

REQUEST FOR PROPOSAL (RFP)

DESIGN-BUILD SERVICES FOR PRE-ENGINEERED METAL BUILDING

Project: Grant-Reeves VFW Post 7720 New Facility **Location:** 1492 Smith Loop Rd, Demorest, GA 30535

Date: December 11, 2025 **Bid Deadline:** January 31st (Sealed Bids Only) **Target**

Budget: ~\$1,000,000 (Value Engineering Required if Base Bid Exceeds) **Owner Classification:** 501(c)

(19) Tax-Exempt Veterans Nonprofit

1. PROJECT EXECUTIVE SUMMARY & BUDGET GOALS

Grant-Reeves VFW Post 7720 is soliciting proposals for a Design-Build contract to construct a new ~11,125 SF facility (10,500 SF Main + 625 SF Kitchen). **Zoning:** Habersham County - Zone 1.

CRITICAL COST STRATEGY: The Owner has established a strict budget target of **\$1 Million**. Bidders are required to utilize the specific "Residential Grade" finishes, "Hybrid Paving," and "PEMB Structure" specifications provided to meet this number.

- **Tax Exempt:** Bids must **EXCLUDE** GA Sales Tax on materials.
- **Donations:** Please list any in-kind labor/material donations as a separate line item deduction.

2. SITE WORK, CIVIL & LAND DETAILS

A. Erosion Control & Grading (Zone 1)

- **Erosion Control:** Install and maintain GaSWCC-compliant silt fencing (Type C/Ns) and construction exits (Co).
- **Pad Preparation:**
 - **Fill Spec:** Import and place 4-foot depth of compacted engineered fill (95% Standard Proctor) to establish the building pad.
 - **Footprint:** Pad must extend 5' beyond building lines for the Main Shell (105' × 100') and Kitchen Bump-out (25' × 25').
- **Bus Loop:** Grade adequate turning radius for 40' bus at the front canopy.

B. Parking & Paving (Hybrid Scope)

Total Capacity: ~100 Spaces. **Material:** Hybrid (Asphalt/Concrete vs. Compacted Gravel).

- **FRONT LOT (~10-15 Spaces):**
 - **Paving:** **MANDATORY CONCRETE OR ASPHALT** for all ADA-designated spaces and the "Easy Walkway" accessible route leading to the main entrance.
 - **Flagpole:** Install one (1) 30' Aluminum Flagpole in the front center island. Include solar or hardwired LED up-lighting.

- **SIDE LOT (Kitchen Side - ~65 Spaces):**
 - **Material:** Compacted Crusher Run / GAB (Graded Aggregate Base) - 6" min depth.
 - **Service Access:** Ensure heavy-duty compaction for delivery truck access to Kitchen loading doors.
- **BACK LOT (~20 Spaces):**
 - **Material:** Compacted Crusher Run / GAB.

3. STRUCTURAL CONCRETE & FOUNDATION

- **Footings:** 3000 PSI reinforced concrete spread footings sized for PEMB column loads.
- **Slab-on-Grade (Main Hall):**
 - **Spec:** 4000 PSI concrete (required for polishing).
 - **Reinforcement:** Wire mesh or fiber reinforcement to minimize cracking.
 - **Finish:** Power Trowel & Densifier/Sealer (Polished Concrete finish).
 - **Vapor Barrier:** 10-mil vapor retarder required under all conditioned slabs.
- **Patio Slab:** 3000 PSI broom-finish concrete with control joints.

4. ARCHITECTURAL & BUILDING SCOPE

A. Building Envelope (PEMB)

- **Main Structure:** 105' Length × 100' Width (Gable Roof).
- **Kitchen Extension (25' × 25'):**
 - **Roof Profile:** Shed/Sloped Roof (Single slope matching canopies).
 - **Loading Access:** One set of Double Exterior Doors (6070) for delivery.
 - **Service Window:** One (1) Roll-up Service Window facing the Patio.
- **Canopies:** Main Entry (Bus Drop-off) and Side Patio Cover.
- **Aesthetics:**
 - **Colors:** Dark Metal Roof (Bronze/Forest Green) / Forest Green or Gray Walls.
 - **Masonry:** 4' High Brick or Stacked Stone wainscoting on Front/Rear walls and wrapping all columns.
 - **Detail:** Sloped Stone/Concrete Caps required on all masonry columns.

B. Interior Finishes & Layout

- **Main Hall (Bingo) - Capacity 299:**
 - **Layout Note:** Floor plan must accommodate 299 occupants seated at 60-inch round tables.
 - **Flooring:** Sealed/Polished Concrete.

- **Acoustics:** Acoustic Wall Baffles/Panels required on upper walls (>8') to mitigate echo.
- **Stage Build-Out:**
 - **Height:** 24" Finished Floor Height.
 - **Front Access:** Two (2) sets of Steps, split evenly (e.g., Left/Right or Center Split) to allow flow. *Not full width.*
 - **ADA Access:** Ramp with Metal Railings on one side.
- **Lobbies (Front & Rear):**
 - **Flooring:** Commercial Grade Laminate (LVP/LVT) - Wood look.
 - **Front:** NO MEZZANINE (Ladder/Hatch access only).
 - **Rear:** MEZZANINE REQUIRED (Structural deck for HVAC/Storage, Stair access).
- **Restrooms:**
 - **Access:** Layout must permit entry from BOTH the Lobby and the Bingo Hall.
- **Kitchen:**
 - **Internal Window:** One (1) Roll-up Service Window facing Bingo Hall.

C. Doors, Windows & Hardware

- **Entries:** Storefront-Style Double Glass Doors (Aluminum or Heavy Duty Residential) at Front and Rear Lobbies.
- **Windows:** Premium Residential Grade (e.g., Andersen 400, Marvin Elevate). *No Commercial Storefront windows.*
- **Hardware:** Residential Lever Sets (Schlage/Kwikset). Panic bars only where required by NFPA 101.

5. MEP SYSTEMS & DEVICE LOCATIONS

A. Electrical (Voltage Drop Critical)

- **Wire Spec:** #12 AWG Copper MINIMUM for all branch circuits. #14 AWG prohibited.
- **Receptacles:**
 - **Stage (Caller Station):** Two (2) Floor Boxes containing Power + Data + HDMI connections.
 - **Hall Perimeter:** Duplex every 12' on walls.
 - **TV Locations:** Provide Power High-Mounts (approx. 80" AFF) and In-Wall Blocking for multiple Flat Panel TVs distributed around the Bingo Hall perimeter.
 - **Exterior:** GFI at Porch, Canopy, Patio, Delivery Door.
- **Lighting:** LED flat panels (Offices), High-bay LED (Hall - Dimmable).

B. Technology & Low Voltage

- **WAP Locations (Cat6 Rough-in):** 1. Main Lobby, 2. Hall (Left), 3. Hall (Right), 4. Office Hall, 5. Kitchen/Patio.
- **Audio/Visual:** 4-Corner speaker rough-in (Main Hall) + 2 Outdoor speakers (Patio).

C. Plumbing & HVAC

- **Grease Trap:** 1,000-gallon exterior interceptor (Kitchen Side).
- **Hose Bibs:** Frost-proof silcocks on all 4 exterior walls.
- **HVAC Zoning:**
 - Zone 1/2: Bingo Hall.
 - Zone 3: Offices (Independent).
 - Zone 4: Kitchen.
- **Equipment:** Rear units located on Rear Mezzanine Deck.

6. PROPOSAL SUBMISSION & CONTACTS

A. Submission Deadline & Address

BIDS DUE: January 31st (Sealed Bids Only)

Mail Sealed Bids To: VFW Post 7720 Bid Committee 174 Cornelia Crossing Shopping Center Cornelia, GA 30531

B. Inquiries & RFI

All questions must be directed to the appropriate party listed below:

- 1. Design & Engineering Questions:** J M Smith Engineering, LLC 155 Clarkesville Street Cornelia, GA 30531 **Phone:** (706) 894-2331 **Email:** jmsmith@jmsmithengineering.com
- 2. Technical / Owner / Access Questions:** Michael A. Dale (House Committee Co-Chair, VFW Post 7720) **Phone:** 770-312-8796 **Email:** qmpost7720@gmail.com

Grant-Reeves VFW Post 7720 is a 501(c)(19) tax-exempt organization. All bids should exclude material sales tax.