



*KCDC*

Knox County Development Corporation  
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***Virtual Building***

50,000 SF Manufacturing-  
4,300 SF office building

# Design Specifications

- Building Code: Current Indiana Requirements
- Wind Load : 85 mph
- Seismic Zone : 2

## • Building Specifications:

### • *Manufacturing Area*

- Framing: Gable, Interior Columns
- Width: 200'
- Length: 250'
- Eave: 28'
- Roof Cover: 24 ga. Standing Seam Roof
- Wall Cover: 26 ga. Exterior Wall Panel w/ Kynar 500 Finish
- Trim: Alum. Gutters and Downspouts
- Insulation: 6" Fiberglass Batt –Roof, 4" Fiberglass Batt –Walls
- Accessories: 2 Loading Docks, w/ Overhead Doors, Manual, Insulated

# Design Specifications

## ☀ *Office Area*

- ☀ Framing: Single Slope
- ☀ Width: 72'
- ☀ Length: 60'
- ☀ Eave: 16'
- ☀ Roof Cover: Standing Seam Metal
- ☀ Wall Cover: Glass Curtain Wall/ Metal Panels

# Project Specifications And Proposal Scope

## ☀ *EXTERIOR*

### ☀ Site work

- ☀ Erosion Control
- ☀ Clear and Grub
- ☀ Strip and Stockpile Topsoil
- ☀ Cuts and Fills to Sub-Grade
- ☀ Building Excavation and Backfill
- ☀ 8" Stone Fill Under Floor Slab
- ☀ Storm Drainage
- ☀ Footing Drain w/ Roof Drains Tied In
- ☀ Site Drainage
- ☀ Water Lines to 5' Outside Building
- ☀ 2" Domestic Water Line
- ☀ 6" Sprinkler Line
- ☀ Excavation and Backfill for Electric, Phone, Cable, etc.
- ☀ Paving
- ☀ Re-spread Topsoil and Seed

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- ✦ Exterior Cont.
  - ✦ Roofing Insulation and Ceilings
  - ✦ New Gutters and Downspouts
  - ✦ 4" Wall Insulation , 6" Ceiling Insulation
  - ✦ Interior Walls Separating Manufacturing Area From Office Area
  - ✦ Foundation Perimeter Insulated With 2" Rigid Insulation
  - ✦ Area Above Ceilings to be Insulated with 6" Batt
  - ✦ Acoustical Ceilings in Office Areas
  - ✦ 2x4 Standard Lay-in Tiles and Grid

- ✦ Ceilings in Pre-Engineered Building to be Exposed
- ✦ 24ga . Standing Seam Roof, 20yr. Warranty

### ✦ Exterior Doors

- ✦ Qty.(4) 3070 Steel Insulated w/ Locksets
- ✦ Qty. (2) Overhead Doors , 8x8, Manual Insulated Steel





## ☀ Interior

### ☀ Concrete

- ☀ Furnish and Install all Required Concrete Work
- ☀ 6" Thick , 4,000psi, Wire Reinforced Slab in Manufacturing Area ,4" in Office Area
- ☀ Equipment Pads as Negotiated

### ☀ Flooring

- ☀ Sealed Concrete in Manufacturing Area, Vinyl Floor and Carpet in Office Area

### ☀ Painting

- ☀ Painted, Gypsum Board Interior Partitions in Office Area
- ☀ Interior of Manufacturing Area to be Painted and Exposed

### ☀ Plumbing/ HVAC

- ☀ ADA Approved Fixtures
- ☀ Water Heater, Mop Sink, Hose Bibbs
- ☀ HVAC –25 Tons Office Area
- ☀ Ductwork, Economizer, Fresh Air Exhaust
- ☀ 1 Exhaust Fan in Each Restroom
- ☀ All Gas Piping
- ☀ Unit Heaters in Manufacturing Area



## ✦ Electrical

- ✦ New Underground 3-Phase Service, Size to be Determined
- ✦ Lighting: 400w Metal Halide in Manufacturing Area, 2 x 4 Recessed Florescent Fixtures in Office Area
- ✦ Exit and Emergency Lights
- ✦ Switches and Receptacles Per Code
- ✦ Wiring to HVAC Equipment
- ✦ Electric Service for Specific Equipment **Not** Included

## ✦ *Offices*

### ✦ Interior Partitions

- ✦ Exterior Walls to Have 8' Liner Panel on Interior, Gyp. Board. In Office Area
- ✦ Interior Partitions to Be 3 5/8" Steel Studs w/ Fire Rated Gyp. Board
- ✦ Wall Separating Office From Manufacturing to Be Two Hour Fire Rated
- ✦ Interior Doors To be Flush Wood ,Knock Down Frames, Includes All Hardware

# Project Costs

☀ Building:	\$ 1,826,000
☀ Site Improvements:	\$ 150,000
☀ Land Costs: 10ac	<u>\$ 100,000</u>
☀ TOTAL:	\$ 2,076,000



# Completion Time

- ✦ Construction plans can be completed within 30 days, upon final approval of design
- ✦ Permits, approvals - 30 days
- ✦ Construction can be complete in 180-210 days, weather dependent