55,000 sf Warehouse/Office
Outline Specifications

A preliminary set of construction specifications has been prepared to better outline the details for the construction of the project.

General Summary
The project will be a 50,000 sf warehouse, with 5,000 sf of office space. The overall dimensions of the warehouse are 210’ x 240’, with the office area being 110’ x 50’. The building will be a pre-engineered structural steel building, with a metal roof. The clear height is 32’ in the center, and 24’ clear height at the perimeter eaves (in the warehouse).

The building will be tilt wall concrete on three sides, with the forth side being metal wall panels for ease of future expansion (along the 210’ side).

Sitework
1. No sitework is included in the initial costs. The sitework and site development costs will vary by location, and will be dependent on geographic location, topography, availability of site utilities, soil conditions and other conditions.

Foundations/Slabs
1. The foundation system will consist of shallow footing, utilizing 3,000 psi reinforced concrete.
2. A 4” slab-on-grade will be provided in the office area, and a 6” slab-on-grade will be provided in the warehouse area.
3. The slab-on-grade construction will be 4,000 psi concrete; 4” stone g=base; vapor barrier; perimeter insulation; control joints at 13’ o.c.; and trowel finish.
4. The slabs will be finished with a “cure and seal” product applied on the surface.

Structural Framing
1. The structural framing will be pre-engineered structural steel; 6# collateral load; 20# reduction live load; 10# snow load.
2. The structural will be designed for a 95 mph wind load; wind exposure “B”.
3. The bay spacing will be 42’ x 40’.
4. Eave height will be 27’ (24’ clear) at the lowest point in the warehouse.

Roofing
1. The roof will be 24ga. metal panels,
2. The roof will be peaked in the center, with a 1:12 slope to the outside edge.
3. The roof will have a R-19 vinyl faced batt insulation.

Skin
1. The exterior of the building will be 7¾” tilt wall concrete panels.
2. The tilt wall panels will be painted with an elastomeric paint.
3. The rear side of the building (along the 210’ dimension) will be metal panels, with the anticipation of a future expansion.
4. The walls will be insulated above 12’ with R-11 vinyl faced batt insulation.
5. The exterior of the building will have 3’x7’ hollow metal personnel doors with frames and appropriate hardware.

**Loading Dock**
1. The building will have six (6) 9’ x 10’ Overhead insulated vertical lift doors.
2. The slab will have six (6) pits for future dock levelers.

**Fire Sprinkler System**
1. The building will have a wet sprinkler system meeting the NFPA 13 requirements in the warehouse and the office area.
2. All heads will be turned up.
3. There are no provisions for a fire pump.

**Mechanical Systems (Plumbing and HVAC)**
1. No work is included.

**Electrical Systems**
1. There will be a 1,200 amp electrical service panel provided.
2. One (1) 8’ fluorescent strip fixture will be provided in each bay (1 per 1,680 sf) for security lighting.

**Miscellaneous Clarifications**
1. Sales tax is assumed to be 8%.
2. Builder’s risk and general liability insurances are included.
3. All design fees are included.

**Total Turn-Key Delivered Price:** $1,538,008

**Scheduled Delivery Time:** 100 Days from issuance of a building permit