

# Building Specifications

## 12' x 50' Modular Office

Building Size: 12' x 50' - 600 sq. ft.

State Seals: TN

Occupancy: Business

130 MPH VASD Wind Load / 170 MPH VULT

Ground Snow Load 20 PSF

Floor Live Load 50 PSF (Business)

### **Scope of Work:**

It is the intent of these specifications to describe the items needed to replace an existing mobile office trailer building located at 17181 Rankin Ave, Dunlap, TN, 37327 used as an Administrative Field Office, with a new mobile office.

### **Line items to be bid will be as follows:**

Line 1: There will be one price entered which will include the following;

- Cost of placement of the new mobile office building per drawings and specifications for permanence within the compound.

### FRAME:

- Detachable Hitch

### FLOOR:

- Vinyl Composite Tile
- Decking 5/8" Sturdifloor Plywood

### INTERIOR WALLS:

- Vinyl Cove Gypsum Wall Covering
- Vinyl Covered Gypsum Type X/Fire Rater Storage Closet Per TN Code
- 4" Vinyl Cove Base
- Standard Trim

### INTERIOR DOORS:

- (1) 36" x 80" Pre-Hung 6-Panel Solid Core Door w/ Wood Jamb
- (1) 36"x80" 45 Minute Rated 6-Panel/Self Close Hinge Installed on Closet
- (1) Interior Lever Privacy
- (1) Floor Mounted Door Stop
- (1) Keyed Interior Door Lever (Closet)

### ROOF/CEILING:

- Truss Type -Cottage
- Shingles Standard 3-Tab
- C-Spray Ceiling

## GUTTERING:

- Guttering with leaf guards shall be run the entire length of the front and rear of the building and downspouts shall be provided to drain all water coming from the roof away from the building.

## INSULATION:

- Floor R-19
- Exterior Walls R-13
- Ceiling R-38
- Interior Walls R-11

## PLUMBING:

- (1) Handicap Restrooms (toilet, sink, mirror, TP Holder, Grab Bars)
- (1) 20 Gallon Water Heater
- (1) Fiberglass Mop Sink w/Legs
- (1) Hi-lo Water Cooler
- All plumbing fixture supply line connections shall have brass ¼ turn shut off valves. All plumbing fixture supply lines shall be braided stainless steel type. All piping shall be constructed from “Pex” style piping.

## ELECTRICAL:

- (1) 150 Amp Single Phase Load Center
- (8) 120v duplex receptacles to be placed per electrical drawing in the office area; (1) duplex receptacle in the storage area rear wall (not reflected on the drawing); (2) GFI outlets: (1) in the restroom (1) on the left exterior elevation near HVAC.
- Standard Surface Mounted LED Lights
- Lighting for all will be provided by 4' dual tube, surface mounted, LED fixtures evenly dispersed to give sufficient light throughout the mobile office building.
- (4) Occupancy Sensor (Wall) w/Switch
- (2) Porch Lights w/ Photo Cell
- (2) Emergency/ Exit Light w/ Remote Head
- Bathroom Vent/Light Combo

## HVAC:

- (1) 3 Ton HVAC End Mount Units 10 kw Heat Strip
- (1) Standard Manual Thermostat
- Plenum Wall

## EXTERIOR:

- Horizontal Vinyl Lap Siding
- Vented Vertical Vinyl Lap Siding
- Standard Sectional Gutters & Down-spouts
- (6) 36" x 54" Vertical Slide Window w/ Mini Blind
- (2) 36" x 80" Steel Exterior Door w/ 10" View Box
- (2) Standard Lever, Dead-bolt & Closure

## WINDOWS

- Double Hung with screens on the bottom section
- Low E Insulated Glass
- Vertical sliding
- Mini-blinds required

ALTERNATES (include a price for each of these items outside of the base bid)

- Sub-Floor: ¾" Plywood
- Floor Covering: Luxury Vinyl Tile In lieu of Vinyl Composite Tile (colors to be selected from mfr's standard)
- Aluminum stairs, handrails and decking, to include an ADA approved Handicap accessible ramp for entry to at least one door. Deck area shall extend along the front elevation for a length sufficient to encompass both doors at a depth of 5'. One set of stairs on either end or the middle, along with ADA compliant ramp on one end.

### **General Requirements – Successful bidder will be responsible for:**

- Placing, leveling, and setting support blocks under new mobile office building per codes requirements.
- Anchoring mobile office building per codes requirements.
- Installing under pinning and insulating new mobile office building to ensure that plumbing lines will not freeze.
- Successful bidder is responsible for obtaining any and all permits and/or inspections required for replacement of the mobile office building.
- Successful bidder will be given 7 calendar days to complete placement and have new office trailer fully functional within 7 calendar days after beginning work.
- Successful bidder is responsible for ensuring that new mobile office building is fully ADA compliant per 2010 standards.
- On-Site Visit: It is highly recommended that an on-site visit be made. The State of Tennessee is not responsible for errors or omissions in bid costs due to not having made a site visit. located at 17181 Rankin Ave, Dunlap, TN, 37327