

**Brian J. Edwards, P.E.**  
County Engineer

**Louis “Chip” Ash**  
Cody District Road & Bridge Foreman

**Delray Jones**  
Powell District Road & Bridge Foreman

**Travis Ball**  
Solid Waste Division Manager

**PUBLIC WORKS DEPARTMENT**  
Park County, Wyoming



**PARK COUNTY, WYOMING**  
ORGANIZED 1911  
County Seat – Cody, Wyoming  
www.parkcounty.us

Road & Bridge and Engineering  
(307) 527-8520

Solid Waste Division  
(307) 527-1818

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# REQUEST FOR PROPOSALS

## FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES PARK COUNTY POWELL LANDFILL EQUIPMENT MAINTENANCE SHOP

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**TO:** All Qualified Building Contractors

**FROM:** Brian Edwards, P.E. – Park County Engineer

**RE:** Request for Proposals for Construction Manager at Risk (CMAR) Services  
Powell Landfill Maintenance Shop – Powell, Wyoming

**DATE:** December 31, 2022

Park County, Wyoming is seeking proposals from qualified construction contractors to provide design and construction phase services to develop a new heavy equipment maintenance shop at the Park County Powell Landfill (PCPL). Park County is interested in entering into a Construction Manager at Risk (CMAR) arrangement whereby the selected contractor will work with representatives from Park County in designing and constructing a new maintenance facility. The PCPL is owned and operated by Park County and is located at 1001 Road 5 southeast of Powell, Wyoming.

The following information constitutes a formal *Request for Proposals* and includes specific information about the Project as well as proposal format and submittal requirements.

### **A. Overview of Current Situation**

The PCPL is an active waste disposal facility that accepts construction and demolition waste for disposal as permitted by the Wyoming Department of Environmental Quality (WDEQ). The facility also receives household garbage (municipal solid waste) from eastern Park County (outside City limits). MSW is transferred from the PCPL to the Park County Regional Landfill (PCRL) near Cody for disposal.

The PCPL equipment fleet consists of track and wheel loaders as well as light duty and heavy-duty trucks and trailers. PCPL performs minor repairs and routine maintenance of equipment at the facility. Existing buildings and facilities are well beyond their design life

and no longer fulfill the Counties needs in support of waste disposal operations at the site.

The Board of Park County Commissioners (BOCC) has approved funds in the current FY 2022-2023 budget to construct a new heavy equipment maintenance shop. The BOCC also tasked representatives from Park County Public Works with the responsibility of procuring and managing outside design and construction services.

The project site will be located just northwest of the existing scale house and weight scales as depicted on the enclosed **Figure 1**. **Figure 2** provides a preliminary conceptual layout of the planned new building.

The proposed building size is approximately 4,320 square feet but may vary depending on further planning and cost. The building will include office space for the scale house operations, an employee break area, rest rooms (men's & women's), three bays for heavy equipment and space for storage. The County envisions a single-story construction with an outward appearance that blends with the surroundings. T

In addition to the primary maintenance operations, the facility will also double as a receiving and scale operator station. The County anticipates a pre-engineered metal building with industrial grade metal siding and metal roof. The southeast face will be positioned flush with the existing weight scales and will include a sliding ticket window as depicted on **Figure 2**. We anticipate that the southeastern face of the building will include colored brick or concrete masonry unit (CMU) on the lower 1/3 of the wall for aesthetics purposes.

We envision a slab on grade or thickened slab type foundation but again we are flexible and are seeking input from the CMAR. Some limited site surveying has been conducted by County staff. However, additional site surveying and geotechnical work is needed before detailed construction plans can be finalized.

Park County plans to secure the services of a CMAR to begin work with the County team sometime shortly after the 1<sup>st</sup> of the year (2023). Construction level plans will be developed and approvals from all applicable agencies will be secured with the goal to begin construction on or around the first of May 2023. Park County desires for the building to be complete and ready to be put in service no later than the end of December 2023.

## **B. Proposal Format and Contents**

Proposals shall include the following information at a minimum in the order specified:

1. Cover letter/letter of interest;
2. Cost Proposal (1 page) using Form provided in Appendix A;
3. Project Approach Proposed (5 pages max);
4. Project Schedule (1 page);
5. Summary of Company Qualifications and Capabilities (3 pages max);
6. Representative Project Examples (1 page each);

7. Resumes of Key Project Team Members;
8. References (3 Minimum); and
9. List of Exclusions, Limitations, and Challenges (2 Pages max).

### C. Submittal Requirements

**Sealed Proposals are due Monday, February 6, 2023 at 4:30 PM. Late proposals will be rejected. A total of six (6) bound copies of the proposal shall be submitted in a sealed envelope. The outside of the envelope shall include the Contractor's name and the following title "Proposal for CMAR Services for Park County Powell Landfill Equipment Maintenance Shop". Proposals shall be submitted to the Park County Clerk's Office located at 1131 11<sup>th</sup> Street in Cody, Wyoming. Emailed or faxed proposals will not be accepted.**

### D. Review and Selection Criteria

Proposals will be reviewed by a designated selection committee consisting of the County Engineer, Park County Landfill Manager, Buildings and Grounds Superintendent, at least one (1) County Commissioner, and two at-large members. Depending on the number and complexity of the proposals submitted, the committee may or may not elect to hold interviews of the top three (3) contractors. Contractors will be evaluated in accordance with the following criteria:

- **Cost Proposal (Use attached form)– 20%**
- **Qualifications and Experience – 20%**
- **Representative Project Examples - 10%**
- **Strength of Project Team – 10%**
- **Project Approach – 10%**
- **Project Schedule - 10%**
- **References - 10%**
- **Wyoming Preference - 5%**
- **Park County Preference - 5%**

**\*Notes:**

1. *In order to receive full credit for the Wyoming preference, contractors shall be registered as a Resident Wyoming Contractor with the Wyoming Department of Work Force Services. A copy of Contractor's current proof of certification shall be provided with proposal.*
2. *In order to qualify for the Park County preference, Contractors shall have at least one verifiable physical office in Park County.*

Although cost is an important consideration, Park County seeks to select the contractor that will provide the best overall value to the County under a CMAR agreement. This determination will be based on an evaluation and consideration of multiple factors including qualifications, experience, and capabilities. Park County reserves the right to accept or reject any proposal deemed to not meet the minimum requirements outlined

herein. In addition, Park County reserves the right to waive any formalities or requirements if it is determined to be in the best interest of Park County. This is not a formal bid process.

**E. Site Visit and Questions**

Interested Contractors may visit the project site any time between 8:00 AM and 4:00 PM Monday thru Saturday. Any questions or requests for information/clarification regarding this RFP shall be provided in writing to:

**Park County Public Works Department  
Attn: Brian Edwards, P.E. – County Engineer  
1131 11<sup>th</sup> Street  
Cody, WY 82414  
(307) 527-8523  
Brian.Edwards@parkcounty-wy.gov**

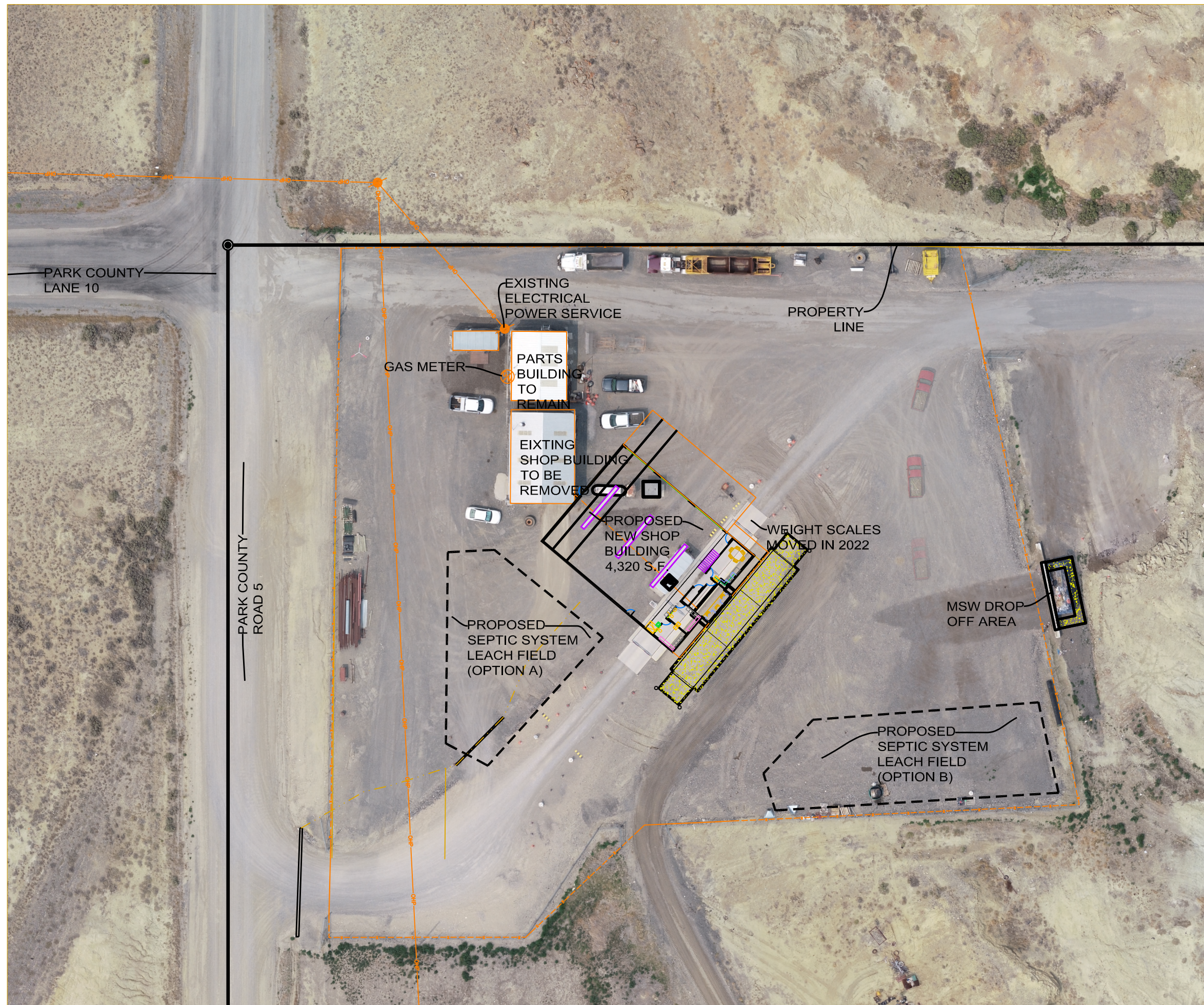
In the interest of fairness, responses to questions will be shared with all contractors registered on the Interested Vendor's List for the project as maintained by the County Engineer.

Sincerely,

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Brian Edwards, P.E. – County Engineer  
Park County Public Works Department  
[Brian.Edwards@parkcounty-wy.gov](mailto:Brian.Edwards@parkcounty-wy.gov)  
[www.parkcounty.us](http://www.parkcounty.us) or "like" us on Facebook

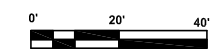
*Enclosures:            Conceptual Drawings  
                              Appendix A- Cost Proposal Form*



**NOTES:**

1. POWELL LANDFILL IS OWNED AND OPERATED BY PARK COUNTY, WYOMING. THE FACILITY RECEIVES CONSTRUCTION AND DEMOLITION WASTE FOR DISPOSAL AT THIS SITE. THE FACILITY ALSO RECEIVES HOUSEHOLD SOLID WASTE FROM RURAL PARK COUNTY (OUTSIDE THE CITY LIMITS), HOUSEHOLD WASTE OR MUNICIPAL SOLID WASTE (MSW) IS TRANSFERRED TO THE PARK COUNTY REGIONAL LANDFILL IN CODY FOR DISPOSAL.
2. THE AERIAL PHOTO SHOWN IS FROM 2021. SINCE THE PHOTO, THE WEIGHT SCALES HAVE BEEN RELOCATED AND THE ENTRANCE ROAD REALIGNED. THE CONCRETE FOUNDATION FOR THE OLD SCALE REMAINS IN PLACE AND IS BELOW THE SOUTHEAST FOOTPRINT OF THE PROPOSED BUILDING LOCATION. THIS WILL NEED TO BE CONSIDERED IN DEVELOPING DESIGN AND CONSTRUCTION PLANS.
3. EXISTING UTILITY SERVICES ON SITE INCLUDE OVERHEAD ELECTRICAL POWER AND GAS. THERE IS CURRENTLY NO WATER OR SEWER ON SITE. A SEPTIC SYSTEM IS PROPOSED TO HANDLE JUST THE MAIN OFFICE AREA, BREAK ROOM, AND BATH ROOMS. NO DRAINS ARE PROPOSED FOR THE SHOP BAYS. PARK COUNTY PROPOSES TO INSTALL A WATER WELL TO SUPPLY WATER FOR THE NEW SHOP.
4. THE EXISTING SHOP BUILDING IS TO BE COMPLETELY DEMOLISHED, REMOVED, AND DISPOSED. THE EXISTING GATE HOUSE WILL BE RELOCATED TO THE CLARK LANDFILL FOR USE THERE. THE EXISTING PARTS ROOM BUILDING WILL REMAIN.
5. SITE WORK WILL INCLUDE EXTENDING ELECTRICAL POWER, PHONE, WATER, GAS, AND SEWER TO THE NEW BUILDING. EARTHWORK WILL GENERALLY BE LIMITED TO THE DESIGNATED BUILDING PAD INCLUDING ADJACENT CONCRETE APPROACH, SIDE WALKS, ETC. ALL BUILDING LOCATIONS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS. PARK COUNTY WILL PROVIDE ALL IMPORT FILL MATERIAL, ROAD BASE, AND GRAVEL AS NEEDED INCLUDING TRANSPORT. CONTRACTOR IS RESPONSIBLE FOR PLACING AND COMPACTING MATERIALS.
6. THE POWELL LANDFILL IS AN ACTIVE LANDFILL THAT IS OPEN MONDAY - SATURDAY. CONTRACTOR SHALL WORK WITH COUNTY STAFF TO MAKE SURE WASTE RECEIPT AND DISPOSAL OPERATIONS ARE NOT ADVERSELY IMPACTED. THE EXISTING SCALE HOUSE (INCLUDING ELECTRIC & PHONE UTILITIES) MUST BE TEMPORARILY RELOCATED WHILE THE BUILDING IS BEING CONSTRUCTED. THIS IS CONSIDERED PART OF THE SCOPE OF WORK FOR THE PROJECT.

PARK COUNTY PUBLIC WORKS DEPARTMENT  
 1131 11TH Street  
 Cody, Wyoming 82414  
 (307) 527-8520

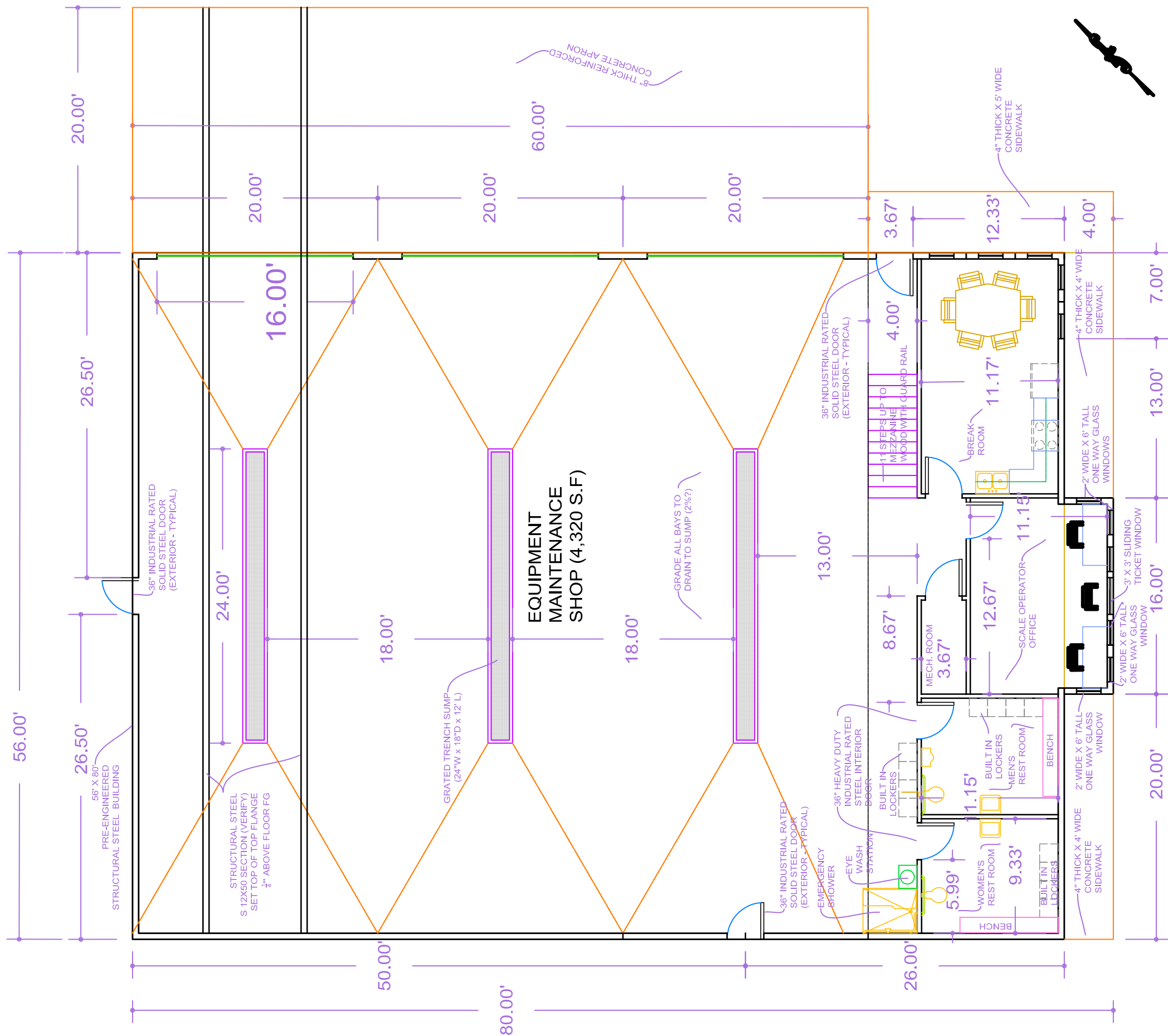


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| DRAWN BY:    | B. Edwards  |
| DESIGNED BY: | B. Edwards  |
| APPROVED BY: | T. Ball     |
| SCALE:       | 1" = 20'-0" |
| DATE:        | 12/30/2022  |
| JOB NO.      |             |

OVERALL SITE DEVELOPMENT PLAN  
 CONCEPTUAL PLANS  
 LANDFILL EQUIPMENT MAINTENANCE SHOP  
 Powell Wyoming



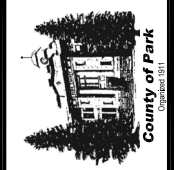
**NOTES:**

1. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION. THESE PLANS DEPICT CONCEPTUAL LEVEL PLANS TO DESCRIBE THE INTENT, SCOPE, AND MINIMUM FEATURES TO BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION DOCUMENTS.
2. FOR PROPOSAL PURPOSES, ASSUME BUILDING IS 80' LONG X 56' WIDE. BUILDING WILL BE A STANDARD A-FRAME DESIGN WITH LONG DIMENSION WALL HEIGHTS OF 20' WITH 26' HEIGHT AT PITCH.
3. BUILDING FOUNDATION SHALL BE A THICKENED CONCRETE SLAB ON GRADE WITH THICKENED FOOTINGS TO SUPPORT STEEL SUPER STRUCTURE AS DETERMINED BY STRUCTURAL ENGINEER BASED ON GEOTECHNICAL EVALUATION. REINFORCED CONCRETE SLAB IS ASSUMED TO BE 8" THICK (TO BE CONFIRMED BY STRUCTURAL ENGINEER). CONCRETE FLOOR IN SHOP BAYS SHALL BE SEALED.
4. TWO (2) STRUCTURAL STEEL S 12X50 BEAMS SHALL BE EMBEDDED IN THE CONCRETE IN THE NORTHERN MOST BAY TO SUPPORT TRACKED EQUIPMENT. STRUCTURAL ENGINEER SHALL CONFIRM DIMENSIONS AND STRUCTURAL DETAILS.
5. SCOPE OF WORK SHALL INCLUDE STRUCTURAL CONCRETE APRONS AND SIDE WALKS AS SHOWN.
6. OVERHEAD DOORS SHALL BE 20' WIDE X 16' TALL AND SHALL BE HEAVY DUTY, INSULATED STEEL DOORS WITH WINDOWS. DOORS SHALL HAVE ELECTRICAL CONTROLS.
7. ALL FINISHED ROOMS SHALL INCLUDE FLOOR DRAINS PLUMBED TO DRAIN TO SEPTIC SYSTEM. TOILETS AND SINKS FROM RESTROOMS, SINK FROM KITCHEN, AND EMERGENCY SHOWER SHALL DRAIN TO SEPTIC SYSTEM (PART OF SCOPE). SEPTIC SYSTEM SHALL BE PERMITTED BY PARK COUNTY.
8. BUILDING SHALL REQUIRE A BUILDING PERMIT FROM PARK COUNTY. ALL ELECTRICAL PLANS AND INSTALLATIONS SHALL BE APPROVED BY THE STATE.
9. SHOP BAYS WILL HAVE GRATED FLOOR SUMP DRAINS (ZERO DISCHARGE) -- 24' X 2' WIDE EACH BAY. GRATES SHALL BE HEAVY DUTY INDUSTRIAL RATED FOR HS20 HIGHWAY LOADING. GRATING SHALL BE REMOVABLE.
10. ALL BUILDING WALLS SHALL BE INSULATED. INTERIOR SHOP BAYS SHALL CONTAIN WASHABLE METAL SIDING UP TO A HEIGHT OF 8'.
11. SHOP BAYS SHALL BE HEATED WITH RADIANT HEATERS SIZED AND DESIGNED TO MAINTAIN A CONSTANT TEMPERATURE RANGE BETWEEN 65 AND 75 DEGREES F WITH ADJUSTABLE THERMOSTAT. ALL FINISHED AREAS SHALL BE HEATED SEPARATELY WITH A GAS FIRED FURNACE AND APPROPRIATE DUCT WORK.
12. ALL PARTS OF THE BUILDING INCLUDING SHOP BAYS SHALL BE AIR CONDITIONED TO MAINTAIN A CONSTANT TEMPERATURE RANGE BETWEEN 65 AND 75 DEGREES F.
13. ALL FINISHED ROOMS (GATE OPERATOR, BREAK ROOM, AND REST ROOMS) SHALL HAVE HIGH WEAR RESISTANT INDUSTRIAL GRADE TILE FLOORING. ALL FINISHED ROOMS SHALL BE SHEET ROCKED AND PAINTED WITH HIGH QUALITY INDUSTRIAL GRADE WEAR RESISTANT PAINT.
14. UNLESS OTHERWISE NOTED, ALL BUILDING DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (LATEST EDITION).

PARK COUNTY PUBLIC WORKS DEPARTMENT  
 1131 11TH Street  
 Cody, Wyoming 82414  
 (307) 527-8520



| REV. | DATE | BY | DESCRIPTION |
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**Park County**  
**LANDFILLS**  
 POWELL LANDFILL  
 1001 Road 5  
 Powell, WY 82435

|                      |                         |                     |                   |                  |         |
|----------------------|-------------------------|---------------------|-------------------|------------------|---------|
| DRAWN BY: B. Edwards | DESIGNED BY: B. Edwards | APPROV. BY: T. Ball | SCALE: 1" = 4'-0" | DATE: 12/30/2022 | JOB NO. |
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PRELIMINARY FLOOR PLAN  
**CONCEPTUAL PLANS**  
 LANDFILL EQUIPMENT MAINTENANCE SHOP  
 Powell Wyoming

**APPENDIX A – PRICE PROPOSAL  
CMAR SERVICES FOR HEAVY EQUIPMENT MAINTENANCE SHOP  
PARK COUNTY, POWELL LANDFILL**

**Read enclosed Basis for Proposal before completing this form...**

CONTRACTOR NAME: \_\_\_\_\_

POINT OF CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CLAIMING WYOMING PREFERENCE (Yes or No): \_\_\_\_\_

CLAIMING PARK COUNTY PREFERENCE (Yes or No): \_\_\_\_\_

ESTIMATED BUILDING CONSTRUCTION COST (\$ PER S.F.):

SHOP AREAS (3,360 S.F.) = \_\_\_\_\_ \$ PER S.F.

FINISHED AREAS (+/- 960 S.F.) = \_\_\_\_\_ \$ PER S.F.

*\*Note: Final price for construction cost will be based on final construction plans as approved by CMAR and Park County;*

COST OF DESIGN PHASE SERVICES = \_\_\_\_\_ \$ (Lump Sum)

FEE FOR CMAR CONSTRUCTION PHASE SERVICES AS A PERCENTAGE OF  
TOTAL CONSTRUCTION COST: \_\_\_\_\_ %

EXCLUSIONS IF ANY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE OF AUTHORIZED REPRESENTATIVE:

\_\_\_\_\_ DATE: \_\_\_\_\_

## **BASIS FOR PRICE PROPOSAL:**

Price proposal shall consider the following:

### **1. DESIGN PHASE SERVICES**

- a. *CMA Contractor to work with Park County officials, County staff, and 3<sup>rd</sup> party professional services (contracted directly with County) in developing construction plans, technical specifications, and construction contract documents;*
- b. *Assume weekly meeting for 3 months;*
- c. *All meetings will be at the Public Works Department offices in Cody or on site at the Powell Landfill; Remote (ie, Zoom) meetings may be assumed for 1/3 of the meetings;*
- d. *All permit fees will be paid directly by Park County;*
- e. *All advertising fees will be paid directly by Park County;*
- f. *All expenses will be reimbursed at cost + 10%;*

### **2. PROFESSIONAL SERVICES**

- a. *Architectural Services (if required) will be contracted separately by Park County;*
- b. *Structural Engineering Services will be contracted separately by Park County;*
- c. *Mechanical, Electrical, Plumbing Engineering services will be contracted separately by Park County;*
- d. *Geotechnical Services will be contracted separately by Park County;*
- e. *3rd Party Construction Quality Assurance (CQA) services will be contracted separately by Park County;*

### **3. SITE WORK**

- a. *Pit-run, road base, gravel, and earthen fill will be provided by Park County Public Works Department including transport;*
- b. *Construction contract will include excavation for footings, leveling for slab, cut or fill as necessary to establish grades, moisture conditioning and compaction;*
- c. *Construction scope will include demolition and disposal of existing shop building;*
- d. *Construction will include temporary relocation of scale house including electrical and phone utilities; Scale load cells shall remain operable at all times;*
- e. *Landfill operations shall not be disrupted by building construction;*
- f. *All disposal costs will be waived by Park County assuming disposal at the Powell Landfill;*
- g. *Gas service exists on site at the Parts/Tool Building; Construction scope will include extending gas service to the new building;*
- h. *Electrical Power service exists on site (over head). Electrical power service shall be extended to new shop building and included in construction scope;*
- i. *Construction contract will include installation of a sewer septic system including septic tanks and leach field (design by Park County); Septic system will service two rest rooms, break room, emergency shower, etc. Drainage from shop bays will not be directed to sewer system (see Figure 2);*
- j. *Scope will include extending water service from water supply well to the new shop building;*
- k. *County will contract for installation of water supply well separately;*



- l. Construction contract will include cost of concrete flatwork including concrete aprons and sidewalk as shown on Figure 2;*
- 4. FOUNDATION (in construction contact);*
    - a. Compacted crush gravel base (6" thick) under all footings and slab (in scope);*
    - b. Crushed gravel materials supplied and delivered by Park County Public Works;*
    - c. Assume thickened slab design with concrete footings to support super structure columns (in scope);*
    - d. Assume 8" reinforced slab in shop bays (in scope);*
    - e. Assume shop concrete floor surface will be finished and sealed for protection;*
    - f. Assume 6" reinforced slab in finished in other finished areas under roof (in scope);*
    - g. Assume Two structural steel supports will be built into the slab of northern most equipment bay; Assume structural steel supports will be S 12x50;*
    - h. Equipment bays finished and sloped to grated in ground sumps;*
    - i. Foundation design contracted separately by Park County;*
    - j. Assume new foundation can be constructed while leaving old scale foundation in place (under southeast portion of building); Some electrical and/or plumbing may have to extend through existing concrete (core through concrete);*
    - k. All construction per International Building Code (latest edition);*
  - 5. PLUMBING (in construction contact);*
    - a. Water supplied to each shop bay, rest rooms, emergency shower, emergency eye wash, and kitchen sink in break room;*
    - b. All toilets and sinks plumbed to septic system;*
    - c. Floor drains for finished rooms plumbed to septic system;*
    - d. Floor drains in shop are zero discharge in ground (formed in concrete with grated removable covers); All grates are HS20 highway rated (heavy duty industrial);*
    - e. Assume pressure tank for water supply from well to be installed in mechanical room;*
    - f. Assume water heater on demand for kitchen and bathroom sinks;*
    - g. All construction per International Plumbing Code (latest edition);*
    - h. Exterior hose spigot provided at the front of the building where the shop doors are located;*
  - 6. ELECTRICAL (in construction contact);*
    - a. Extend electrical service from meter to new building;*
    - b. Install main disconnect and fuse box;*
    - c. 110 Volt outlets installed one on every wall at a maximum spacing of 12 feet;*
    - d. A single 220 volt outlet to be installed one for each of the three equipment bays;*
    - e. Automatic lights for office and shop areas with manual over-ride capability;*
    - f. Exterior lights at each door on above ticket window, and on each building corner;*
    - g. CAT-5 communications cable and phone line installed to main scale operator room, break room, and southern most equipment bay;*
    - h. Door alarm system installed for each exterior door;*
    - i. All electrical design and construction per International Electrical Code (latest edition);*
    - j. Installation must be inspected and approved by State of Wyoming;*
    - k. Scale systems including load cells and video cameras shall be extended and wired to connect to scale operator station;*
    - l. Install smoke alarm and fire alarm systems with remote notification capability;*

7. MECHANICAL SYSTEMS (in construction contact);
  - a. *Shop maintenance pays shall have overhead radiant heaters sized to maintain year round temperatures between 65 and 75 degrees F; with adjustable thermostat;*
  - b. *Finished rooms shall include a forced air gas furnace with duct work supplying heating to each room while maintaining temperatures between 65 and 75 degrees F year round; Interior rooms shall have their own thermostat for temperature control;*
  - c. *Air conditioning units shall be provided for both the shop area and the finished rooms and shall maintain temperatures between 65 and 75 degrees F;*
  - d. *Heating and Air conditioning units shall be industrial grade and designed for long service life;*
  - e. *All HVAC and associated mechanical systems shall comply with the International Building Code (latest edition);*
  - f. *All rooms shall be properly ventilated per IBC; Vents shall be installed for proper air flow throw shop equipment maintenance bays;*
  - g. *Fans shall be installed in each rest room;*
8. SUPER STRUCTURE (in construction contact);
  - a. *Pre-engineered metal building;*
  - b. *Shop drawings showing all structural supports, members, and connections; Plans shall include plan views, profile views, sections, and details; Drawings shall be stamped by a licensed structural engineer (supplied by Building manufacturer);*
  - c. *Building manufacture shall coordinate and assist with geotechnical engineer (by County) and foundation engineer (by County) regarding loading and reactions;*
  - d. *All structural steel shall be painted or otherwise rust resistant coated;*
  - e. *All connecting bolts and plates shall be rust resistant or coated;*
  - f. *Structure shall be designed to resist loading common for area (ie, wind, snow, etc);*
  - g. *All design and construction of structural components shall be in accordance with the International Building Code (latest edition);*
9. EXTERIOR SIDING (in construction contact);
  - a. *Provided by pre-engineered metal building supplier;*
  - b. *Sheeting shall be heavy duty industrial grade quality; Siding shall be washable without removing finish; Finish color and coating shall be UV resistant;*
  - c. *All sides of building shall receive metal siding;*
  - d. *Southeast building face including ticket window shall receive colored weather resistant brick veneer or CMU blocks on the lower 1/3 of the building wall face for aesthetics;*
  - e. *All construction per International Building Code (latest edition);*
10. INTERIOR FINISHES (in construction contact);
  - a. *Internal shop walls shall include washable metal siding to 8' above finished floor grade;*
  - b. *Rest rooms, scale operator station, break room, and mechanical room shall receive industrial grade tile flooring (wear resistant);*
  - c. *Walls in finished areas (rest rooms, operator station, break room, and mechanical room) shall be sheet rocked, textured, and painted with high quality washable wear resistant paint; The wall facing the shop bays from the finished rooms shall be sheet rocked, textured and painted;*
  - d. *Suspended panel ceilings shall be installed in each finished room;*

- e. All painted walls shall receive finished trim along the floor and ceiling and around all doors and windows;
  - f. Wood cabinets and vinyl cabinet tops shall be installed in the break room as indicated on Figure 2;
  - g. All construction per International Building Code (latest edition);
  - h. All walls including shop walls and ceilings shall be insulated;
11. WINDOWS AND DOORS (in construction contract)
- a. Industrial grade solid metal insulated exterior doors installed at 3 locations;
  - b. Industrial grade interior metal doors installed as shown in Figure 2;
  - c. All windows with the exception of the ticket window are fixed tinted one way glass;
  - d. All windows shall be fitted with heavy duty industrial grade blinds;
  - e. All fixed windows are 6' tall x 2' wide;
  - f. All windows shall be aluminum frame high quality industrial grade;
  - g. Sliding window shall be 3' wide by 3' tall (lockable);
  - h. All exterior doors shall be keyed the same;
  - i. All interior doors are not lockable;
  - j. Overhead doors for equipment maintenance bays shall be 16' tall x 20' wide; Doors shall be panel doors with glass windows built in at eye level; Overhead doors shall be heavy duty industrial grade and shall be insulated; Doors must be opened using automatic (electrical) means and manually for situations where the power is out;
  - k. Walls in finished areas (rest rooms, operator station, break room, and mechanical room) shall be sheet rocked, textured, and painted with high quality washable wear resistant paint;
12. APPLIANCES AND SPECIALTY ITEMS (in construction contract)
- a. Walk in emergency shower unit shall be installed as shown on Figure 2;
  - b. Emergency eye wash unit shall be installed as shown on Figure 2;
  - c. Provide refrigerator with built in ice making capability (standard grade);
  - d. Provide oven with range (standard grade);
  - e. Provide kitchen sink in break room;
  - f. Provide sinks and toilets for rest rooms;
  - g. Install built in benches and lockers in rest rooms at locations shown;
  - h. Install built in counter at ticket window as shown on Figure 2;
  - i. Provide and install light fixtures in all finished rooms with hanging fluorescent lights in shop bays;
  - j. Install concrete filled steel pipe bollards on each side of overhead doors and on each side of ticket window pop-out. Bollards shall be painted safety yellow;
  - k. Wood mezzanine and stairs with guard rail shall be constructed over the top of the finished rooms and shall be open to the equipment maintenance bays.