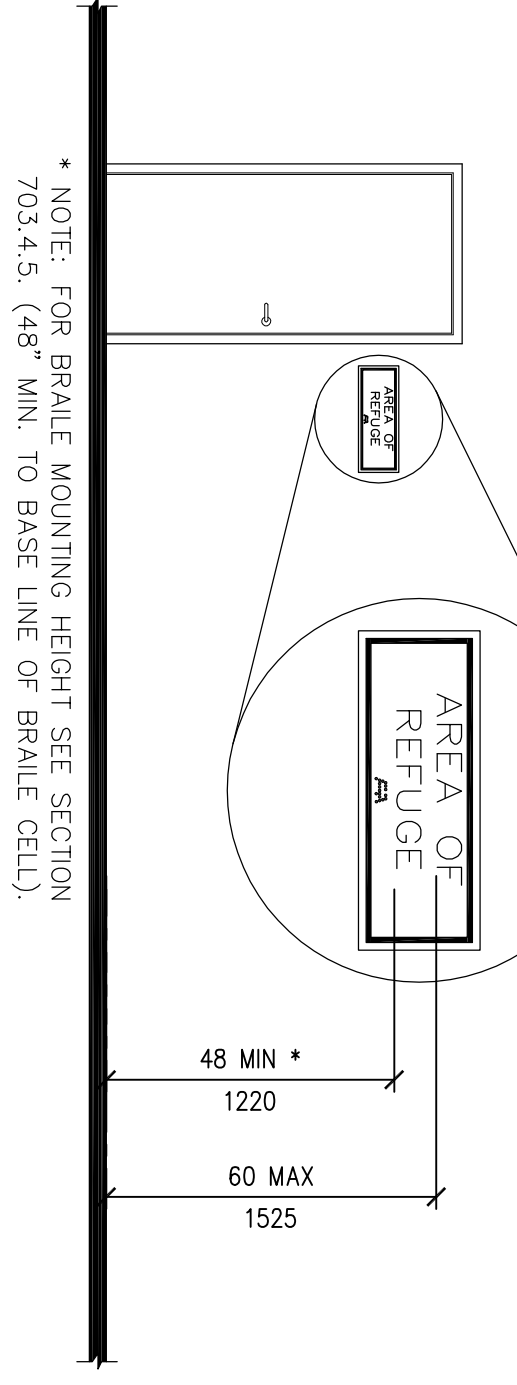
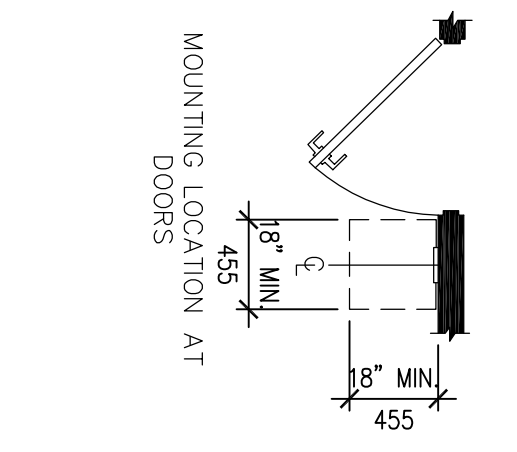
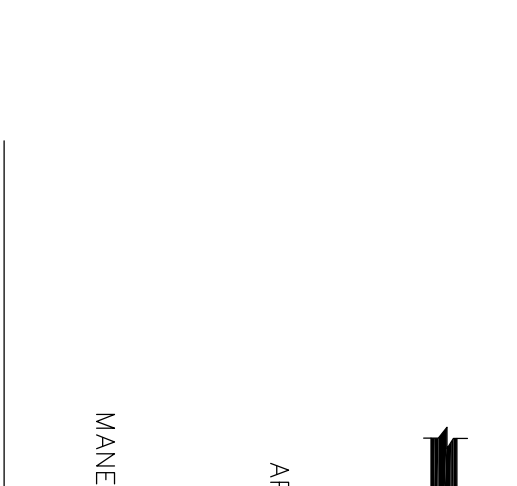
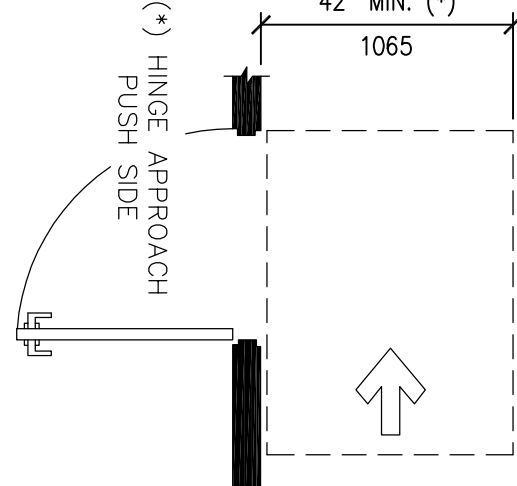
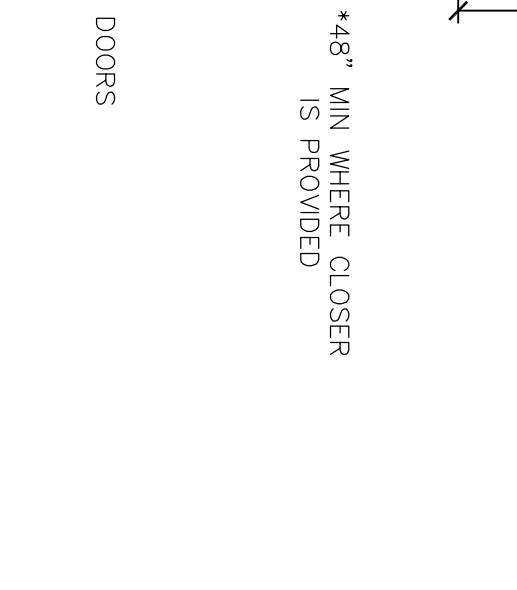
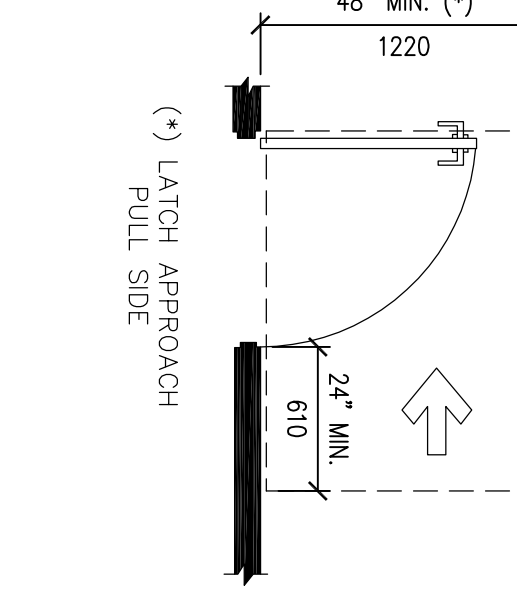
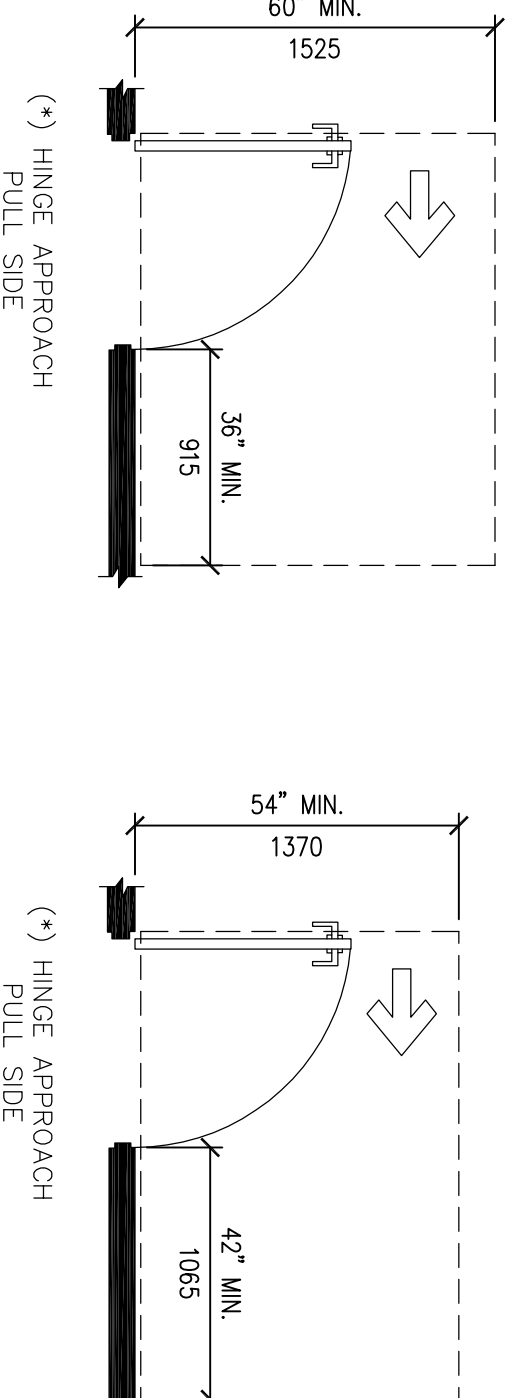
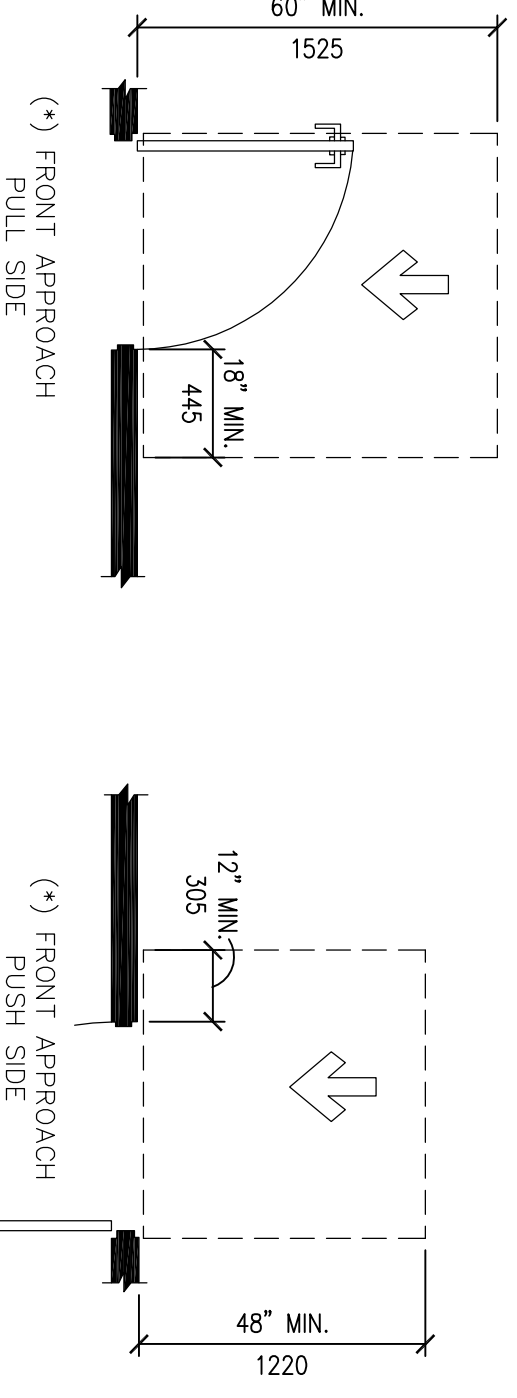
1401-1  
 project no.

03/12/14  
 date

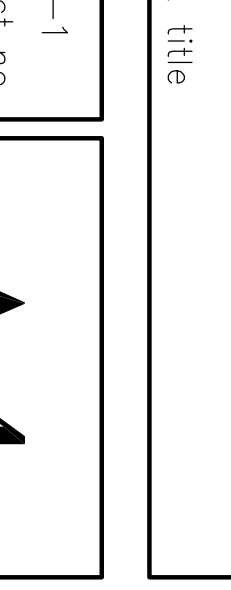
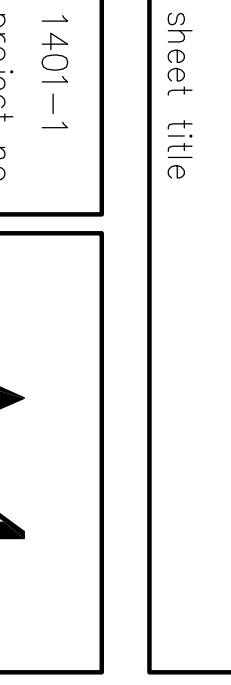
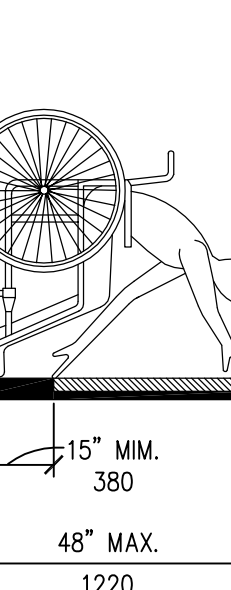
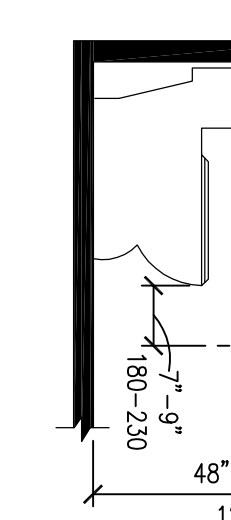
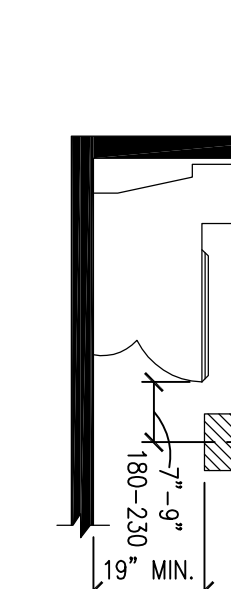
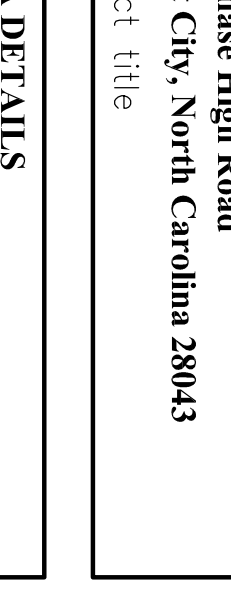
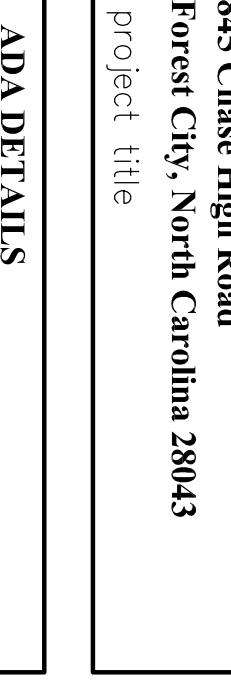
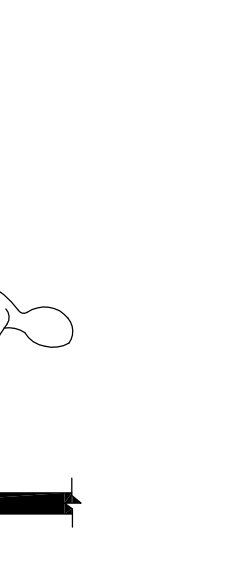
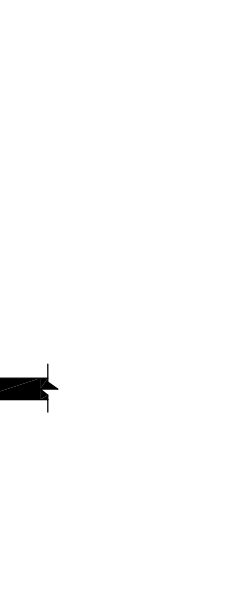
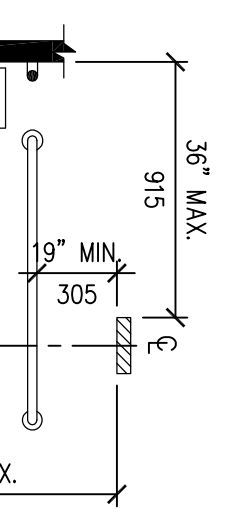
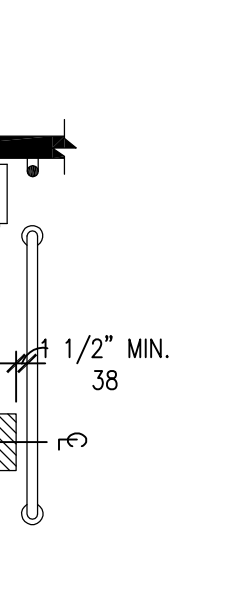
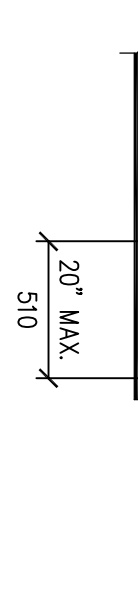
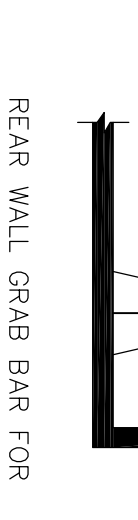
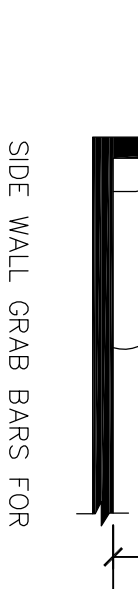
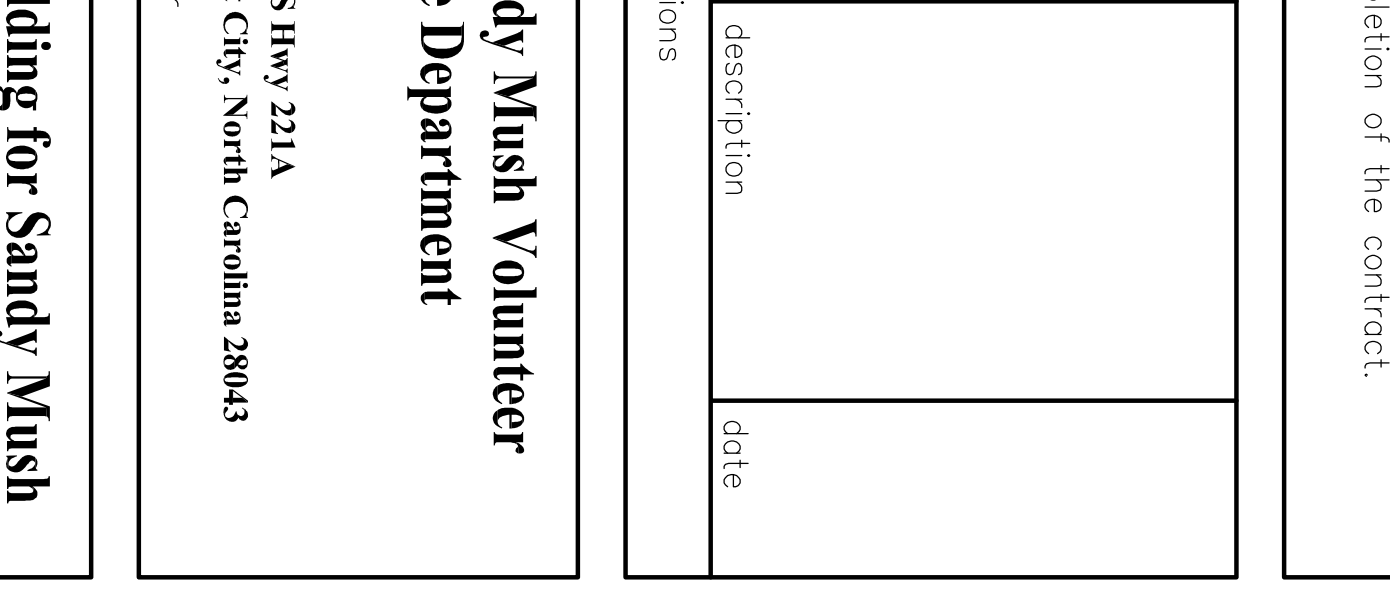
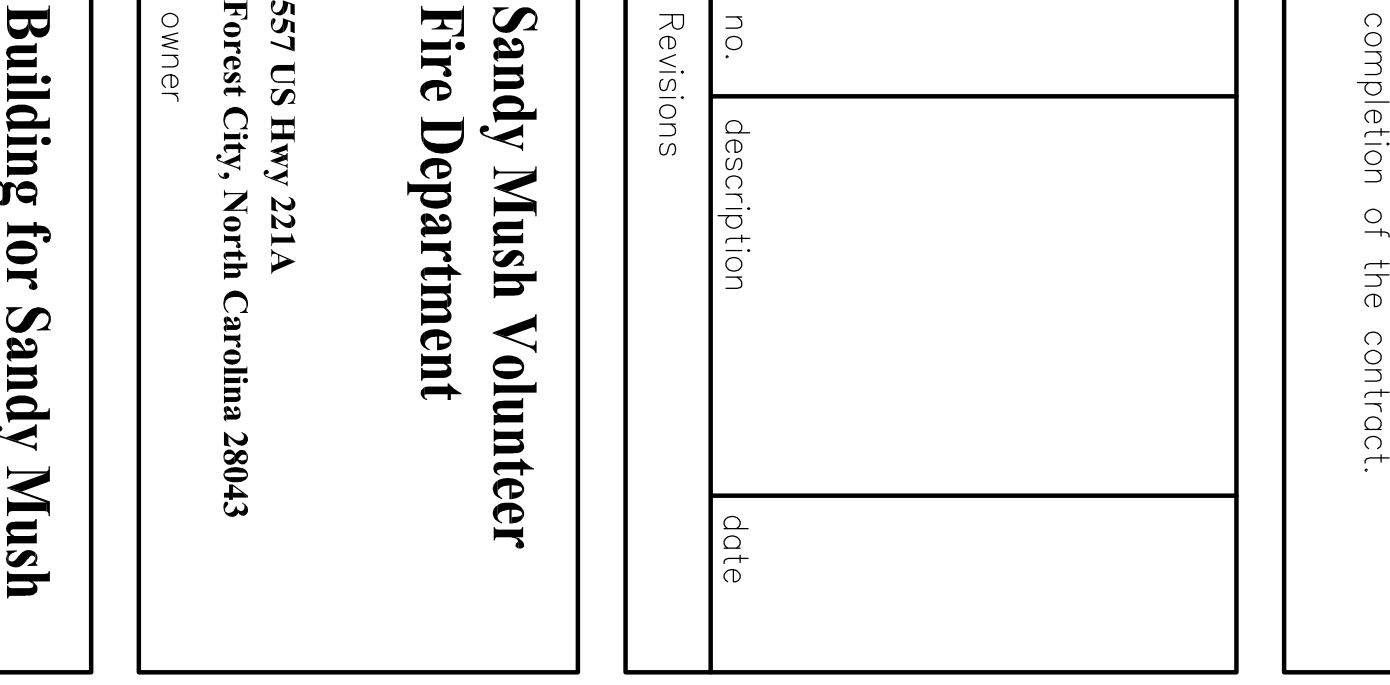
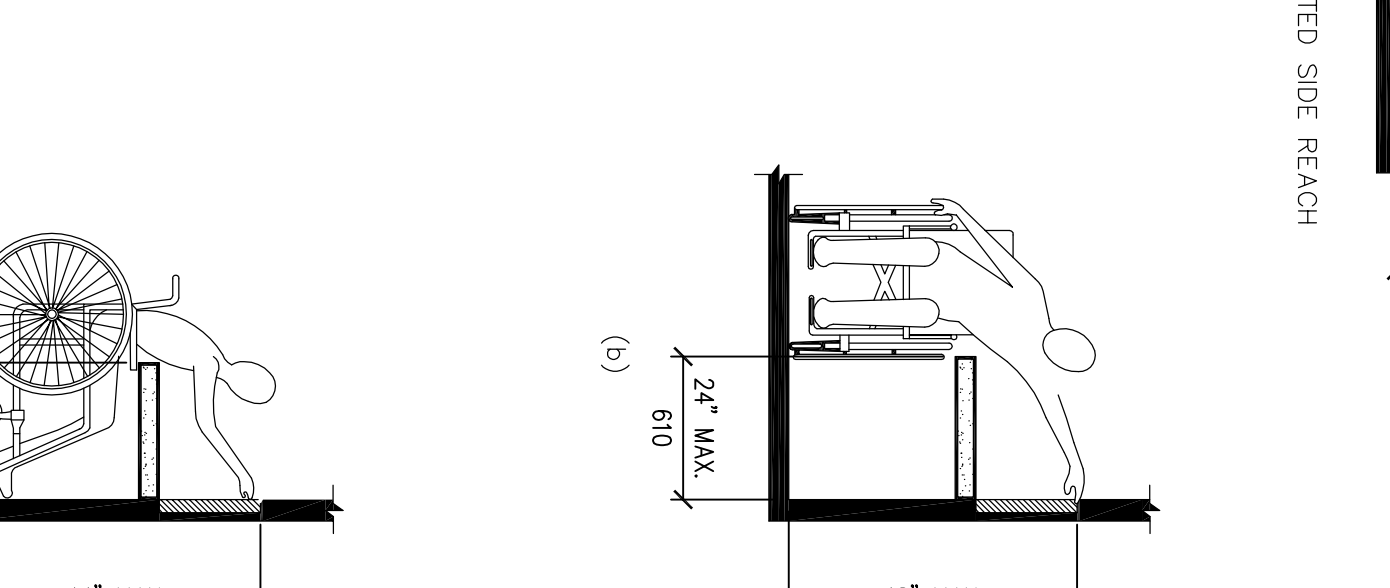
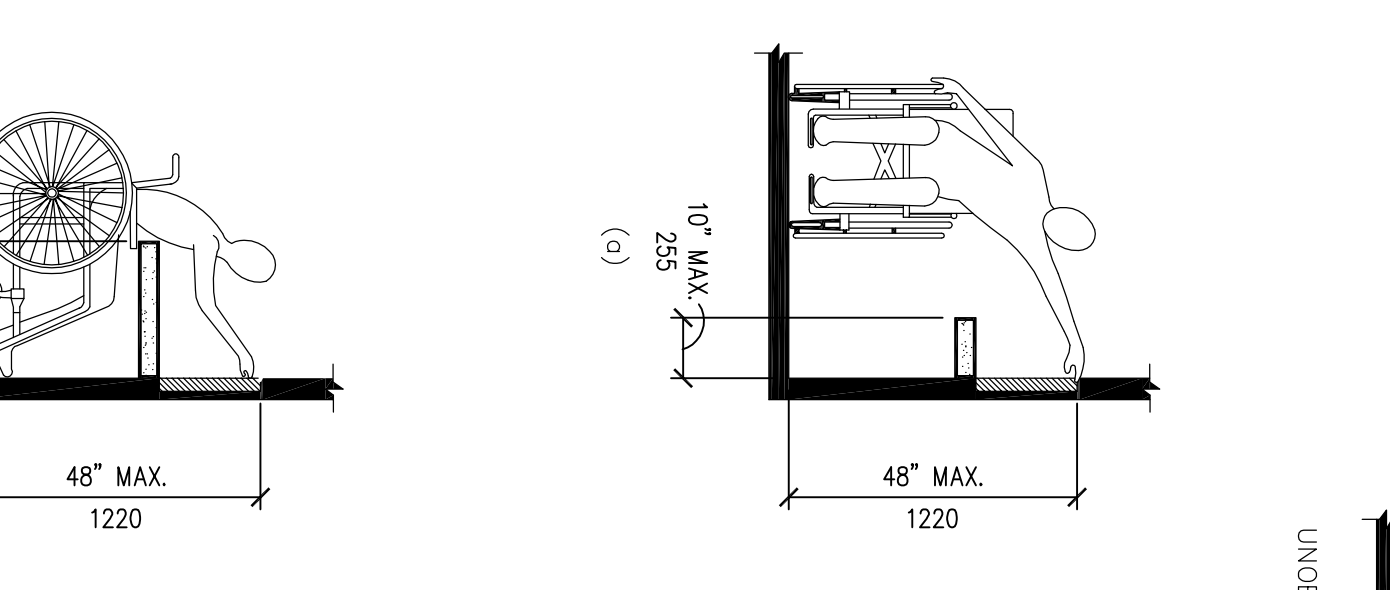
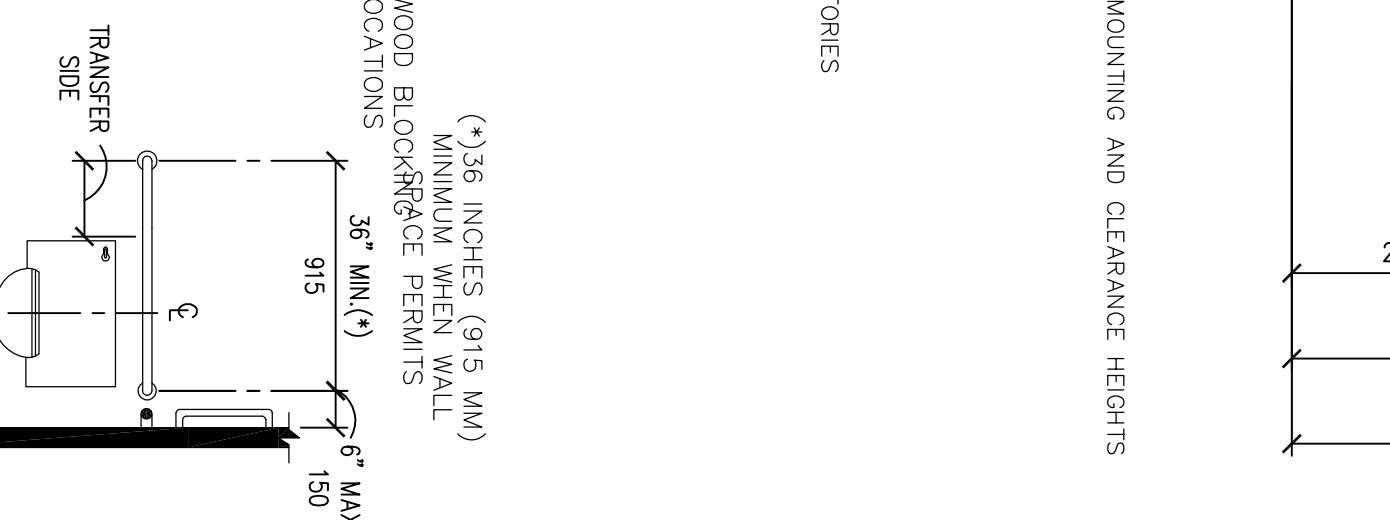
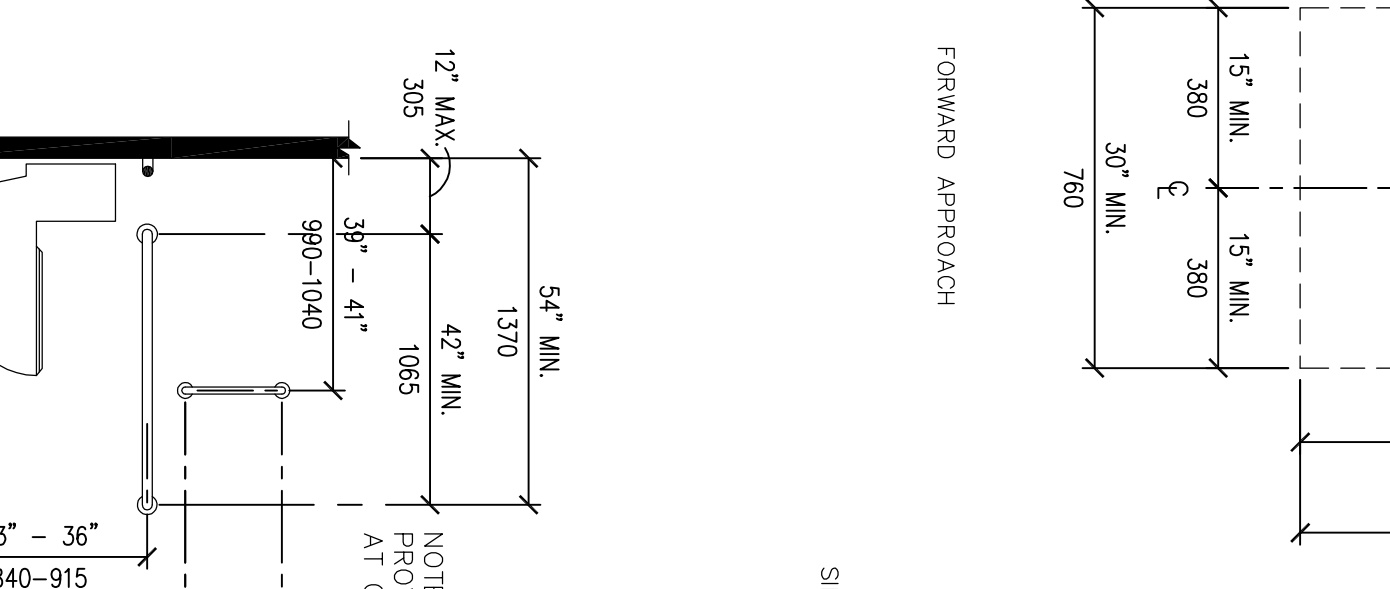
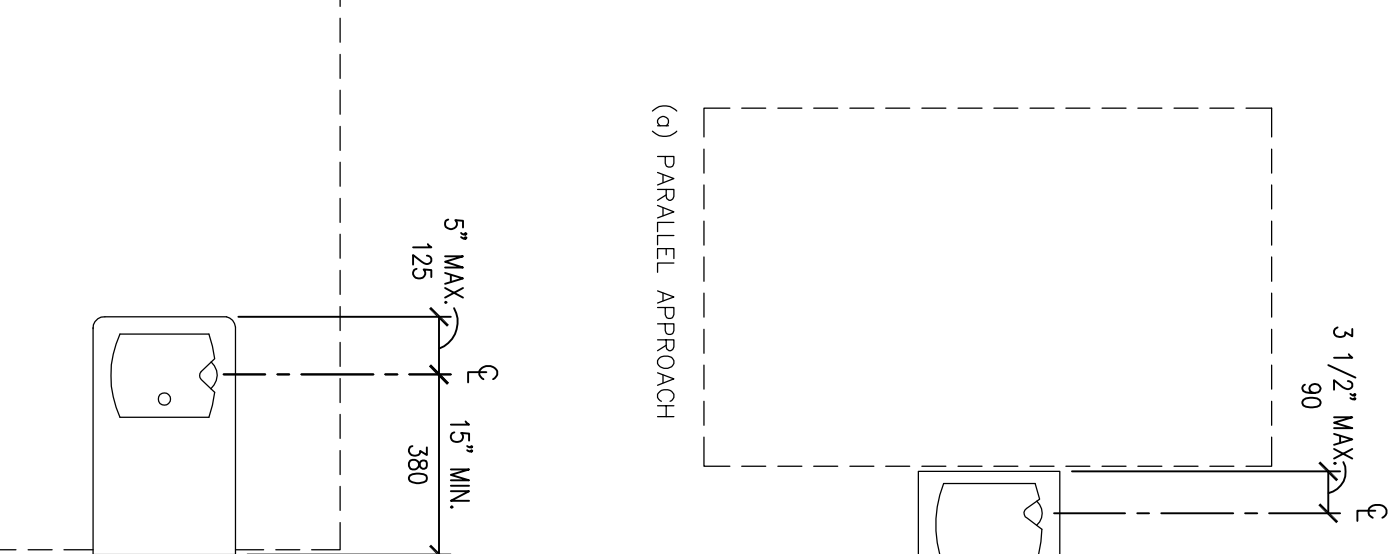
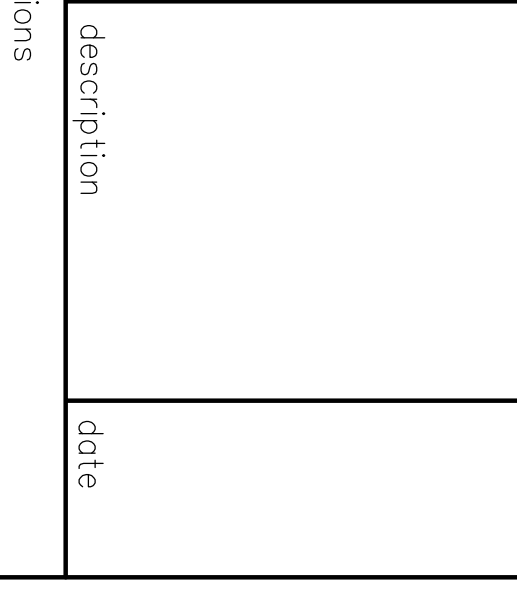
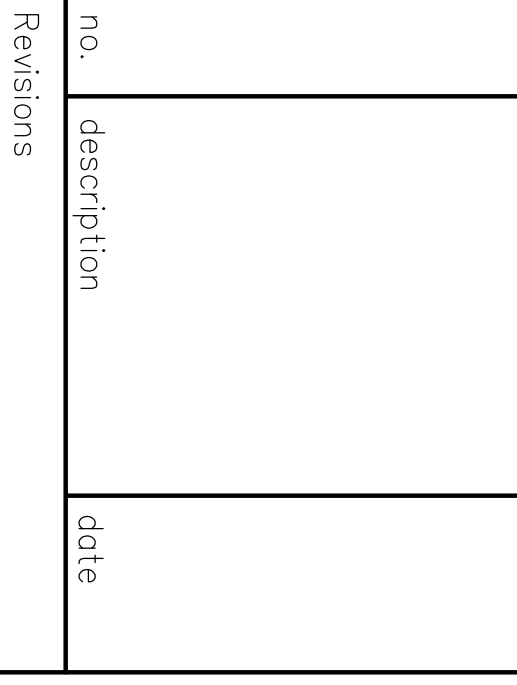
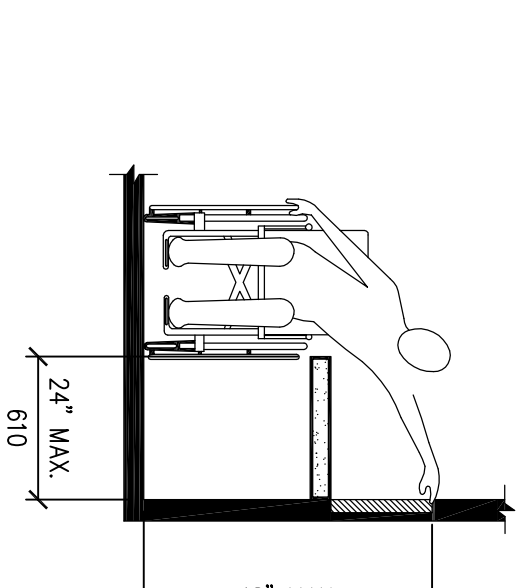
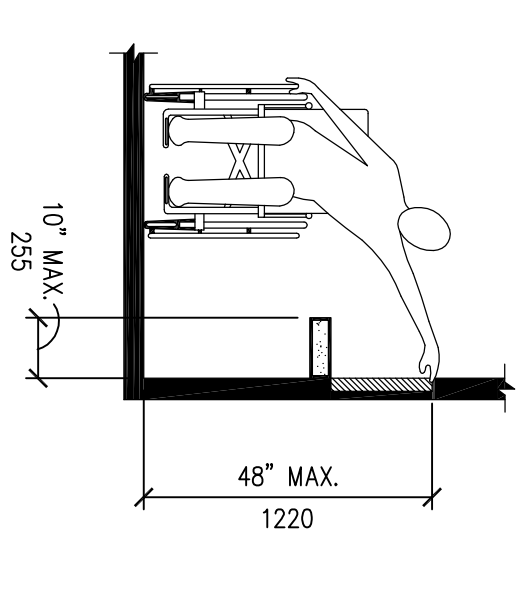
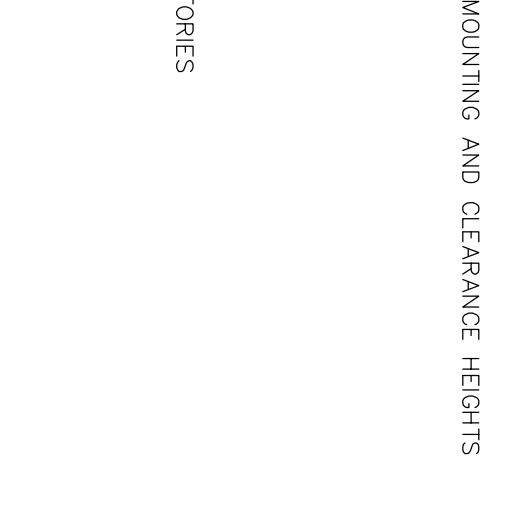
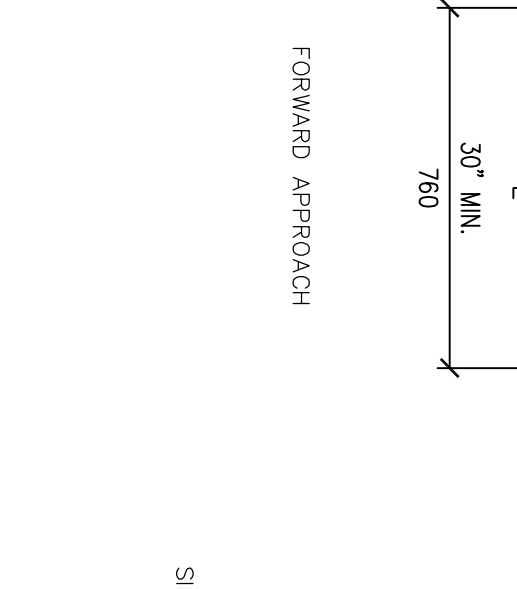
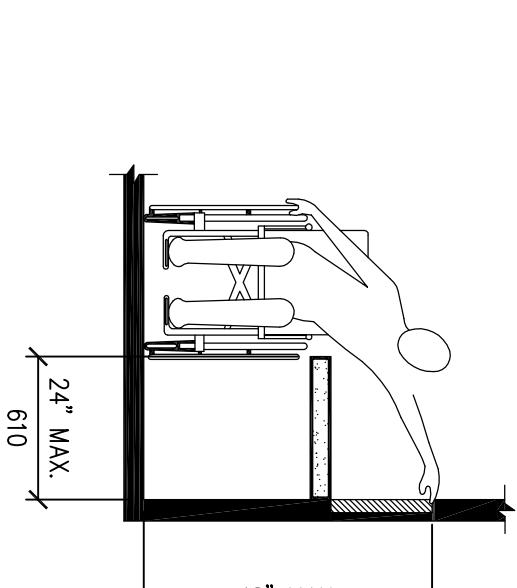
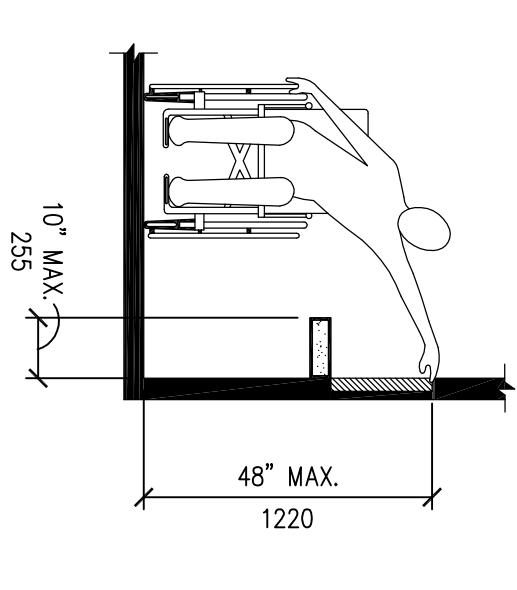
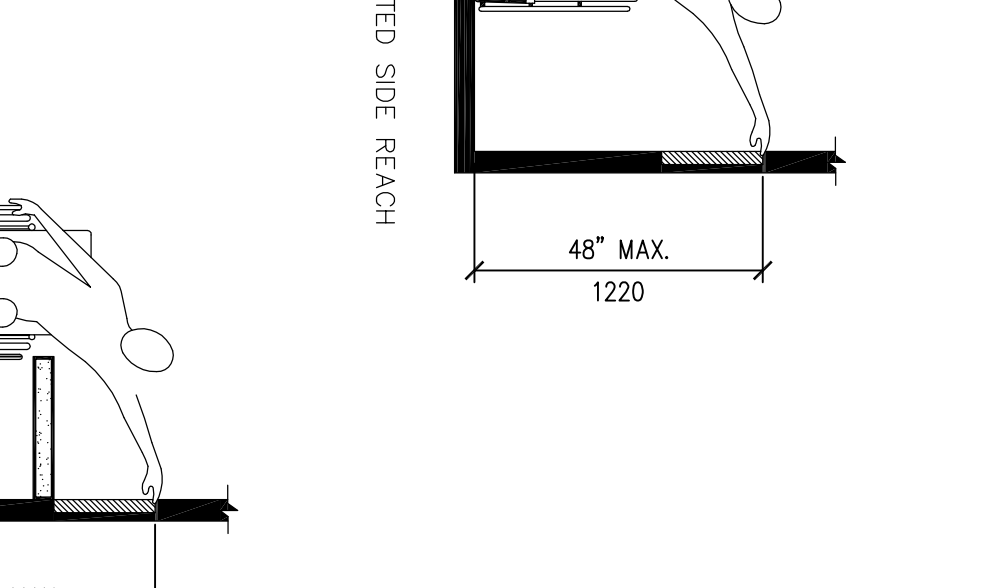
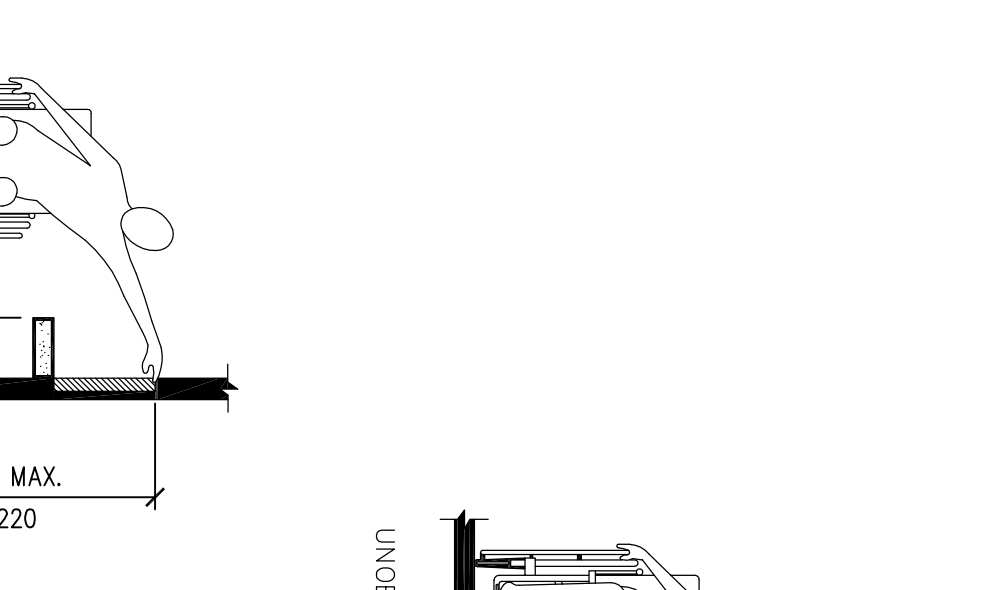
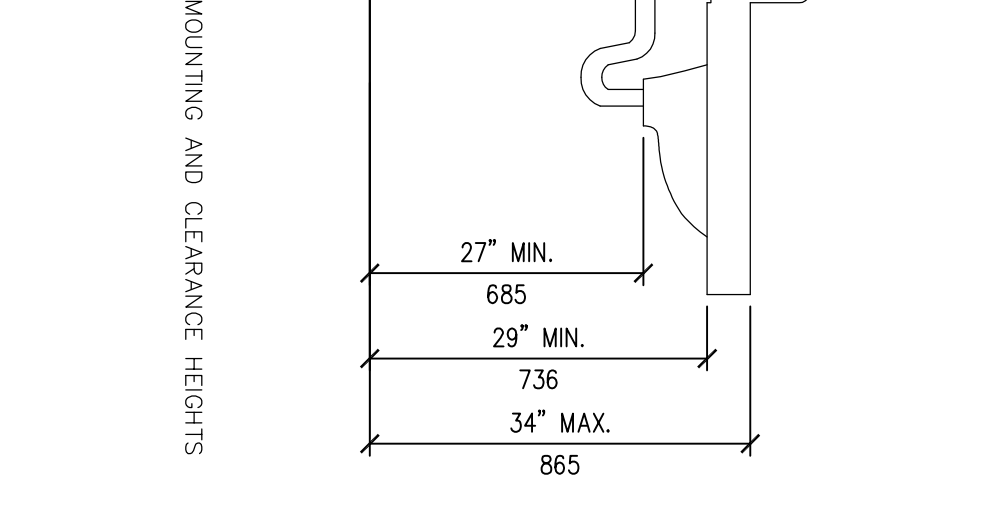
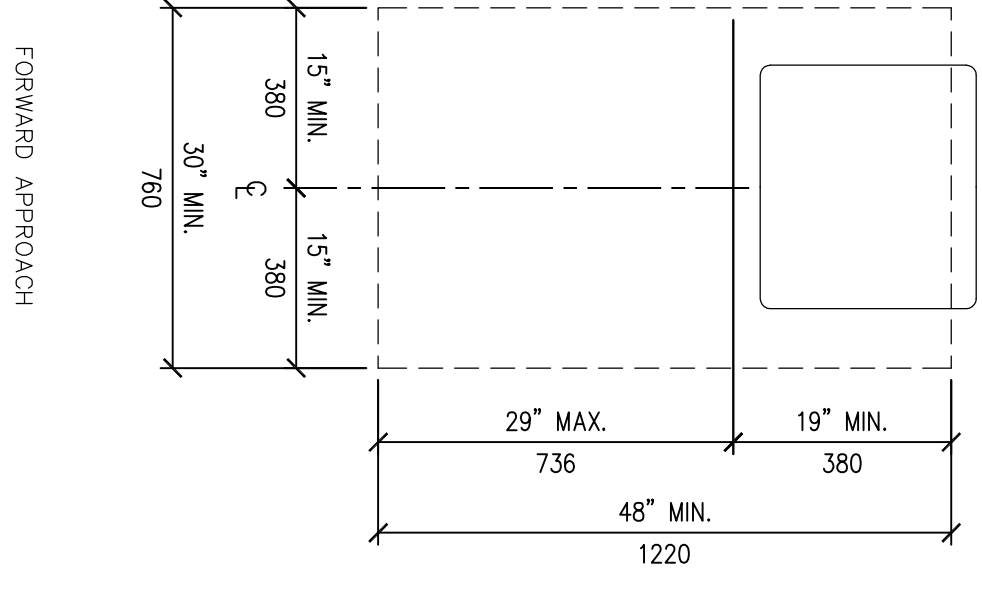
**A-4**

sheet no. 4 of 4

\*WHERE BOTH CLOSER AND LATCH ARE PROVIDED



ALL CLEARANCES, TOILET FIXTURE DIMENSIONS, TOILET ACCESSORY DIMENSIONS AND MOUNTING DIMENSIONS SHALL MEET THE REQUIREMENTS OF 2012 NCBC & ICCA11.7.1 2009.

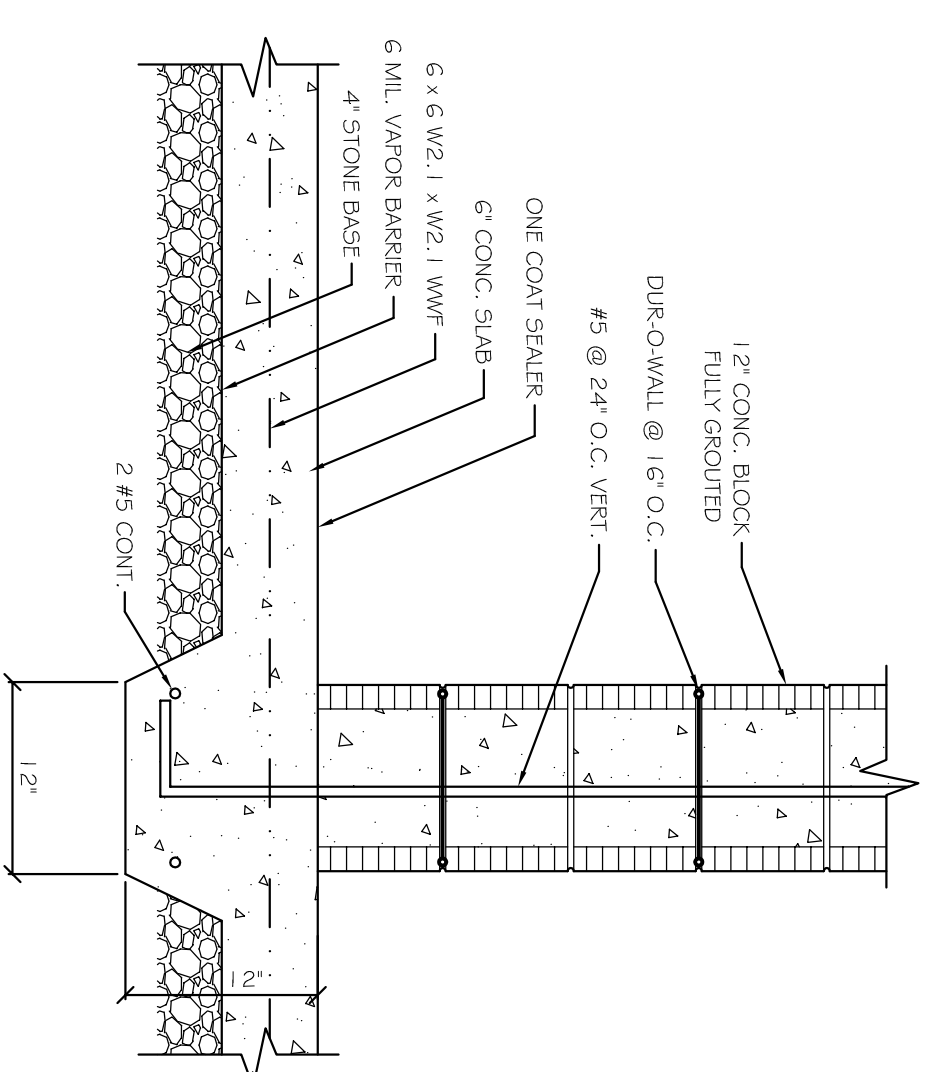
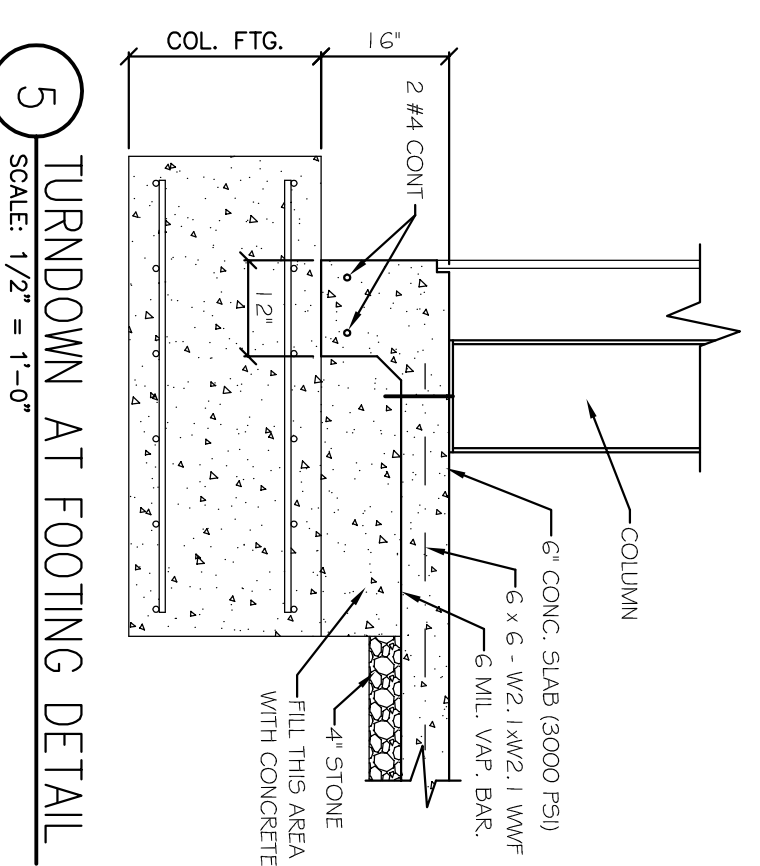


**A-4**

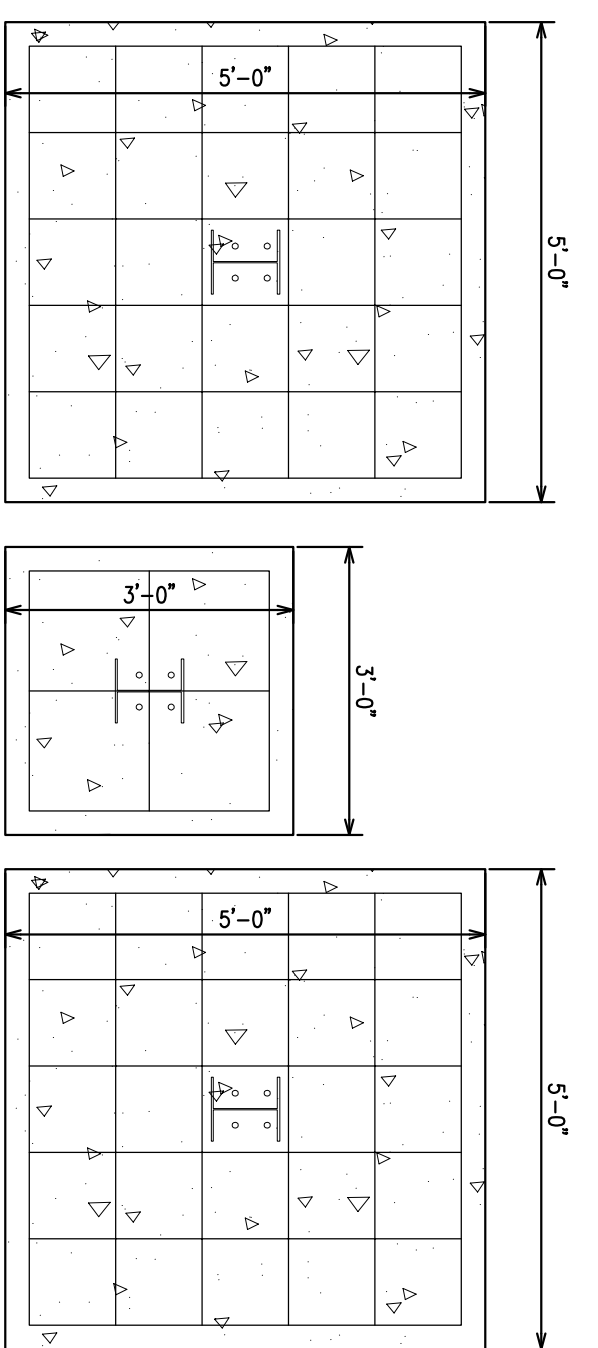
sheet no. 4 of 4

**MASONRY NOTES**

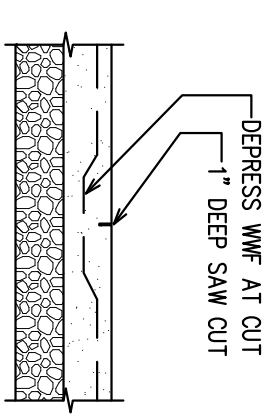
- MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/MS 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530, 1/ASCE 6/TMS 602) PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN.
- BRICK: ANY BRICK EXPOSED TO VIEW SHALL BE FACED BRICK AS SELECTED BY OWNER. OTHER BRICK UNLESS OTHERWISE NOTED SHALL BE HARD BURNED COMMON BRICK.
- CONCRETE BLOCK: LIGHTWEIGHT CONCRETE MASONRY UNITS SHALL COMPLY WITH REQUIREMENTS OF ASTM C-90 GRADE N-1. MINIMUM COMPRESSIVE STRENGTH OF MASONRY UNITS IS 1900 PSI. PROVIDE ALL SPECIAL CONCRETE UNITS AS REQUIRED TO FORM LINTELS, JAMBS, REINFORCERS, ETC.
- MORTAR FOR ALL MASONRY SHALL BE TYPE "S" AS PER ASTM C91 AND ASTM C270 WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI. MORTAR TO BE MIXED W/ 3 PARTS PER VOLUME OF LOOSE SAND.
- CONCRETE FOR MASONRY GROUTING SHALL COMPLY WITH ASTM C476. TYPE OF GROUT, FINE OR COARSE AS DENIED BY CDR, TO BE COORDINATED WITH THE MINIMUM GROUT SPACE DIMENSIONS PROVIDED BY ACI 530. MINIMUM STRENGTH IS TO BE 2500 P.S.I. WITH 8-10" SLUMP. GROUT IS TO BE ORDERED "READY MIX" WHENEVER POSSIBLE.
- REINFORCING BARS SHALL COMPLY WITH ASTM A615 GRADE 60. BARS SHALL BE LAPPED 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- MINIMUM COMPRESSIVE STRENGTH OF STRUCTURAL MASONRY ASSEMBLIES TO BE 1500 P.S.I.
- LAYING: LAY ALL UNITS IN COMMON RUNNING BOUNDS WITH ALL JOINTS ABSOLUTELY LEVEL AND ALL VERTICAL JOINTS AND FACE OF UNITS ALL PLUMB FOR EACH COURSE. CROSS WEBS AT CELLS TO RECEIVE GROUT. HEAD JOINTS TO BE HIVE MORTAR THE FULL DEPTH OF THE FACE SHEETS ON EACH SIDE AT EACH END. JOINTS SHALL BE NEATLY STRUCK SMOOTH AND TOGGLED TO A CONCAVE JOINT.
- REINFORCE ALL MASONRY WALLS WITH HORIZONTAL JOINT REINFORCING W/9 GAUGE SIZE AND CROSS RODS HOT DIPPED GALVANIZED FINISH. FOR WALLS WITH THE WALLS, ONE SIDE ROD FOR EACH BRICK WHITE AND ONE SIDE ROD FOR EACH FACE SHELL OF EACH CONCRETE MASONRY WHITE. FULLY EMBED LONGitudinal SIDE RODS IN MORTAR FOR THEM EXTEND THROUGH WITH A MINIMUM OF 6" INTO THE MASONRY ON EACH END. PROVIDE LAP REINFORCING AT ALL LOCATIONS. LAP REINFORCING A MINIMUM OF 6" DO NOT BRIDGE EXPANSION AND CONTROL JOINTS WITH REINFORCING UNLESS OTHERWISE INDICATED. PROVIDE CONTINUITY AT CORNERS AND WALL INTERSECTIONS BY USE OF PREFABRICATED "L" AND "T" SECTIONS. OUT AND END UNITS AS DIRECTED BY MANUF. FOR CONDITIONS FOR MULTI-WHITE WALLS (GAINLY) WHERE CONTINUOUS HORIZONTAL REINFORCING ACTS AS STRUCTURAL BOND OR BETWEEN WHITES. SPACE REINFORCING AS REQUIRED BY CODE BUT NOT LESS THAN 16" O.C. VERTICALLY FOR SINGLE-WHITE WALLS. SPACE REINFORCING AT 16" O.C. VERTICALLY.
- SECURELY ANCHOR ALL INTERSECTIONS OF WALLS AND PARTITIONS WITH INTERCOMING OF BOND OR USING MANUFACTURERS PREBEND CORNER REINFORCING, OR USING "Z" BARS AT 16" O.C. VERTICALLY.
- ALL VERTICAL CELLS, BOND BEAMS AND LINTELS CONTAINING REINFORCING GROUTED SHALL BE LIME CLEAN, WITH MORTAR FINS AND OTHER OBSTRUCTIONS REMOVED, SO AS TO MAINTAIN UNOBSTRUCTED VERTICAL CONTINUITY FOR THE GROUT FILL CONSOLIDATE ALL GROUT IN VERTICAL CELL PER ACI 530 STANDARDS.
- TOLERANCE FOR PLACEMENT OF REINFORCING IS PLUS OR MINUS ONE HALF INCH. PROVIDE RESTRAINT FOR THE REINFORCING AS REQUIRED TO MAINTAIN THE BAR IN THE PROJECT LOCATION.
- MASONRY TO BE GROUTED SOLID AT ALL LOCATIONS TO RECEIVE STRUCTURAL ANCHORS.
- GROUT LIFT/POUR FOR 8" AND 12" CONCRETE BLOCK WALLS SHALL NOT EXCEED 4'-8".
- INSTALL THERMOPLASTIC WALL BRACING AND SHORING AS REQUIRED TO ASSURE STABILITY OF MASONRY DURING CONSTRUCTION.



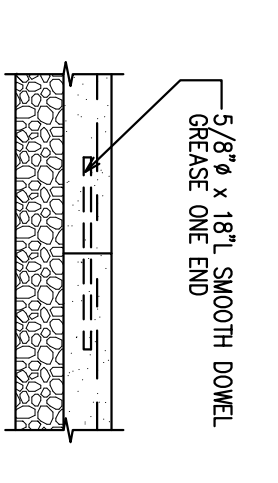
**4 NEW CONG. FOOTING DETAIL**  
SCALE: 1" = 1'-0"



**3 FOOTING SCHEDULE**  
SCALE: 1/2" = 1'-0"



**1 SAWED CONTROL JOINT**  
SCALE: 3/4" = 1'-0" TYPICAL



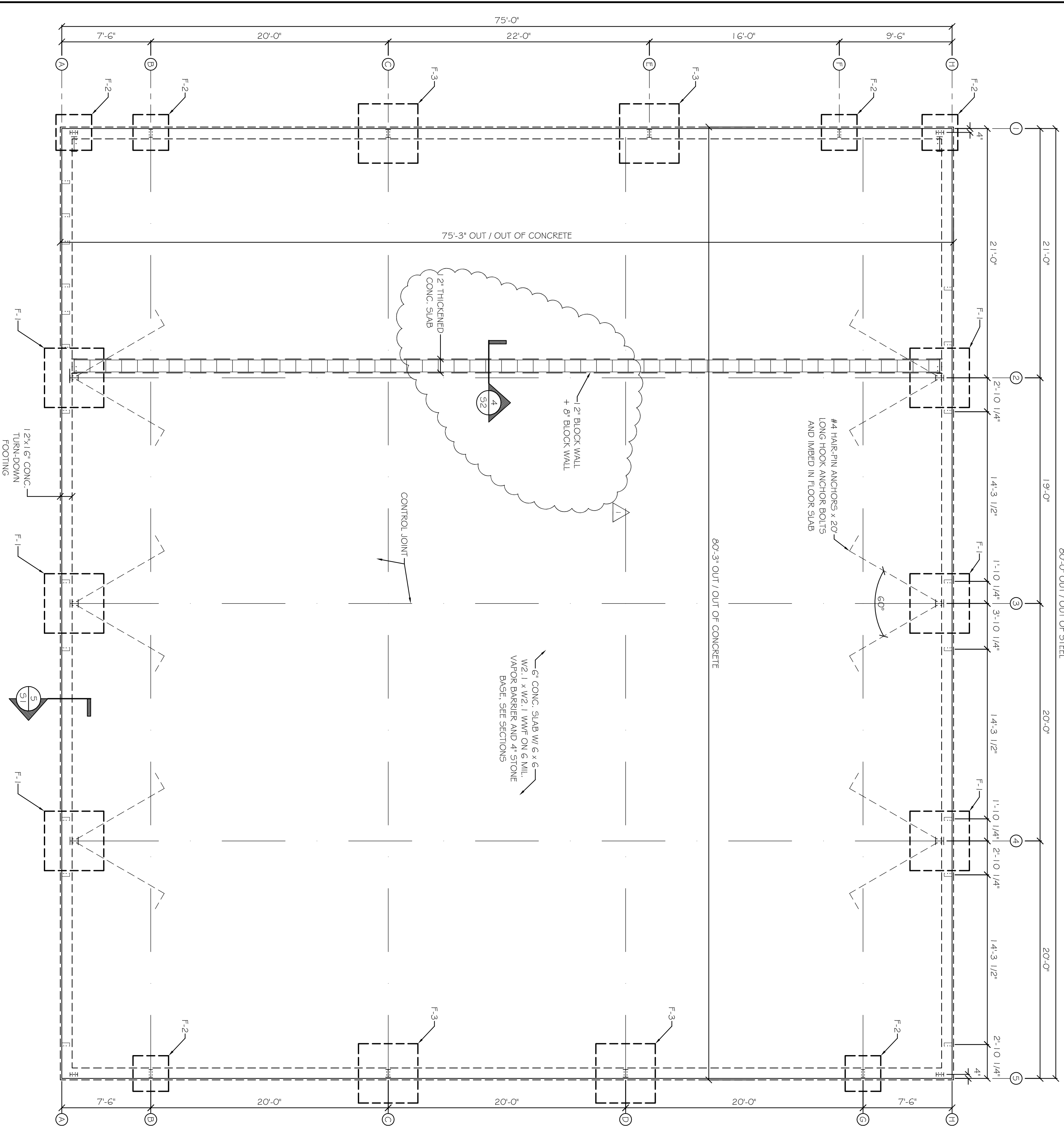
**2 CONSTRUCTION JOINT**  
SCALE: 3/4" = 1'-0" TYPICAL

- ALL STRUCTURAL FILL IS TO BE COMPACTED TO 95 % OF STANDARD PROCTOR EXCEPT THE UPPER 1'-0" OF SOIL UNDER THE SLAB ON GRADE IS TO BE COMPACTED TO 98 % OF STANDARD PROCTOR.
- ALL FOOTINGS SHALL BEAR ON SOIL CAPABLE OF SUPPORTING A SAFE DESIGN BEARING PRESSURE OF 2500 P.S.F. EARLY FORM FOOTINGS SHALL CONFORM TO THE SPACE, UNITS AND DIMENSIONS AS SHOWN ON THE FOUNDATION PLAN. ALL WATER AND SURFICIAL SANDS SHALL BE REMOVED BEFORE DEPOSITING CONCRETE.
- SOFT SOILS OR OTHER UNSUAL SOIL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL CONCRETE WORK INCLUDING REINFORCING STEEL SHALL COMPLY WITH A.C.I. 318, A.C.I. 301 AND ASTM A615 GRADE 60.
- ALL FOUNDATION CONCRETE SHALL BEIN A 28-DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. ALL AGGREGATE FOR CONCRETE SHALL CONFORM TO A.S.T.M. 33. THE MAXIMUM WATER TO CEMENT RATIO IS 0.50. WITH SLUMP RANGING FROM 3"-5".
- ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A.S.T.M. A615 GRADE 60. WELDED WIRE SHALL CONFORM TO A.S.T.M. 615 GRADE 60 AND SHALL BE LOCATED IN THE TOP HALF OF THE SLAB.
- PROVIDE 3" OF COVER FOR ALL FOOTING REINFORCING. CONCRETE PROTECTION FOR OTHER REINFORCING SHALL BE AS NOTED ON THE DRAWINGS WITH A.C.I. 318.
- BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY LOCATED, ACCURATELY POSITIONED, AND MAINTAINED SECURELY IN PLACE.
- NO BRACKETING SHALL BE DONE AGAINST MASONRY OR CONCRETE WALLS UNLESS THE SLABS ARE FLOODED AND/OR WALLS ARE BRACED AGAINST OVERTURNING.
- ALL FOUNDATION CONCRETE SHALL BEIN A 28-DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. ALL AGGREGATE FOR CONCRETE SHALL CONFORM TO A.S.T.M. 33. THE MAXIMUM WATER TO CEMENT RATIO IS 0.50. WITH SLUMP RANGING FROM 3"-5".
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**CONCRETE NOTES**

**FOUNDATION NOTES**

- SOIL BEARING CAPACITY IS 2500 PSF ON FIRM WETEN SOIL OR COMPACTED FILL. BEARING CAPACITY SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING FOOTING CONCRETE.
- FILL MATERIAL SHALL BE FREE OF ROOTS, WOOD OR OTHER ORGANIC MATERIAL. MATERIALS TESTED FOR FILL UNDER FOOTINGS AND WITHIN BUILDING LIMITS SHALL BE TESTED AND APPROVED FOR USE BY AN APPROVED TESTING AGENCY.
- FILL SHALL BE PLACED IN 8 INCH LIFTS AND COMPACTED TO 95 PERCENT DENSITY AS DENIED BY ASTM D-698. TOP 12 INCHES OF FILL MATERIAL UNDER SLABS AND FOOTINGS SHALL BE COMPACTED TO 100 PERCENT AN APPROVED TESTING AGENCY SHALL MONITOR COMPACTION. FILL OUTSIDE BUILDING LIMITS SHALL BE COMPACTED TO 95 PERCENT PER ASTM D-698.
- PROOFLOADING SHALL BE CONDUCTED FOR BUILDING SUBGRADE IN THE PRESENCE OF A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER, USING A FULLY LOADED DUMP TRUCK OR OTHER EQUIPMENT APPROVED BY THE OWNERS. TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER OR DRY WEATHER TO AVOID DEFORMING AN OTHERWISE ACCEPTABLE SUBGRADE.
- BACKFILL AGAINST FOUNDATION WALLS SHALL BE DELAYED UNTIL MASONRY HAS BEHIND SPECIFIED STRENGTH.
- UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEERS APPROVAL.



**FOUNDATION PLAN**  
SCALE: 3/16" = 1'-0"

**J.W. McGinnis Architect**  
1701-1 Burke Road  
Shelby, North Carolina 28152  
PHONE: 704-482-7883  
MOBILE: 704-692-4953  
FAX: 704-487-6088  
EMAIL: jmcginnis@mcginniscoles.com

**REGISTERED ARCHITECT**  
2017  
07/09/15  
07/09/15

LARISSA M. COLES, P.E.  
NC # 029478  
1701-1 BURKE ROAD  
SHELBY, NC 28152  
704-482-7883 (PHONE)  
704-487-6088 (FAX)  
lcoles@mcginniscoles.com

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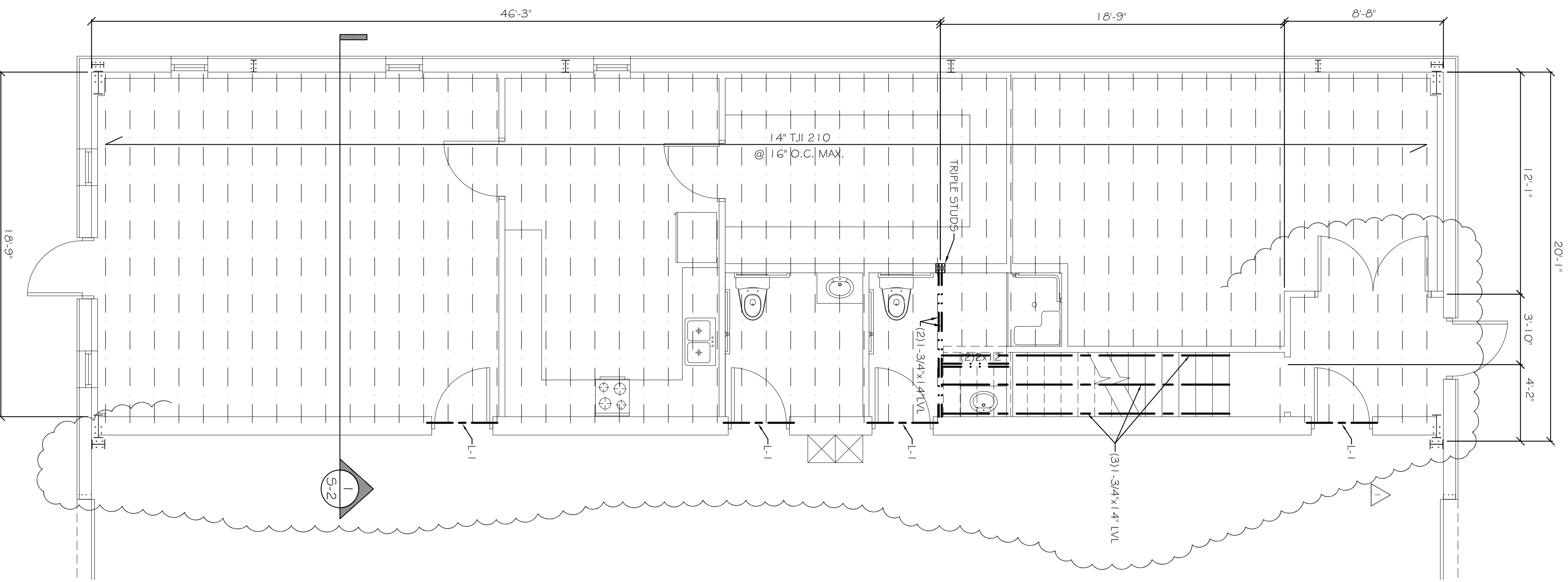
REVIEW COMMENTS	11/25/14
-----------------	----------

no. description	date
Revisions	

**Sandy Mush Volunteer Fire Department**  
557 US Hwy 221A  
Forest City, North Carolina 28043  
OWNER

**Building for Sandy Mush Volunteer Fire Department**  
845 Chase High Road  
Forest City, North Carolina 28043  
project title

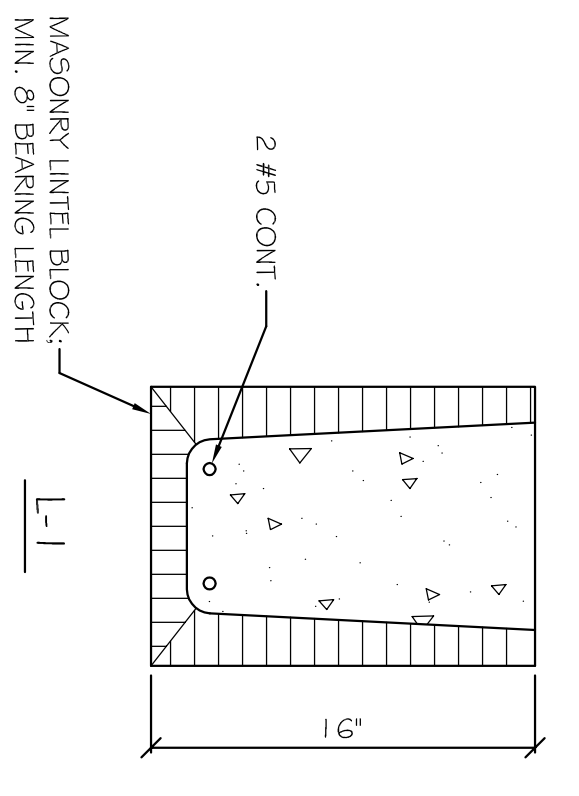
**FOUNDATION PLAN, NOTES AND DETAILS**  
sheet title  
1401-1  
project no.  
03/12/14  
date  
**S-1**  
sheet no. 1 of 2



**MEZZANINE FRAMING PLAN**

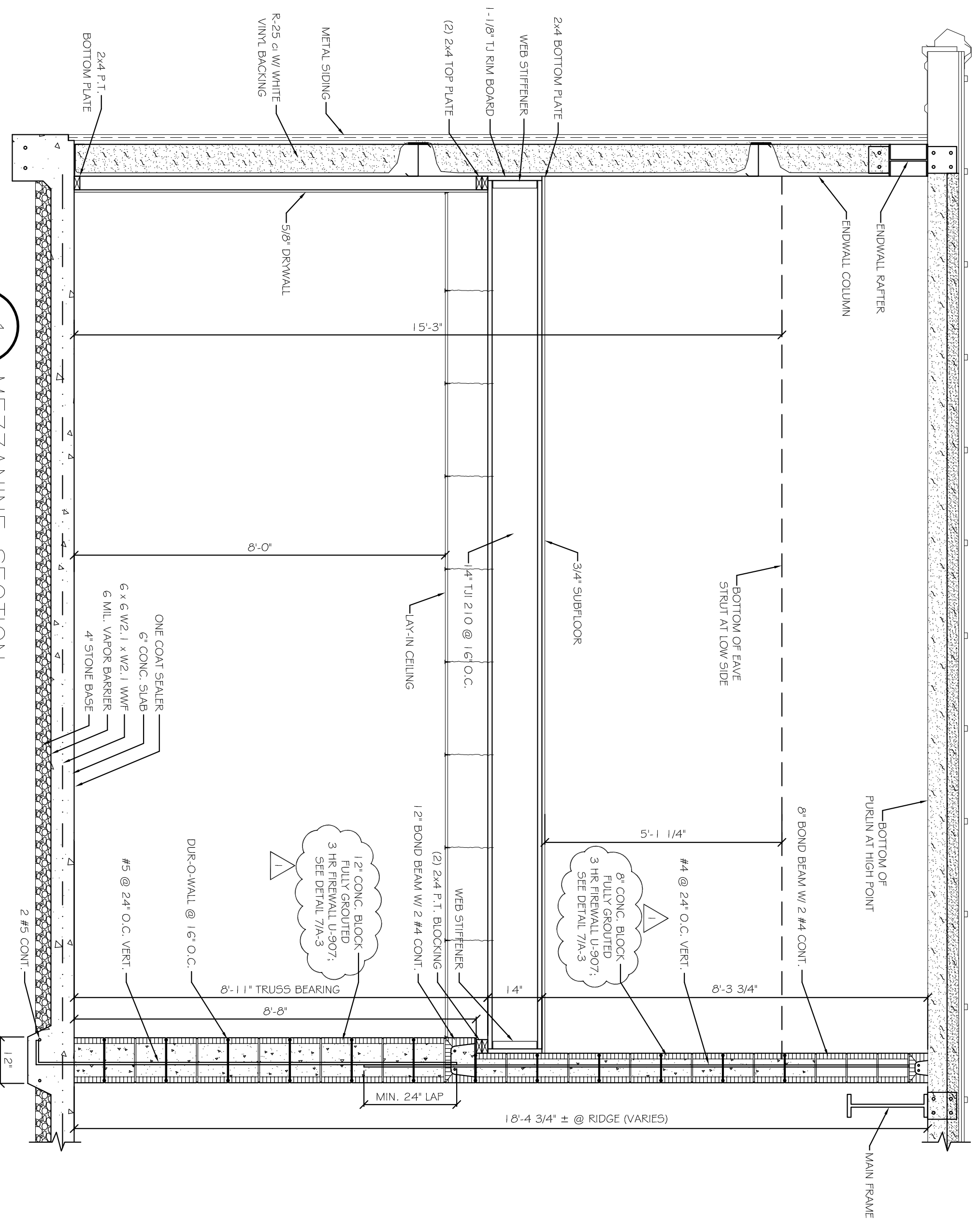
SCALE: 1/4" = 1'-0"

- STRUCTURAL NOTES:**
1. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND OTHER CONTRACT DOCUMENTS.
  2. DESIGN LIVE LOADS:  
MEZZANINE 40 PSF
  3. THE GENERAL CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL BEAMS, JOISTS, PERMISSORS, TRADES, OPENINGS, ETC. AS REQUIRED BY THE VARIOUS



**2 L-1 INTEL BLOCK DETAIL**  
SCALE: 1-1/2" = 1'-0"

- WOOD NOTES:**
1. FLOOR JOISTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. MEZZANINE FRAMING DESIGN IS BASED ON WERRHAUSER'S TRUSS JOIST SPECSHER'S GUIDE.
  2. ALL WOOD PLACED IN CONTACT WITH MASONRY SHALL BE TREATED OR HAVE NATURAL RESISTANCE TO DECAY AND INSECTS.
  3. LVL SHALL HAVE A MODULUS OF ELASTICITY (E) = 2.0 x 10<sup>6</sup> PSF OR GREATER.
  4. LVL BEAMS SHALL HAVE 3 JACK STUDS UNDER EACH END SUPPORT UNLESS OTHERWISE NOTED.
  5. WOOD FLOOR JOISTS AND HEADERS SHALL BE SOUTHERN YELLOW PINE NO. 2 GRADE.



**1 MEZZANINE SECTION**  
SCALE: 1/2" = 1'-0"

**J.W. McGinnis**  
Architect  
1701-1 Burke Road  
Shelby, North Carolina 28152  
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MOBILE: 704-692-4953  
FAX: 704-487-6088  
EMAIL: jmcginnis@mcginniscoles.com



LARISSA W. COLES, P.E.  
NC # 029478  
1701-1 BURKE ROAD  
SHELBY, NC 28152  
704-482-7883 (PHONE)  
704-487-6088 (FAX)  
lcoles@mcginniscoles.com

Project Manager: Jerry W. McGinnis, AIA  
Project Architect: Jerry W. McGinnis, AIA  
drawn by: MSG  
checked by: JWM / LMC

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no.	description	date
REVISION COMMENTS		11/29/14

**Sandy Mush Volunteer Fire Department**  
557 US Hwy 221A  
Forest City, North Carolina 28043  
owner

**Building for Sandy Mush Volunteer Fire Department**  
845 Chase High Road  
Forest City, North Carolina 28043  
project title

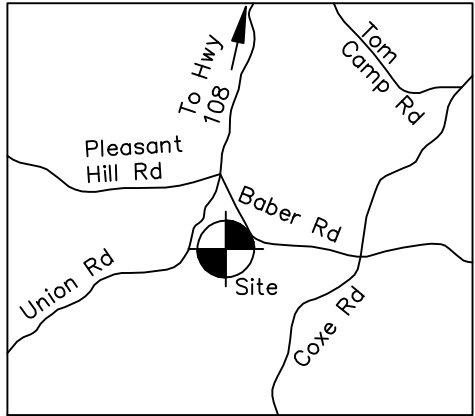
MEZZANINE FRAMING PLAN  
sheet title

1401-1  
project no.  
03/12/14  
date

**S-2**  
sheet no. 2 of 2

# **APPENDIX C**

## **PROPERTY DETAILS**



VICINITY MAP  
(not to scale)

RONALD D. HODGE  
and wife,  
BARBARA HODGE  
DB. 416, PG. 410

DONNA K. LYNCH  
DB. 670, PG. 496

I, D. Scott Bostic, Professional Land Surveyor No. L-3801,  
certify to one or more of the following as indicated thus,  
☒ or ☐:  
☒ D. That this plat is of a survey of another category,  
such as the recombination of existing parcels, a  
court-ordered survey or other exception to the  
definition of subdivision.

I, D. Scott Bostic, certify that this plat was drawn  
under my supervision from an actual survey made  
under my supervision (deed description recorded in  
Deed Book AS NOTED); that the boundaries not  
surveyed are clearly indicated as drawn from  
information found in Book AS NOTED; that the  
ratio of precision as calculated is 1:10000; that  
this plat was prepared in accordance with G.S.  
47-30 as amended. Witness my original signature,  
license number and seal this 7th day of  
May A.D. 2021.

D. SCOTT BOSTIC PROFESSIONAL LAND SURVEYOR NO. L-3801

Signature \_\_\_\_\_  
Land Surveyor

License Number L-3801  
[Firm License No. P-1138]

REVISION DATE: AUGUST 24, 2021, TO CORRECT A PORTION OF  
1.26 ACRE LOT FOR CONVEYANCE TO BROAD RIVER WATER AUTHORITY.

JEFFREY D. LYNCH  
DB. 669, PG. 139

NOTE: Parcel  
is subject to location  
and restrictions of  
fiber optic line,  
telephone, water lines  
and electric lines.



STATE OF NORTH CAROLINA  
COUNTY OF RUTHERFORD

I, \_\_\_\_\_, Review Officer of Rutherford  
County, certify that the map or plat to which  
this certification is affixed meets all statutory  
requirements for recording.

Review Officer \_\_\_\_\_

Date: \_\_\_\_\_

WILLIAM ARCHIE HODGE  
and wife,  
BEATRICE B. HODGE  
DB. 670, PG. 596

**4.15 ACRES**  
TOWN OF RUTHERFORDTON  
DB. 2046, PG. 4917  
PB. 42, PG. 184

**1.26 ACRE**  
FOR PROPOSED CONVEYANCE TO  
BROAD RIVER WATER AUTHORITY  
PORTION OF  
DB. 2046, PG. 4917  
PB. 42, PG. 184

CALLS WITH C/L OF SR 1149

LINE	BEARING	DISTANCE
L1	S22°00'53"E	182.43
L2	S22°13'55"E	145.20
L3	S23°13'11"E	37.11
L4	S24°41'56"E	39.47
L5	S27°33'33"E	32.51
L6	S30°31'25"E	17.52

**SURVEY FOR  
TOWN OF RUTHERFORDTON**  
PRESENT OWNER: TOWN OF RUTHERFORDTON  
DEED BOOK 2046, PAGE 4917,  
PLAT BOOK 42, PAGE 184  
PREVIOUS OWNER: BELINDA DALE RUFF  
DEED BOOK 2028, PAGE 1957  
TAX MAP 639, BLOCK 1, LOT 18 B  
GIS TAX PARCEL NUMBER: 1610910  
UNION TOWNSHIP RUTHERFORD COUNTY, NC  
FIELD: G. BROWN, E. GONZALEZ & E. HERNANDEZ  
MAP: E. HERNANDEZ & D.S. BOSTIC  
DATE: MAY 7, 2021 MAP#: 24414  
REVISION DATE: AUGUST 24, 2021 MAP#: 24414R



[FIRM LICENSE NO. P-1138]  
202 N. MAIN STREET  
P.O. BOX 1161  
RUTHERFORDTON, NC 28139  
PHONE: (828) 287-7059

MAP#: 24414R

**\*\* NOTES \*\***

- Road R/W lines are approximate unless otherwise noted.
- Property is subject to easements of record; utility easements, road rights of way and underground utilities.
- Underground phone, water, gas, sewage lines and underground electric lines were not located as a part of this boundary survey.
- No features located other than those shown.
- This survey was performed without the benefit of a title research.
- Property is subject to setbacks and restrictive covenants of record, if applicable.

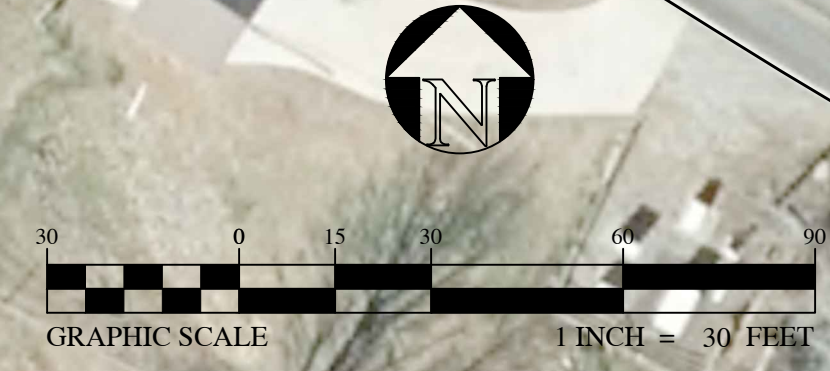
NOTE: Tax Map or Tax Pin information shown hereon is for tax purposes only. This tax information shown on this plat is subject to change and should not to be construed or used as a survey or in legal descriptions or contracts.

**LEGEND**

- FOUND IRON PIN (EIP)
- SET IRON PIN (NIP)
- POINT
- ▲ NAIL OR RAILROAD SPIKE
- ⊕ HYDRANT
- TELEPHONE PEDESTAL (PED)
- ☆ LIGHT POLE OR LAMP
- UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER (wm)
- ⊕ GAS VALVE
- FIBER PIPE
- CONCRETE MONUMENT
- ⊕ RIGHT OF WAY MONUMENT
- STONE

— Property Line  
- - - Adjoiners (Surveyed)  
- - - Adjoiners (not surveyed)  
- - - Right of Way  
- - - Utility Lines  
- - - Asphalt  
- - - Gravel

Drawing name: Z:\2021\21036 - RUTHERFORD FIRE DEPT.DWG\21036\_RUTHERFORD FIRE DEPT\_2-22-21.dwg Plotted on: Aug 26, 2021 - 11:18pm



JOB NUMBER:		21036	
REV	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

CERTIFICATION

SITE DEVELOPMENT PLANS FOR  
**RUTHERFORD FIRE DEPT.**  
 RUTHERFORD COUNTY, NC  
**PROPOSED LAYOUT**

**Odom Engineering PLLC**  
 100 Oak Street, Forest City, N.C. 28043  
 ph: 828.247.4496 fax: 828.247.4498  
 NC License # 4989

# **APPENDIX D**

## **FIRE STATION #2 SCOPE OF WORK**



## Rutherfordton Fire Station 2 Scope of Work:

- Two drive through bays with minimum dimensions of 18' width x 75' length and one half bay. Each should be equipped with appropriate floor drainage, each bay shall have an overhead electrical outlet for vehicle charging and at least 2 air drops in the bays. Bays shall be heated and have either a vent fan or large diameter fan for cooling.
- Bay doors will be metal w/ glass panels, 14'x14' dimensions. All glass must be uv protected.
- Apparatus exhaust removal system and heat in bays- AirVac911 or similar
- Turnout gear storage (8 lockers) area in bays or next to bays if possible – open gear lockers or similar, with places for helmets, coats and bunker pants.
- 2<sup>nd</sup> floor w/stairs for mechanical/storage
- Storage area for air compressor that can reach at least 180psi (outside)/mop sink/fire hose/loose equipment/washer and dryer/ice machine
- Living area/day room downstairs should be sufficient for 6 personnel seated
- Entry door shall be tinted
- Office space for desk and computer
- Sleeping quarters w/min. 2 rooms for on-duty staff w/ full bath
- Kitchen should be located off the day room with storage room for cleaning supplies/paper products/cookware/dinnerware and a food storage area for 3 shifts.
- Patio/Grill area off kitchen
- Dining area in day room
- Unisex restroom
- Commercial refrigerator/freezer
- Residential stove, microwave, dishwasher
- Work room/shop for tools and workbench
- Residential area shall be sprinklered
- Building shall have a backup generator placed on an exterior concrete pad, with a transfer switch
- The building should have an attractive appearance with brick/rock front 4' in height
- The building should be set back to provide a front apron for apparatus parking and training
- Drive lanes around the building should accommodate apparatus
- Site utilities to include stormwater management, septic, public water with hydrant, underground electric, telephone, and internet – all utilities shall be underground.
- 30x 30 helicopter pad with sidewalk
- Minimal site landscaping with hardy native materials and 4 trees along north property line.
- Signage
  - Reverse lit wall signage: Rutherfordton Fire & Rescue Station #2
  - Ground Mounted Signage non lit with reflective lettering: Rutherfordton Fire & Rescue Station #2 With Department Logo : 1701 Baber Road
-