

**RFP**  
**60,000 square foot building**  
**400' x 150' x 24' eve**  
**Design Build project**  
**Scope of work**

**Site Work**

- All site work shall be completed per the approved civil drawings designed by Saunders Engineering
- Water line shall be brought to the south east corner of the property by others and distributed according to the site plan by successful bidder.

**Pre-engineer building**

- 400' x 150' x 24' eve high building
  - Include alternate price for 28' eve height
- Column lay out
  - Outside wall 40' centers
  - Interior columns only 1 in center of building
- Collateral roof load 10lbs per square foot plus any additional mechanical equipment
- Roof slope .25:12
- Personal doors per code
- 10 – overhead door openings 8' x 10'
- Insulated wall panels with a minimum insulation value R34
  - Bottom of wall panels 6" below finish floor
- Built up insulated roof deck with Membrane roof with minimum R50 insulation value
  - Include walking pads as required to access in roof equipment
  - Include boots for all mech / electrical roof penetrations
  - 15year roof warranty
- Include Gutter system as required
- Provide osha approved roof access

**Concrete**

- Building pad fine grading
- Excavating all interior and exterior columns as required
- Include 3" mud slab under GAB
- 6" slab 4000psi
- 6" Gab Base
- #5 rebar on 1' centers
- Include anchor bolts, Embedded steel, and rebar as required for footings and loading docks
- Provide a 6" curb around building to protect exterior wall panels
- House Keeping pad for electrical switch gear and transformers

**Dock equipment**

- 10-electric vertical storing Hydraulic levelers
- 10- electric automatic dock restraint
- 10- dock shelters
- Include bumper cushions at each dock
- 10 electric insulated overhead doors

- 10 –led dock lights with 5’ arm
- All safety equipment and outside visual lights etc.
- All dock area to be protected by bollards

#### **Refrigeration package**

- Design refrigeration equipment to maintain 40 to 49 degree’s Fahrenheit
- Provide roof mounted platforms for condensing units with a catwalk around entire unit
- All control and wiring to be included
  - Remote mount Capabilities
  - Digital temperature display
  - Digital set point display
  - Refrigeration on indicators
  - Remote temperature adjustment
  - Off the self-components for ease of service
  - Anti-short Cycling function
  - Staged startup on failure of power
  - Temperature recording
- Customer trading will be required

#### **Electrical**

- Design electrical service per NEC
  - Allow for 3000square ft. offices
- Isle lighting LED High bays with each isle to have 35fc at 3’ above floor
- Main building lighting 35’fc 3’ above floor
- Outdoor lighting led wall packs on 100’ centers
- Include General purpose receptacle on each main column
- Provide exit/emergency lights per code
- Design wiring for all refrigeration (coordinate with refrigeration contractor)
- Wiring of all loading dock equipment (coordinate with dock equipment provider)
- Power company transformer figured to be 20’ from building wall
- Switchgear to be protected by bollard

#### **Sprinkler**

- Provide a sprinkler system per industries standards
- Coordinate with local utilities of water pressure available
- Include alarm flow bell
- Fire riser to be protected by bollards

#### **Plumbing**

- Include 5-2” floor drains for condensation pipe to exterior of building  
Located at interior columns

#### **Racking System**

- Provided by others

#### **General notes**

- Include a square ft. allowance for finishes in an estimated 3,000 square foot office inside the building envelope
- Include all engineering /design fee’s
- Include all temporary construction utilities
- Provide all trash disposal
- Project shall be bonded