



**500 KSF Distribution Center
Project Outline Specifications**

September 29, 2021

**LANDLORD
RESPONSES 12.09.21**

The Hollingsworth Companies are proposing a tilt-up concrete distribution building that is already constructed at 650,250SF for this requirement. We have redlined the differences between the standard Scott's Build-to-Suit specifications and the building as constructed.

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1. GENERAL REQUIREMENTS

A. **Facility Overview** - the facility will serve as Scotts' Distribution Center. Each developer must quote this building and must indicate how much land is required for this project. The lot is 157.1 acres with 64.5 acres developable.

- **Rack Storage** – palletized product will be rack stored in pallets weighing up to 2,300 pounds, 6 high on racking. This seems normal. We can verify if racking specifications are provided.
- **Shipping/Receiving** – 70 shipping/receiving docks will be cross-docked with equal numbers on each side of the building. 80 Positions out of 144 will be outfitted with pit levelers, seals and restraints and are included in the Base Building Rent.
- **Main Office** – the main office will house all offices, conference rooms, clericals and employees services for the distribution center. TBD, to be applied to TI Allowance
- **Shipping office** – Separate shipping office house fleet offices, Ops cubicles, breakroom, conference room etc. TBD, to be applied to TI Allowance.
- **Trucker's entrance** – Separate truckers entrance to accommodate 10 truck drivers at one time. TBD, to be applied to TI Allowance.

B. Site Preparation, Temporary Services and Permits

- The design and build provider will be responsible for all site preparation, building and permit fees, and temporary utilities. Include projected costs for the following: Site preparation is nearing completion, final seeding and landscaping to be installed.
 1. Site Clearing & Preparation - includes but is not limited to all clearing, backfill, excavation, dewatering and compacting of site, and the preparation of the site for the construction of the facility pad, permanent drainage, and roadways including sand and stone base as needed
 2. Site Storm Water Drainage
 3. Erosion Control (During Construction)
 4. Building Permit, fees, tap fees, impact fees, development fees, drainage studies and any government approvals
 5. Temporary site utilities for material handling and other suppliers
 6. Temporary facilities including toilets, field office, and heating
 7. Site maintenance including access to the site, storage control, refuse collection and removal, storage control, and daily and

- final site clean-up
- 8. Site Testing and inspection for soil compaction, pile installation, cast-in-place concrete, bituminous pavements and structural steel
- 9. Any other temporary services required to facilitate construction of the facility
- 10. Site security during construction
- 11. Safety program

C. Hours of Operation Agreed, the property may be operated 24/7 365 days.

The facility will be open during the following times:

Normal Operations	Two 8-hour shifts, 5 days a week
Peak Operations	Three 8-hour shifts, 6 days a week
Security Personnel	24 hours per day, 7 days a week

- D. All building construction and materials included in the scope of work shall comply with the latest adopted edition of International Building Code (IBC), local building codes, ~~Factory Mutual (FM)~~ or jurisdictional equivalent as well as American Disabilities Act (ADA), local zoning ordinances and any applicable codes to each trade. Developer shall provide a ~~two~~one year warranty from the date of substantial completion and the receipt of Certificate of Occupancy or equivalent in connection with the construction, including all equipment, materials and labor.
- E. The project consists of the construction of a warehouse that will provide approximately ~~500,000~~650,250 sq. ft. of interior floor space with ~~70-80~~ usable dock doors. It will have a ~~38-40~~ ft. clear working height beginning at the ~~first column in from the~~ exterior dock wall.
- F. A total of ~~7,500 sq. ft.~~8,886 SF per attached Exhibits to meet descriptions below. of office space across (Tenant to be provided an allowance of \$120/SF) will be within the warehouse, including private offices, restrooms, conference room, break room, computer/IT/Data room (with dedicated HVAC). One remote office for shipping and receiving will be centered on one side of the building, equipped with a truckers' restrooms and lounge area.
 - o **Main Office**
Main Office to include 9 private offices, 1 conference room for 20 people, 1 conference room for 6 people, a breakroom that can house 50 people, 1 supply room, office bathrooms (18 people per

shift), warehouse bathrooms accessible only from the warehouse side (50 people per shift), 1 IT room with dedicated HVAC

o **Shipping Office to include:**

Fleet side – including 2 private offices, 1 locker room to accommodate 20 truck drivers, space for 2 person cubicle

Ops side – One private office and space for 16 person cubicle

Shared Space – 20 person conference room, 10 person breakroom, small supply room, separate Men and Women bathroom for the shipping office

Truckers area – small vestibule, space to accommodate 10 drivers at one time, 2-3 small tables, 3 vending machines and separate bathroom

~~The office allowance will be dedicated to costs for the interior buildout of office areas only. All costs associated with bringing water, sanitary (including underground beneath the office area) and power (panels for all office electrical and office MEP's located at the demising walls) to these spaces from the main building services shall be considered a base building cost. Also, the demising walls between the office spaces and warehouse areas shall also be considered a base building cost. Office allowance to include, but not limited to, finish carpentry, millwork, interior drywall partitions, ceilings, acoustical treatment, lighting, glass & glazing, doors, frames, and hardware, floor & wall finishes, toilet partitions & accessories, signage & directories, structural system(s), blind & window coverings, fire protection, all plumbing starting at a sanitary line and water line located within the space, full HVAC system including the RTUs & temperature control, all electrical starting at a electrical panel (provided under the base building scope) located on the office demising wall, fire alarm (base panel provided under the base building scope), power for HVAC security, design (at a fixed rate of \$2.00/sf), data/phone wiring & conduit, special requirements for data room, general conditions (at a fixed rate of 3%), insurance, permits and contractor fees (at a fixed rate of 4%). Note, contractor fees shall not apply to any T/I work procured directly by Tenant. The Tenant Improvement Allowance will be used for any requested tenant improvements not listed herein as included in the Base Building Rent.~~

G. The remaining warehouse space will be occupied by shipping and receiving operations, bulk floor storage and a grid of fork truck and personnel aisles accessing these areas.

H. It is currently estimated that the total population will be 30 people in the warehouse per shift and 12 people in the office area per shift. Shipping office to include 6 people (not counting the fleet). For planning purposes, the initial population gender mix should be considered to be 70% males and 30% females, subject to final review by the Tenant/Owner.

- Surface parking for a minimum of 80 automobiles (9 ft. x 18 ft. spaces minimum) plus truck/trailer parking/staging for a minimum of 120 trailers (54 ft. long). Base Building Rent includes 161 car parking spaces and 177 trailer drop spaces in addition to the 144 dock positions (80 of which are to be outfitted as operating docks).
 - Temporary Workers – 20 (Assume max peak)
 - Visitor Spots – 5
- I. The truck dock area will be equipped with a ~~60'-76'~~ deep concrete trailer parking pad. Total preferred depth of truck dock will not be less than 190 feet in overall depth to accommodate trailer parking opposite of the truck dock positions. For areas with Trailer drops opposite docks the depth from the face of the building is 200'. The first 130 ft. will be the minimum court depth with the remaining 60 ft. provided for per trailer storage spot. Double stacked trailer storage spots will not be allowed. Paving should be sufficient to support a high activity of vehicles with average gross vehicle weights of 80,000 pounds. Provide minimum 8" reinforced (rebar or heavy gauge wire mesh) concrete paving at the ~~main entrance road, 100' either side of the guardhouse and turn areas on the main truck traffic drives~~ loading docks along each side of the building.
- J. Provide striping for all car parking spaces, trailer storage spaces (on concrete) and dock trailer stalls which meets highway design standards. Agreed.
- K. The first 60 feet from the truck dock face will be sloped down and away from the dock at constant level rate of no less than a 1.0% and no more than 1.5% grade. Inclines or declines thereafter shall not exceed a 3% grade. Drainage will slope away from the building and be routed underground or surface drain over the dock pavement. Storm drains should be located outside of main truck aisles. If they are located within truck drive aisles, then they must have a 10' square reinforced concrete paving surrounding them to avoid damage from wear and tear of the truck traffic. Retaining walls will be provided as required. Construction meets or exceeds these standards.
- L. Loading docks to be ~~a minimum of 12 ft. 6 in.~~ 15'-0" centers, located at a height of 48 in. above the dock apron. Dock doors will be 9' – 0" wide by 10' – 0" high. Each of eighty(80) dock doors will be equipped with a powered hydraulically operated pit leveler. ~~Articulating dock lights to illuminate trailer interiors,~~ door seals and bumpers shall be provided at each dock position. Docks to be equipped with ~~either Rite Hite Equipment or alternate~~ Kelley equipment, 40,000 LB capacity; powered trailer restraints by the same manufacturer; ~~Dek-Commander Combination Control Boxes & Eliminator Gap Master II~~ Dock Seals and shelters, by ~~Rite Hite,~~ Kelley or equal. Hydraulic levelers are ~~preferred but please provide an alternate price to go down to manual levelers~~ included in the Base Building Rent .

- M. One shipping/receiving entrances will be needed on the truck dock side with external entrances and stairways. The entrances should be equipped with a remote latch release system controlled from the shipping office. The interior buildout of this office will be part of the overall office allowance. TBD, this will apply to the TI Allowance.
- N. As a minimum, the building construction must comply with the International Building Code (IBC), local building codes, state and federal laws including the American Disabilities Act (ADA) ~~and Factory Mutual (roof and sprinkler designs only).~~
- O. Demising walls between the warehouse and the office area(s) are to be full height metal studs and drywall with fire rating as required by International Building Code (IBC) and local building codes. All other office partitioning to be gypsum board on metal studs. The Developer is to take this Outline Specification and translate its requirements into Preliminary and Final Design Specifications. Landlord's in-house architect can provide these services.
- P. Tenant would like to meet weekly face-to-face to discuss construction progress. Awarded design and build provider should provide up to Six (6) color construction progress photos of three (3) different views prior to the meeting. The meeting will serve as a progress check point and an opportunity to mitigate any construction challenges. Include an allowance of \$175,000 for tenant project management representative. The building Construction is nearly completed, only office build-out will need to be completed for this Lease. Construction time should be only 4 months. The Tenant will be asked to pay extra rent to fund this expense, so if the expense can be reduced, we could also reduce the added rent.
- Q. The following documents are to be submitted to the Tenant prior to final completion:
1. Operation and maintenance manuals and detailed parts list for all architectural, mechanical, plumbing, fire protection, fire detection, ~~gas detection~~, security, and electrical equipment for this project. List names, addresses, and telephone numbers for all contractors, suppliers, and subcontractors by trade.
 2. All drawings (including shop drawings) will be submitted in the as-built, final revision. One copy of reproducible drawings, and one electronic file copy in an AutoCad format and pdf format. ~~Drawings shall conform to "The AIA Task Force on CAD Layer Guidelines."~~ Specifications and product literature for construction materials/systems and building equipment/fixtures will also be submitted.
 3. ~~Sixteen man-hours of~~ Equipment Demonstration and Personnel

Instruction for the mechanical, plumbing, and electrical systems and equipment. ~~Provide videotapes for all MEP training sessions.~~

~~4. Record of mechanical, plumbing, fire protection, and electrical systems identification. Mark all piping, conduit, and duct systems with name and direction of flow. Provide a plastic laminate sign for all mechanical, fire protection, electrical, and plumbing equipment.~~

~~5.4. Test Reports and Certificates for the fire suppression system.~~

~~6.5. HVAC System Testing, Adjusting, and Balancing report for all air conditioned (cooled) areas of the building.~~

~~7.6. Certificate of Occupancy, or legal equivalent, issued by the local Authority Having Jurisdiction that gives the Tenant the right to fully occupy the building and grounds.~~

R. ~~Landlord has provided requested Allowances but does not guarantee the sufficiency of those sums and the scope of work is not yet determined. Construction Guaranteed Maximum Price (GMP): The construction contract will follow a guaranteed maximum price format with the following terms:~~

~~1. The GMP construction costs are defined as the sum of general conditions, subcontractor costs, allowances and contractor fees. Developer shall propose a savings split with the tenant for any buyout savings on the Project Bid Sheet. Any unused Allowance funds shall be paid to the Tenant upon the later of: the end of construction, or 90 days after Lease Commencement.~~

~~2. General conditions costs shall be fixed for the construction of the distribution facility. General conditions costs will follow the outline of costs indicated in the attached Exhibit A. Please indicate the proposed fixed general conditions cost in the Project Bid Sheet.~~

~~3. Final payment to the contractor shall be the GMP amount less the tenant's portion of the savings split on net construction savings, exclusive of allowances, verified by the tenant.~~

~~4. Subcontractor Bid List: Tenant will review and approve the subcontractor bid list in order to ensure that local contractors have been given an opportunity to participate on this project. Tenant reserves the right to add up to two (2) subcontractors to the bid list per construction trade.~~

~~5.2. Subcontractor awards and all All change orders to subcontractors Tenant shall be approved by Tenant or their authorized agent.~~

~~6.3. Change order markups will be limited to 5%8% overhead and 5%7%~~

profit.

~~7. Upon award to the selected developer, a minimum of 3 general contractors shall be selected to provide competitive bids for the construction of this facility. Tenant reserves the right to add up to two (2) general contractors to the bid list. The Developer uses its wholly owned General Contractor Concept Developments, Inc. for upfits it performs. Tenant has the option of hiring their own GC and managing the improvements with the Landlord financing the improvements through additional rent.~~

~~8.4. At the completion of the project, all savings on the project budget shall be returned to the tenant in either reduced rent or applied to the monthly rental payments. Any unused Allowance reserves will be paid to the Tenant upon the later of: the end of construction or 90 days after Lease Commencement.~~

2. SPECIFICATIONS

2.1. Sitework

2.1.1. Earthwork

Site to be excavated and prepared for current use and future expansion, as per the following. Site preparation is nearly completed. Final seeding and Landscaping are yet to be installed.

1. The building pad, loading and parking areas to be graded within +2/10ths of a foot of finished grade.
2. All soils beneath the building slab to be compacted to 95 percent standard proctor in accordance with the latest ASTM standards and other area densities in accordance with the latest AASHTO-T-, ASTM and ASTM standards based upon the specifications and recommendations of the Geotechnical Engineer.
3. All overburden/excess soil shall remain on site so long as it can be easily incorporated into the landscaped areas. Topsoil spoils may be distributed in the undisturbed areas of the site provided they are seeded as part of the grading subcontract.
4. Each developer shall be provided all the necessary geotechnical analysis from a consulting engineering firm on the current parcel of land. The geotechnical reports received by the consulting engineering firm shall be provided in the RFP package. If the selected provider decides to perform any additional geotechnical reports they will need to send copies of these reports to the tenant. All costs related to removal of

environmental contaminants shall be borne by the developer.

5. Site stormwater storage capacity shall be designed for the future building expansion, as needed. Roof stormwater must be drained through storm drain lines beneath the pavement to detention pond(s). Surface drainage of roof stormwater over the truck pavement is not allowed. Truck courts are designed to sheet flow to Level Spreaders in accordance with the Virginia DEQ stormwater and water quality requirements.
6. In general, the building pad shall be elevated to allow for positive drainage away from the building on all sides. The design meets this requirement.
7. _Future Expansion – Provide separate alternate costs for sizing the site to allow for building and trailer parking expansion. Building expansion would be up to an additional 200,000 SF and trailer parking expansion would accommodate an additional 100 trailer parking positions. This assumes the site is large enough to accommodate these expansions The site is designed to accommodate and expansion of 291,600SF and the addition of 100 trailer drops and 64 additional dock positions.

2.1.2. Erosion Controls

1. Erosion and sediment controls and necessary storm water management will be constructed in accordance governing codes. Agreed.
2. Controls shall include stabilized construction entrances, detention basin, temporary berms, culverts, traps, stabilization, etc., as required.

2.1.3. Bituminous Paving

1. Parking areas shall comply with light-duty requirements of the State Department of Transportation, local requirements and Geotechnical Engineer requirements. Parking spaces to be a minimum of ~~9~~ 10 ft. wide by ~~18~~ 20 ft. deep. Handicap spaces to be provided in accordance to code and ADA. Assume a minimum 3" (1.5" Binder with 1.5" finish course) pavement section with an 8"6" compacted gravel base for the initial proposal. The car paving thickness must be confirmed and verified with the results of the geotechnical report.
2. Driving lanes and trucking lanes to comply with heavy-duty paving design per local requirements, state Department of Transportation and Geotechnical Engineer recommendations. They shall be designed for high activity of vehicles with GVW of 80,000 lbs. Assume a minimum 6"4" pavement section (~~4.5"2.5"~~ Binder with 1.5" finish course) with an 8" compacted gravel base for the initial proposal. The drop trailer storage

areas will have an 8 foot reinforced concrete dolly pad spanning the length of yard. The concrete dolly strip should be a minimum 8" (rebar or wire mesh) reinforced concrete with 4,000 PSI strength and 4" compacted stone base. Concrete and asphalt should be sufficient to support a high activity of vehicles with average gross vehicle weights of 80,000 pounds.

3. Provide necessary fire lanes around the building and site to meet NFPA, Factory Mutual and local fire codes.
4. Perimeter roadway needs to have a minimum 12'-0" wide asphalt roadway along the perimeter of the facility for fire department access. This roadway is to provide access for emergency vehicles, maintenance equipment, etc. Account for the current building size for this layout.

2.1.4. Concrete Paving

1. Concrete paving shall be a minimum of 8" thick, 4,000 psi concrete reinforced with wire mesh or steel rebar equivalent to #4 bars at 12" EW minimum. ~~All exterior paving shall have caulked joints.~~ All roadways, yards, and parking areas are required to have concrete curbs and gutters per local codes. ~~Provide a larger 12" high reinforced concrete curb at truck trailer parking areas.~~

2.1.5. Sidewalks / Personnel Walking

1. A sidewalk shall be provided for employees and visitors from the front entrance of the facility to the parking lot. Construction shall be of concrete paving with suitable base, conforming to state and local codes.

2.1.6. Site Utilities

1. All utilities, i.e. electric, natural gas, water, storm sewer, sanitary sewer, telephone conduits, etc. to extend below grade from public right-of-way to building. Utilities to be sized as appropriate to fulfill current and future anticipated building requirements. Water, storm sewer and sanitary sewer should be sized to accommodate the future expanded building size. The sanitary system shall be extended to accommodate the future building expansion. All impact fees and tap fees (which were quite substantial) have been paid and are included in the permit allowance base rent.
2. Two 3 in. diameter conduits for telephone and data service shall be provided from the street to a computer room to be identified.
3. It is preferred that the main water meter and associated equipment is to

be located within the building ~~in an enclosed room of CMU construction.~~

4. Any offsite utility connections required will be installed through existing easements.
5. All public utilities (gas, electric, water and phone/data) are available at the sites by the respective utility companies but adequate pressure, depth and capacity have to be confirmed. Yes.

2.1.7. Power

Electrical service demand is estimated at one (1) - 2,500 amp, 3 phase, 277/480v services – to be verified by engineer. ~~A secured and ventilated power distribution room of CMU construction is to be located in the building.~~ All power panels and electrical requirements should have 25% spare capacity to account for any future facility needs. The existing main Distribution Panel in the facility is a 1600Amp 480/277V 3Phase service. An additional 1000Amp service can be added to meet the requested Tenant service size. This cost would be applied to the Tenant improvement Allowance.

2.1.8. Parking Lot Lights

1. Parking lot areas to be provided with pole mounted Lithonia LED type lighting fixtures, or approved equal, mounted on 4 ft. high concrete bases. Provide 36" diameter, 4 ft. high concrete bases for the light poles in the truck traffic areas. Additional truck court lighting can be provided as a Tenant Improvement and applied to the Tenant Improvement Allowance.
2. Lot lighting shall be designed to provide an average illumination of 2 foot-candles over all lots with a uniformity ratio not exceeding 4 to 1. Additional truck court lighting can be provided as a Tenant Improvement and applied to the Tenant Improvement Allowance.

2.1.9. Street Lighting

1. Street lighting to be provided to satisfy all applicable codes, and park covenants and restrictions.

2.1.10. Landscaping

1. **Provide a \$75,000 allowance for landscaping (shrubs, trees, irrigation, design, etc.) for budgetary purposes.** Landscaping should be appropriate for local setting with minimum local requirements. This

allowance shall include the following: All items below can be applied to the TI Allowance.

- Soil Preparation
- Tree and shrubbery planting
- Sod
- Programmable Lawn Sprinkler System
- One 35'-0" High Aluminum Tapered Flagpole

Erosion control during construction is not part of this allowance. Hydro seeding for topsoil areas shall be part of the grading contract and not the landscape allowance.

2.1.11. Security Central Station (Guard House)

1. **Provide a \$150,000 allowance for a guard house.** All items below, as noted, can be applied to the Tenant Improvement Allowance.
2. A separate guard house for 1 person is required with a provision for queuing at least 3 trucks at the entry and exit. The guard house to be at ground level. Please provide for a separate restroom at this location as well. ~~Sanitary, water and power feeds to be provided under the base building costs along with a 2" data conduit.~~
3. Provide traffic control gates at the guardhouse to control truck traffic. Gates must have breakaway arms with controls located inside the guardhouse.
4. Perimeter chain fencing around the truck court and should be a minimum of 7'- 0" feet high and an additional 1' foot of height added by using 3 strand barbwire. Fencing should meet minimum industry standards. Include a separate motor operated slide gate at the truck entrance and exit only. Property has natural inaccessible perimeter protecting most of the perimeter. The site could be secured with approximately 600 lineal feet of fencing.

2.1.12. Facility Signage

1. **Monument Sign** – requirements, design and placement shall be specified by Tenant. **Include a \$25,000 allowance for the purchase and installation of the monument sign.** This can be applied to the TI Allowance.
2. **Wall Sign** – requirements, design and placement shall be specified by

tenant. **Include a \$15,000 allowance for the purchase and installation of a wall mounted sign.** Power for the wall sign to be provided as part of the base building costs. This can be applied to the TI Allowance.

2.2. Concrete

2.2.1. Cast-In-Place Concrete

1. Tenant product will be stored in racking 6 high. Racking product to be as high as 36'. A full 48" high pallet of product weighs no more than 2,300 lbs. The concrete slab must be designed to support the racking loads imposed upon the slab. Racking shall be installed in 45% of the warehouse area.
2. Assume the average fork lift weighs 9,000 lbs.
3. Consideration shall be given to the additional load resulting from a fork truck rolling load occurring within 6 inches of an upright column bearing point. The maximum bearing load from a single wheel of the truck will be 12,000 lb. on a 1 in. x 8 in. tire contact.

4. ~~Floors are laser screeded, 6" thick with Helix Micro-rebar reinforcing with integrated monolithic thickened footings for interior footings on 4" compacted stone base with Vapor barrier over cement stabilized subgrade. Floor slab flatness (FF) of 35 and levelness (FL) of 25 tolerances are to conform to the latest, ACI and ASTM standards for a Random Traffic Floor.~~

~~Floor flatness and levelness tests on the Random Traffic Floor shall be conducted in accordance with the latest ASTM standards using a qualified independent third party inspection service such as Face Construction Technologies or equivalent. For any section of the floor, which does not meet the minimum local requirement, this section shall be brought into tolerance at the contractor's cost.~~

5. All concrete is to be designed and installed in accordance with ACI (latest edition) Building Code for Reinforced Concrete, and the Concrete Reinforcing Steel Institute's design handbook standards (latest edition). The interior warehouse floor slab shall be designed to meet the above specified functional loads.

6. ~~Minimum concrete cover over reinforcing steel shall be as follows:
2 in. for bottom surfaces poured on the ground;
3 in. for formed surfaces in contact with the ground or exposed to weather;
1½ in. for all other surfaces.~~

~~7. There will be no air entrainment within the floor slab mix. Concrete mix design may include up to 25% fly ash.~~

~~8. Concrete slabs on grade shall be a minimum of 7 in., 4,000 psi concrete, reinforced with minimum rebar per ACI requirements over 6 in. crusher run stone sub base, over firm soil or compacted backfill per the recommendation in the Geotechnical Report.~~

~~9.6.~~ An acid resistant epoxy coating is to be placed in the battery storage area.

~~10.7.~~ Foundation shall be designed to meet the design bearing pressures to meet the geotechnical soil report recommendations using spread footings along the perimeter walls and steel column interior footings.

~~11.8.~~ Deformed reinforcing bars shall conform to the latest ASTM standard, Grade 60, except ties and stirrups may be Grade 40. Reinforcing bar splices shall be lapped a minimum of 30 diameters UON on plans.

Position, support, and secure reinforcement against displacement. Locate and support with metal chairs, runners, bolsters, spacers, and hangers, as required.

Welded wire fabric shall conform to the latest ASTM standard. Lap WWF flat sheets at least one mesh bar spacing distance. WWF shall be placed in the center of the slab's depth.

~~12. Provide an alternate cost for a 7" ductilecrete floor in lieu of the reinforced concrete floor design.~~

2.3. Metals

2.3.1. Structural Steel

~~1. The manufacture and installation of structural steel shall conform to the AISC's Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings, and the AWS's Structural Welding Code. Structural steel shall be the latest ASTM and Grade standard; pipes shall be the latest ASTM and Grade standard;; welding electrodes shall be the latest ASTM standard; bolts shall be high strength ASTM Grade (latest standard); and anchor bolts shall be ASTM Grade (latest standard). Note: State Building Inspector may require 3rd party inspection and reports. The building structure conforms with the MBMA standards for a tilt-up, hardwall, pre-engineered metal building structure.~~

2. The framing system shall be designed to provide a 54-60 ft. x 50-60 ft. with 54-60 ft. x 60 ft. loading bays. Building bay size to best accommodate floor storage and floor picking areas. Provide double column expansion

joints as required.

3. This building requires ~~38-40~~ ft. clear minimum working height ~~in the interior bays beginning at the first column in~~ from the exterior dock walls. Structural design may incorporate inverted k-bracing where required, which will extend below the clear height in planned location(s).
4. The building, regardless of its location, should be designed to withstand anticipated wind loads of the latest ~~FM standards, "Wind Forces on Buildings and Other Structures"~~ or local codes, ~~whichever are more stringent.~~
5. The building shall be designed to withstand snow and rain loads in accordance with the latest ~~FM standards, "Roof Loads for New Construction"~~ or local codes, ~~whichever are more stringent.~~ The building's roof shall have independent primary and emergency drainage systems, or slope to perimeter gutters. Perimeter gutters and downspouts are ~~not~~ allowed.
6. Building to be designed for the appropriate seismic zone.

2.3.2. Joists and Metal Deck

1. The manufacture and installation of open web steel joists shall conform to the ~~Steel Joist Institute (SJI) recommendations~~ pre-engineered metal building manufacturer's design standards.
2. The manufacture and installation of steel decking shall conform to the Steel Decking Institute (SDI) recommendations. The underside of the metal decking shall be prime painted white. There is no roof deck. Reinforced vinyl scrim insulation, color white, forms the ceiling surface.
3. Provide an alternate cost to include a 5 PSF dead load across the entire roof to accommodate a future solar panel field on the roof. Roof is not designed to support Solar Panels.

2.3.3. Non-Load Bearing Metal Stud System

1. Provide and install interior partitioning within the Office Area of 3-5/8 in. metal studs at 24 in. O.C. installed as per manufacturers specifications.

2.3.4. Miscellaneous Metals

1. Guardrails for all steps, handicap ramps and drive-in ramps will be installed and are to be painted safety yellow.
2. Pipe bollards will be installed at the exterior of the building to protect fire

hydrants, building corners, ramp entrances, exit stairs as well as any other equipment or parts of the building susceptible to damage from truck traffic.

3. Provide guardrail bollard protection in front of all sprinkler risers, electrical panels, ~~roof drain risers and along pedestrian pathways surrounding the offices adjacent to forklift traffic.~~
4. Exterior dock stairs shall be galvanized metal with open grate, non-slip treads and landings protected by bollards from truck traffic.

2.4. Thermal and Moisture Protection

2.4.1. Fireproofing

1. Shall be applied as required by the NFPA, International Building Code (IBC), local codes, and the local Fire Marshall. Fireproofing is not required for the constructed building type in the local jurisdiction.

2.4.2. Roofing

1. The exposed metal roof covering on the building shall be constructed of 24 gage Galvalume, 50 ksi minimum meeting ASTM A-446 Grade D unpainted Aluminized Type II steel and shall be standing seam panels. Panels shall provide 24" coverage per panel net and shall be formed with 3" high major ribs at the panel side laps. Landlord shall maintain roof throughout Lease Term and Landlord's sole expense. The material is warranted for 30 years. ~~Provide a minimum 60 mil TPO roof mechanically fastened with minimum R-Value insulation per code in staggered layers in the base proposal. Alternate roof designs will be considered in the design review process after developer award. The roof system shall meet Energy Codes along with any other local codes.~~
2. Roof to comply with ~~both~~ UL ~~and Factory Mutual (FM)~~ I-90 requirements ~~for a Class 1 noncombustible steel deck assembly and also~~ and meet all local building code design requirements.
3. All flashing, terminations and penetrations will be based on manufacturer's requirements.
4. Roof deck to have a minimum slope of ¼ in. per foot for drainage.
5. Roof will have a ~~single ply roofing which will provide weatherability and long-term strength and flexibility. Type to be similar to a TPO roofing or functional equivalent with a white~~ Galvalume reflective coating.
6. Roof ~~to have a 20 year total system warranty including a 100 percent~~

guarantee against leakage during that period to be maintained by Landlord for the entire Term of the Lease.

7. Final location and positioning of internal roof drains, sprinkler risers, etc. are subject to the Tenants approval, to prevent possible interference with a material handling equipment and operational designs planned for the interior of the building. All items are already installed.
8. Exterior gutters and downspouts are ~~not~~ acceptable. Trim and flashing for the building is to be watertight, galvanized and have a kynar finish. Roofs shall drain to exterior drain risers located along the dock walls. Provide overflow scuppers through the precast wall at each drain location.

2.4.3. Roof Hatch

1. Roof ~~hatch to be provided with fixed scuttle~~ ladder for access to roof area from the interior-exterior of the building. The ~~scuttle~~ ladder specifications should meet ~~FM requirements along with any~~ local codes. Provide manufacturer approved roof protection walk pads from the roof hatch to all roof top equipment.

2.5. Doors and Windows

2.5.1. Metal Doors and Frames

1. All exterior doors in warehouse area and all emergency exit doors in office area to be 3 ft. x 7 ft., hollow metal, 16 gauge painted, with all necessary weather stripping.
2. Doors to be equipped with required ~~panic~~ hardware with integral alarm in accordance with all applicable codes. Doors to be equipped with concealed and pinned hinges ~~and burglar guards at keeper.~~
3. Doors not to be equipped with glazed vision panels located at eye level.
4. Provide windows in office areas for rooms along in entrance area perimeter wall.
5. Provide an aluminum glazed system for the main entrance to the office. Security system door controls to be applied to the Tenant Improvement Allowance. ~~with security card access control.~~

2.5.2. Vertical Lift Doors

1. The long sides of the building shall be constructed to provide for a maximum total number of ~~70-80~~ recessed dock doors with bollards ~~or Z-guards~~. The design should account for 24 drive-in doors, office space

and personnel fire exits.

2. Overhead, vertical lift, insulated, manually operated, straight pull metal lift doors are to be provided (Arbon or approved substitute). Doors to be 9' ft. wide x 10 ft. high ~~with vision windows~~ and 2" tracks.
3. The long sides of the building shall be constructed to provide ~~two (2)~~one(1) drive-in doors each, ~~at with one on each~~ end of the dock doors. Both doors will be initially equipped with overhead, ~~electrically operated~~ (with manual chain operator back-up), straight pull metal lift doors (Arbon or approved substitute) with 2" tracks. Doors are to be 14 ft. wide x ~~16-14~~ ft. high clear opening.
4. All drive-in door channels shall be protected from vehicular damage with two (2) 6 in. diameter concrete filled bollards, one positioned at both inside and one at the outside edge of the opening.

2.5.3. Aluminum Entrances and Storefronts

Standard ~~clear~~bronze anodized finish with medium performance 1" insulated clear vision glass.

2.5.4. Metal Windows

Two (2) office entrances with aluminum framed glass doors, 700 SF of glazed curtainwall/storefront, and twenty (12) 6'x8' exterior windows. See Building Elevations.

2.6. Finishes

2.6.1. Painting

The interior side of the perimeter wall shall be painted white along with the warehouse side of the office demising walls. The exterior of the building will be painted with ~~a field color, an accent color and additional accent stripes to provide~~ a professional aesthetic. All voids and seams shall be repaired for a smooth finish. Structural steel, joists, joist girders and miscellaneous exposed structural steel will not be painted. Misc. metals (ie. guardrails, bollards, dock pit angles, etc.) will be painted.

2.6.2. Gypsum Board

Standard Finish

2.7. Equipment

2.7.1. Dock Levelers

1. Rite Hite or Kelley - 40,000 lb capacity hydraulic levelers, 7 ft. wide x 8 ft. long per the latest ANSI MH standard, to be installed, one at ~~each eighty~~ dock doors.

2.7.2. Dock Seals/Cushions

1. Equipment shall be ~~Eliminator Gap Master II~~ Dock Seals ~~and shelters~~, by ~~Rite Hite~~, Kelley or approved equal.

2.7.3. Dock Bumpers

1. Dock bumpers, one pair installed at each dock door.
- ~~2. Provide steel faced bumpers 20" long vertical x 4 1/2" to 6" deep at each dock location.~~
- ~~3. Provide 20" vertical steel faced bumpers at all future dock locations along the building where trailers can be stored.~~
- ~~4. Bumpers shall be Quality Dock Bumper Co., Inc. or approved substitute.~~

2.7.4. Trailer Restraint System

Provide a trailer restraint system connected to a dock command station. ~~Rite Hite SHR-5000~~ ~~Kelley or approved equal~~ dock restraints shall be provided at ~~eighty~~ each dock locations. Docks must include red/green light communication system.

2.7.5. Appliances

Details to be supplied by Tenant. ~~TBD, may be applied to the TI Allowance.~~

2.8. Furnishings

2.8.1. Residential Casework

Details to be supplied by Tenant ~~TBD, may be Applied to the TI Allowance.~~

2.9. Special Construction

2.9.1. Security System

1. The system shall be zoned and provide annunciation with graphic display at the security station and shall be monitored by an on-site U.L. listed central monitoring station. **All providers should include a security**

system allowance of \$250,000 for the following: TBD, may be Applied to the TI Allowance.

- Video Monitoring – automatic video monitoring of key site and facility entrance areas, feeding back to monitors contained in the office building security room, will be utilized in the facility. The contractor's responsibility will be to provide conduit to allow for the installation of all video monitoring equipment specified below. The contractor is **not** responsible for the purchase or installation of this equipment.
 - Exterior Cameras - Panning cameras with zoom lenses, including remote control position and zoom (including one at the receiving/shipping dock gate). Number and locations will be determined later. Conduit to be provided for four (4) exterior cameras.
 - Interior Cameras – Panning cameras with zoom lenses, including remote control position and zoom. Number and locations to be determined later. In addition, stationary cameras with zoom lenses. Number and locations on the ground floor to be determined later. Conduit to be provided for four (4) interior cameras.
 - Control Panel – all conduit shall run to the security central station where central monitoring will occur
 - All facility entrances and other potential other areas needing access control will need to be accessed by badge only

2.9.2. Computer Room

1. A computer room shall be provided with the following features and will be a 150 sq. ft. space within the office space allowance:
 - Provide all electrical requirements specified for the computer devices (to be determined)
 - Fully sound insulated
 - Provide fire protection as specific by tenant risk management within the Fire Protection section of this document
 - Individual, self-contained, Liebert air conditioning system: 72° F, + 2°, at 50% relative humidity, +5%, throughout the year. Assume the Liebert unit will be a 3.0 ton unit.

- Emergency lighting will need to be provided
- Provide for duplex outlets (quantity to be determined)
- Power requirements
 - Separate isolation transformer
 - Separate power panel
- An uninterruptible power supply (UPS), supplied by tenant, will be required for the computer system. The location of the UPS has not been determined. The UPS will either be located in the computer room, in a utility area or power distribution area
- Provide drains for the room to handle condensation or leakage into the room

2.9.3. Coat and Locker

- Provide space for lockers, supplied by tenant, to be installed along one of the warehouse walls near the employee entrance.

2.10. Mechanical

2.10.1. Fire Protection

1. To the extent allowed by ~~Factory Mutual Engineering (FM) and~~ National Fire Protection Association (NFPA), provide Early Suppression- Fast Response (ESFR) sprinkling throughout the warehouse.
2. The entire facility including the loading docks, and future installation of sprinkler lines, shall be fully sprinkled in accordance with applicable publications of NFPA ~~and FM~~.
- ~~3. ESFR sprinkler design and installation requirements of the latest FM standard with the latest Technical Advisory Bulletin, shall be strictly followed. A pressurized underground fire main loop is included in this proposal with valved fire main feeds into the building. The layout of the sprinkler systems should be closely coordinated with the structural, lighting, and mechanical layouts to prevent obstructions to the ESFR heads. Requirements for the arrangement and protection are provided in FM Data Sheet 2-2.~~
- 4.3. Entire system shall be designed, fabricated, installed, tested, and approved in accordance with the appropriate editions of the International Building Code (IBC) and local building codes, ~~FAA regulations,~~ NFPA, and the Authority Having Jurisdiction (AHJ). The

warehouse may contain some rack storage of materials along with be bulk pallet floor storage.

~~5.4.~~ Entire sprinkler system, and other fire protection equipment and systems, shall be coordinated and compatible with the fire alarm system. Integrate components of both systems and provide a completely finished, tested, and approved fire suppression and detection system. The entire suppression system shall be externally monitored. All components of the fire prevention systems shall be fully supervised in accordance with all applicable ~~FM and~~ NFPA codes and standards. All fire protection control valves must be locked in the open position.

~~6.5.~~ Tenant shall provide portable fire extinguishers throughout the facility in accordance with the International Building Code (IBC) and local building codes, FM, and NFPA.

~~7.6.~~ Hazard classifications, material classifications, and water application density for all spaces shall be in accordance with ~~FM and~~ NFPA standards.

~~8.7.~~ If adequate water pressure and flow are not available at the site, developer shall provide a ~~water storage facility~~ fire pump to provide adequate water for the sprinkler system.

~~9.8.~~ Facility will be designed for the storage of product for class I-IV commodities and cartoned unexpanded group A plastics per FM data sheet 8-9 Table 8.

~~10.9.~~ Provide a 500 SF area with a 9" recessed floor for a containment material storage room with 1 hour rated walls, a 1 hour rated coiling door and separate man door. Please include an eye wash, shower and floor drain in this room also. Ramp into depressed area can be located outside the coiling door, add rail protections as required by code. TBD, can be applied to TI Allowance.

~~11.10.~~ Provide a separate 500 SF aerosol storage cage with full height chain link fencing, a motorized 9'x10' sliding gate entry and separate man door(s) as required by code. TBD, can be applied to TI Allowance.

2.10.2. Plumbing

1. Provide domestic water, storm sewer, and sanitary sewer from the local utility services to the building. Water and sewer system capacities shall be adequate to support the building. Include all local utility connection fees and taxes. Provide storm sewer system within the building, ~~including roof drainage system~~, as required by the appropriate edition of the International Building Code (IBC) and local building Plumbing Code.

~~Coordinate and connect storm system to the site storm water management system.~~

2. Provide domestic water distribution to all plumbing fixtures. Where adequate water pressure does not exist, provide water pressure booster system, including ~~four~~ exterior non-freezing bib connections.
3. Provide one additional lavatory locations (each with both male and female) at locations in the warehouse portion of the facility, to be defined by Tenant, and located over the shell sanitary sewer line. TBD, can be applied to TI Allowance.
4. ~~The sanitary shall be extended the full length of the building to accommodate any future expansions.~~

~~5.4. Minimum number of plumbing fixtures shall be as required by the International Building Code (IBC) and local building Plumbing Code, in addition to the International Building Code (IBC) and local building codes minimum requirements provide:.~~

~~6.5. The battery charging area and the floor sweeper/scrubber area is to be equipped with an industrial sink with hot and cold water, a hot and cold water hose station. The floor drain in the battery charging area to be provided with a spill containment trench drain connected to an acid neutralization basin to accommodate fork truck traffic. The floor in the floor sweeper/scrubber area should be sloped to a floor drain with a removable sediment bucket screen in the drain. TBD, can be applied to TI Allowance.~~

2.10.3. Additional Utilities

1. If natural gas is available at the site, provide gas service from the local utility to the buildings, to include all gas company connection fees. Gas service shall be sized for the construction footages specified above for the facility. Provide gas distribution piping, valves, and equipment, to all gas-fired equipment, in accordance with the appropriate edition of the International Building Code (IBC) and local building codes and NFPA.
2. Ensure all other utilities available at the site, are included within your proposal. Include all local utility connection fees and taxes.

2.10.4. HVAC

Provide a Mechanical system for this project, as indicated below, in accordance with the appropriate editions of the International Building Code (IBC), local building codes and NFPA-90A. No incoming/outgoing product load is assumed.

1. Design Conditions for Office Area

Indoor: Summer 70°F

Winter 68°F

Outdoor: Per International Building Code (IBC), local building codes and ASHRAE guidelines

Provide zone controls for the following:

- All conference rooms
- Cafeteria
- Individual common rooms

2. Main Warehouse (Ventilation and Air Conditioning).

- a) General heating required in the warehouse as per the climate of the building location.
- b) Ventilation to be provided in the summer months (exhaust fan cooling during the night). Provide air change rate of ~~two (2)~~one (1) air changes per hour ~~with a remote timer control located at the main office~~. Intake louvers should be located on the ~~roof on one~~ side of the building with exhaust fans located on the ~~roof opposite dock wall~~. This equipment is including in the Base Building Rent.
- c) Protect all floor mounted systems with adequate bollards and bulkheads, to prevent mechanical damage.
- d) Separate cooling system to be provided for the computer room (see notes above). TBD, can be applied to TI Allowance.
- e) Provide 10 - HVLS fans in the dock areas to provide air movement in the speed bays. TBD, can be applied to TI Allowance.

3. Battery Charging Area

- a) Provide ventilation in accordance with NFPA-70 and the International Building Code (IBC) and local building codes. Provide a hydrogen detection system with detectors and control panel. Control panel shall be suitable for remote annunciation of alarms and status. TBD, can be applied to TI Allowance.
- b) A total of 30 battery chargers with 30 Amp breakers for each will be provided which can be expanded to handle additional charging stations in the event of a facility expansion. TBD, can be applied to TI Allowance.

2.11. Electrical

2.11.1. Service and Distribution

1. An electrical system and the utility service shall be sized for the square footages specified above for the facility. The main switchboard shall provide space for future feeders to serve the indicated future warehousing and processing activities. The service voltage is 480/277, 3-phase, 4-wire, 60 cycles.
2. All switchboards at 460 V shall be NEMA Type 11, free standing, indoor, dead front in accordance with latest applicable NEMA, UL and NEC codes and standards, Equipment to be Tenant's product.
3. All switchboards shall be designed for the maximum symmetrical short circuit current available. Future conditions shall be taken into account. A short-circuit study shall be provided and all system circuit breakers shall be coordinated.
4. All feeders and branch circuit conductors shall be installed in thin wall EMT conduit. All conductors shall be copper, except for secondary feed from utility company transformer to Main Distribution Panel. All feeders and branch circuits shall be supplied with a separate insulated ground conductor. Voltage drop on feeders shall not exceed 3%. Feeder lines may be either copper or aluminum.
5. Panelboards shall be sized to provide 25% spare capacity for future requirements. Panelboards shall have copper bus and bolt-on circuit breakers.
- ~~6. Provide an alternate cost for configuring the electrical gear for the future solar panel system.~~
- ~~7.6.~~ MC cable can be used for electrical distribution provided it is allowed per code and local authorities.
- ~~8.7.~~ Provide power for pallet inverters, 1 baler, 1 compactor, 8 IDF cabinets, one automatic box taper, 3 power conveyers, 1 vacuum assist lifts, 4 stretch wrappers. Each conveyer needs 30 amps at 220V and lowered lighting in that area. TBD, can be applied to TI Allowance.

2.11.2. Lighting

1. All warehouse and exterior lighting shall be 277V.
2. Warehouse lighting shall be provided using Lithonia Brand LED lights, or

approved equal, with individual motion sensors to provide at least 30 foot candles in the warehouse area.

3. Lighting shall be provided as follows:

Work Area	Foot Candle Illumination Maintained 30" From the Ground	Comments
Rack Storage	30	
Battery Charging	30	
Office Areas	70	
Conveyor Area (40,000 SF)	50	<u>TBD, can be applied to TI Allowance</u>
Break & Rest Rooms	50	

4. Warehouse lighting circuits shall be zoned and controlled from a ~~central location~~ distribution panel in the proximate location to he lights it controls. ~~The loading dock area shall be circuited separately from the product storage areas.~~
5. Exterior lighting shall be controlled by ~~a 24 hour time switch with auxiliary relay and manual/off/automatic selector switch~~ photosensors. System to be energized and de-energized by photo electric control ~~or programmable lighting panel~~.
6. Exit and egress lighting shall be provided. Lights at exterior exit doors to the building shall be LED.
7. Provide site lighting for parking, employee safety, security and operations. TBD, can be augmented and applied to TI Allowance.
8. Exterior building lighting shall be Lithonia LED lights or approved equal as required.
9. Emergency ~~egress lighting shall be powered by a 150 KW natural gas emergency generator. This~~ generator shall be sized to accommodate ~~emergency lighting requirements along with~~ power to the IT room, security system, guardhouse, IDF cabinets and office space. TBD, can be applied to TI Allowance.

2.11.3. 16-720 Alarm and Detection Systems

1. Provide for an automatic fire alarm system designed to comply with the latest NFPA standard, that will provide “for the protection of life by automatically indicating the necessity for evacuation of the building or fire area, and for the protection of property through the automatic notification of responsible persons and for the automatic activation of fire safety functions.”
2. Provide remote annunciation at the office area and at firemen's entrance. Provide for status of fire pump and emergency generator.

2.11.4. Special Electrical Requirements

1. Warehouse:

- a) One (1) 110v, 20 amp, four-plex receptacle to be mounted approximately 4 ft. AFF, at every other column, lengthwise along the center of the building. TBD, can be applied to TI Allowance.
- b) One (1) 110v, 20 amp, four-plex receptacle to be mounted approximately 4 ft. AFF, between each truck dock door. TBD, can be applied to TI Allowance.

~~2. Exterior – If there is roof-mounted equipment, receptacles are to be provided on the roof. Receptacles to be GFI type.~~

~~3.2.~~ **A four zone, building wide paging system shall be provided. Include a \$30,000 allowance for the rough-in and complete paging system. TBD, can be applied to TI Allowance.**

~~4.3.~~ Electrical power is to be provided for external signs and landscaping. TBD, can be applied to TI Allowance.

~~5.4.~~ Provide exit and emergency lighting, per code requirements.

~~6.5.~~ Provide telephone outlets throughout the warehouse and office areas. Provide all requirements of local telephone company. TBD, can be applied to TI Allowance.

~~7.6.~~ Provide power to the following equipment: TBD, can be applied to TI Allowance

- a) Three (3) powered conveyors
- b) One (1) automatic box taper

- c) Four (4) stretch wrappers
- d) One (1) vacuum assist lift
- e) One (1) balers
- f) One (1) compactors

~~8.7.~~ Provide conduit and wiring for the central time clock system from the system located in the general offices to: TBD, can be applied to TI Allowance

- a) Main entrance of the warehouse
- b) Adjacent to receiving and shipping offices

~~9.8.~~ Electrical will need to be placed inside the warehouse to support all office internet activity and future electrical to support access points for the Warehouse Management System (WMS). Provide eight (8) dedicated circuit 20 Amp, 120V circuits for IDF cabinets located equally throughout the warehouse space. TBD, can be applied to TI Allowance.

2.11.5. Lightning Protection

1. **Requirement eliminated.**