

# **DUPONT CORPORATE PARK LLC**

## **OUTLINE SPECIFICATIONS**

### **DECEMBER 20, 2007**

#### **Division 1 - General Requirements**

##### **1.1 Summary of the Work**

- A. The scope of work includes the construction a 790,050 SF tilt up distribution building and all related site work.

##### **1.2 Building Features**

30' clear at building perimeter, dock high building

50' x 50' column spacing

6 office nodes with storefront entries and 1<sup>st</sup> and 2<sup>nd</sup> floor glass features

Approximately 212, 9x10 dock doors – (6) 12x16 at grade drive in doors

6"concrete slab, reinforced

60' x 6" thick concrete truck court aprons, reinforced with fiber mesh. The 60' width specification shall supersede the 55' width dimension as shown on Exhibits C-1, C-2 and C-3 of the Land Use Application

ESRF fire sprinkler system including a fire pump, sized according to City of DuPont and fire safety requirements and codes

45 mil TPO roofing over R-21 rigid insulation

4000 amp 480 volt electrical service

##### **1.3 Applicable Codes**

- A. The work shall be completed in accordance with these specifications, the working drawings, and all applicable local codes.
- B. All work shall be completed in accordance with the requirements of the City of Dupont, WA, Building Department.

##### **1.4 General**

- A. Contractor shall perform all surveying from established property corners and benchmarks.
- B. Contractor shall provide temporary power, water, lighting, sanitary

facilities, temporary field office, temporary fire protection, safety barriers , street cleaning and trash removal which may be required during construction and pay for all costs in connection with same including their removal and disposal.

C. Contractor shall provide full time supervision by qualified personnel.

D. Contractor shall include commercial liability insurance.

E. Developer shall provide / pay for:

Boundary and Alta survey

All design work and engineering

All permits, fees, system development charges, mitigation fees and the like

Builders Risk Insurance

Phone, gas, power company charges

Soils engineering and testing

Special testing lab fees

## **1.7 Warranty**

A. Contractor shall warrant all work for a period of one year from the date of substantial completion in accordance with the project plans and specifications. All equipment and supplemental warranties shall be provided.

## **1.8 Schedule**

A. Contractor shall maintain a CPM progress schedule and hold weekly construction meetings.

## **Division 2 – Sitework**

### **2.1 Site Preparation**

A. Contractor shall perform all clearing work, removal and disposal of all materials unsuitable for use on the site. Contractor shall take care to not disturb designated landmark trees.

B. Contractor shall perform all mass grading and earthwork. It is assumed that the grading plans will allow for a balanced site. Contractor and civil

engineers to coordinate.

- C. Fine grade building pad and site areas suitable and ready for subsequent surfacing.

## **2.2 Paving and Surfacing**

- A. Asphalt paving shall consist of 3" Class B asphalt over 6" crushed rock base course at truck traffic areas. 2" Class B over 4" CR at automobile only areas.
- B. 60' concrete aprons shall be 6" concrete with fiber mesh reinforcing. This specification shall supersede the concrete apron dimensions shown on Exhibits C-1, C-2 and C-3 of the Land Use Application
- C. Total asphalt and concrete paved area on the west side of Building A shall be 125', including the 60' concrete apron.
- D. A 10' bogey strip shall be provided for the trailer storage at the eastern perimeter of Lot A

## **2.3 Curbs**

- A. All curbs shall be 8" x 6" extruded type curbs unless noted otherwise

## **2.4 Walks**

- A. Concrete sidewalks shall be 4" thick - provided per plans.

## **2.5 Site Utilities Included per Civil Drawings**

- A. Water Mains, hydrants, and DDCV
- B. Storm Sewer including water quality devices and infiltration ponds
- C. Sanitary Sewer
- D. Domestic water service with meter setter. Meter fees by developer.
- E. Irrigation stub and meter setter.

## **2.6 Landscaping & Irrigation (Reference Landscaping Plans)**

- A. Fully irrigated landscaping is included in accordance with the landscaping drawings.

## **Division 3 – Concrete (Reference Structural Drawings)**

**3.1 Mix Design**

- A. All concrete shall consist of proper proportions of Portland Cement, coarse aggregates, fine aggregates and clean water conforming to application of A.S.T.M. Standard Specifications.
  - (1) Concrete for footings, foundations and slabs shall be a minimum of 4,000 psi strength at (28) days, 5 sack mix.
  - (2) Concrete for tilt-up panels, columns, and retaining walls shall be a minimum of 4,000 psi strength at (28) days, 5-1/2 sack mix.
  - (3) Concrete for exterior sidewalks shall be a minimum of 3,500 psi strength at (28) days, 5 sack mix, air entrained.
  - (4) a vapor transfer retardant, such as Rheomix 235, shall be used at office nodes

**3.2 Concrete Slab**

- A. The concrete slabs shall be 6" thick reinforced #4 rebar, 18" on center, shown on structural drawings.
- B. Flatness/Levelness ratings: FF 50 - FL 35

**3.3 Footings & Foundations**

- A. Footings and foundations shall be provided as shown on the structural drawings.

**3.4 Tilt-up Concrete Walls**

- A. Tilt-up panels shall be provided to allow for a 30' clear building height.

**Division 5 - Metals (Reference Structural Drawings)**

**5.1 Structural Steel**

- A. Structural steel shall be A.S.T.M. A36 fabricated and erected in accordance with latest American Institute of Steel Construction Specifications.

**Division 6 – Woods and Plastics**

- A. The roof structure shall be 15/32" OSB decking over 2x6 wood stiffeners, supported by metal joist and girders.
- B. Skylights will be provided in the approximate frequency of one per 2,500

square feet of building area

## **Division 7 - Thermal & Moisture Protection**

### **7.1 Roofing & Sheet Metal**

- A. Roofing shall be a 45mil TPO single ply roof system over R-21 rigid insulation with manufacturers 10 year warranty.
- B. Copings and flashings shall be pre-primed, 24-gauge, sheet metal fabricated in accordance with SMACNA.
- C. Prefinished sheet metal roofed canopies have been provided over the loading dock doors.

### **7.2 Caulking & Sealants**

- A. All exterior tilt-up concrete joints shall be caulked using a 2-part Dymeric polyurethane. The joints shall also have a backer rod behind the caulk.

### **7.3 Insulation**

- A. there is no contemplated insulation other than at the roof

## **Division 8 - Doors & Hardware**

### **8.1 Doors & Frames**

- A. Hollow metal door frames shall be provided on all exterior doors. Frames shall be welded type.
- B. Exterior hollow metal doors shall be 1-3/4" thick seamless flush foam filled doors. Doors shall be constructed of 18 gauge steel.
- C. All materials, construction and installation shall be in accordance with the specification of the Steel Door Institute.
- D. All interior wood doors shall be 1-3/4" solid core wood with hardwood finish. All wood frames shall be matching hardwood.

### **8.2 Hardware**

- A. All exterior doors shall receive one and one-half (1-1/2) pair hinges, closer, lever arms, lock set, weather stripping, drip cak, latch guard and threshold.
- B. All hardware shall be cylindrical type and have a dull chrome finish (626D) and be of Series "A" commercial quality as manufactured by

Schlage or equal. All hinges and latches will be steel with a stainless steel finish and all closers will be aluminum.

#### **8.4 Storefronts & Windows**

- A. Aluminum framing to be US Aluminum series 451, 2" x 4 ½" with clear anodized finish.
- B. Glazing shall be ¼" bronze or gray 1" O.A. insulated glass. Doors to be glazed with ¼" tempered glass.
- C. Doors to be US Aluminum medium stile doors with offset pivots, standard push pull hardware, and concealed closers. Single doors to have latch locks and paddle handle.

#### **8.5 Steel Sectional Doors**

- A. Wayne Dalton manufactured Model 2400 (or equal) non-insulated sectional door with 2" track (full vertical lift track or high lifted track as necessary) with perimeter weather seal at both jambs and with a bottom rubber astragal, operated manually. Drive thru doors shall have 3" track and chain hoist.

### **Division 9 – Finishes**

#### **9.1 Tenant Improvements (NIC)**

##### **9.1 Painting**

- A. Two coats flat exterior latex shall be provided at the tilt walls. The color scheme shall consist of two colors.
- B. Interior walls shall receive 2 coats latex eggshell paint. (T.I.)
- C. All metal stairs, handrails, metal doors, frames, and metal flashings shall receive 2 coats oil enamel.

##### **9.2 GWB & Metal Studs**

- A. Electrical and Fire Pump rooms shall be constructed with 4" – 6" metal studs with 5/8" GWB – fire taped only.

##### **9.3 Floor Coverings**

- A. None

##### **9.4 Acoustical Ceilings**

- A. None

## **Division 10 - Specialties**

### **10.1 Signs**

- A. Handicapped parking stall signs shall be provided as required.

## **Division 11 – Equipment**

### **11.1 Loading dock equipment**

- A. Dock bumpers shall be provided at the dock high doors.

## **Division 15 - Mechanical**

### **15.1 Plumbing**

- A. A 6" sanitary sewer line shall be provided as shown to support future offices at the 6 office nodes
- B. A 2" copper water service shall be stubbed into the building and run overhead the length of the building at the ridge.

### **15.2 Fire Protection**

- A. A bidder design ESFR fire sprinkler system shall be provided throughout the building. The system shall be designed to NFPA #13 and the City of Dupont standards.

### **15.3 HVAC**

- A. The warehouse shall be freeze protected (8 BTU's per SF) via gas fired unit heaters.
- B. IAQ fans shall be installed in accordance with code requirements.

## **Division 16 - Electrical**

### **16.1 SHELL**

- A. A 4000 amp, 277/480 volt, 3-phase service shall be provided at the electrical room.
- B. Shell electrical shall include exterior wall pack lighting as shown. Lighting at the soffits will be provided if required by code.
- C. Shell shall include emergency exit lights at each man door.

- D. Shell shall include electrical connections for fire pump, unit heaters, IAQ fans, irrigation controller, fire alarm

**16.3 Warehouse Lighting**

- B. A lighting level of 15 foot-candles at 30" off finished floor shall be provided in the warehouse using T-8 or T-5 lights. Said lighting shall be hooked up and serviced by one or more 400 amp panels in the electrical room. They will be switched via the panel breakers.

**16.4 Fire/Security Alarms**

- A. A basic fire protection system shall be provided for monitoring flow and tampering. Monitoring by owner / Tenant