

TABLE OF CONTENTS

FedEx Ground Package Distribution Center Statesboro, GA

CONTRACT DOCUMENTS

PAGE NUMBERS

SECTION 1 - GENERAL CONDITIONS

1.1	CODE COMPLIANCE	1
1.2	CONSTRUCTION DOCUMENTS	1
1.3	MATERIAL AND WORKMANSHIP STANDARDS	1
1.4	GEOTECHNICAL ENGINEERING	1
1.5	DESIGNS LOADS	1
1.6	PERMITS AND FEES	1
1.7	FXG DRAWING REVIEW	1
1.8	MATERIAL OR LABOR NOT SPECIFIED	2
1.9	DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY	2
1.10	TESTING LABORATORY	2
1.11	WEEKLY UPDATE REPORT AND CRITICAL PATH SCHEDULE	2
1.12	SHOP DRAWINGS AND PRODUCT DATA SUBMITTALS	2
1.13	PROJECT CLOSEOUT	4
1.14	AUTOCAD FILES	4

SECTION 2 - SITE WORK

02010	SOILS REPORT	1
02220	SITE DEMOLITION	2
02230	SITE CLEARING	4
02300	EARTHWORK	6
02370	SEDIMENTATION AND EROSION CONTROL	18
02510	WATER DISTRIBUTION	21
02530	SANITARY SEWERAGE	24
02600	DRAINAGE AND CONTAINMENT	28
02720	UNBOUND BASE COURSES	33
02740	FLEXIBLE PAVEMENT	36
02750	RIGID PAVEMENT	40
02760	PAINTED TRAFFIC LINES AND MARKINGS	48
02785	PAVEMENT SEALER	50
02820	FENCES AND GATES	52
02840	WALK, ROAD AND PARKING APPURTENANCES	58
02900	PLANTING	60
02975	ASPHALT / CONCRETE SEALER	64

SECTION 3 – CONCRETE

3.1	ACI REQUIREMENT	1
3.2	REINFORCEMENT REQUIREMENTS	1
3.3	CONCRETE TYPE	1
3.4	PROPERTIES	1

SECTION 3 - CONCRETE (CONTINUED)

3.5	FLOORS, PAVEMENTS, AND REINFORCEMENTS	1
3.6	QUALITY AND FINISH OF WORK	2
3.7	INTERIOR FLOOR SEALERS	2
3.8	CONTROL JOINTS	3
3.9	CURING	3
3.10	GROUNDING INSTALLATION	3
3.11	FLYASH ADMIXTURE	3

SECTION 4 - MASONRY

4.1	MASONRY UNITS	1
4.2	MORTAR TYPE	1
4.3	WATER REPELLANT ADMIXTURE	1
4.4	STRUCTURAL GROUT REQUIREMENTS	1
4.5	HORIZONTAL JOINT REINFORCING	1
4.6	EXPANSION/CONTRACTION JOINTS	1

SECTION 5 - METALS

5.1	STEEL SHAPES AND PLATES	1
5.2	STEEL PIPE	1
5.3	WELDS	1
5.4	SHOP COAT PRIMER	1

SECTION 6 - CARPENTRY

6.1	GENERAL	1
6.2	ROUGH CARPENTRY	1
6.3	FINISHED CARPENTRY	1

SECTION 7 - THERMAL & MOISTURE PROTECTION

7.1	VAPOR BARRIER AT SLABS	1
7.2	FOUNDATION INSULATION	1
7.3	BATT INSULATION	1
7.4	SOUND INSULATION	1
7.5	RIGID BOARD INSULATION	1
7.6	CAULKING AND SEALING JOINTS AND CRACKS	1

SECTION 8 - DOORS AND WINDOWS

8.1	HOLLOW METAL FRAMES	1
8.2	HOLLOW METAL DOORS	1
8.3	PERSONNEL DOOR ALARMS	1
8.4	SECTIONAL OVERHEAD DOORS	1
8.5	WINDOWS	2
8.6	HARDWARE SCHEDULE	3

SECTION 9 - FINISHES

9.1	METAL STUD FRAMING SYSTEMS	1
9.2	GYPSUM BOARD	1
9.3	LAY-IN CEILINGS	1
9.4	RESILIENT FLOORING	2
9.5	CARPETING	3
9.6	CERAMIC TILE	3
9.7	PAINTING	4
9.8	VINYL WALL COVERING	7
9.9	COLOR SET SCHEDULE - New Manual & Automated Satellite Facilities	7
9.10	SUPPLEMENTAL COLOR SET SCHEDULES	12

SECTION 10 - SPECIALTIES

10.1	TOILET COMPARTMENTS AND URINAL SCREENS	1
10.2	TOILET ROOM ACCESSORIES	1
10.3	SIGNAGE	1
10.4	PORTABLE FIRE EXTINGUISHERS	2
10.5	RUBBER DOCK BUMPERS	2
10.6	DOCK LEVELER	2
10.7	DOOR SEALS	2
10.8	HIGH SECURITY CAGE	3
10.9	FOLDING GATES	3
10.10	MAILBOXES	3
10.11	FOLDING PARTITION, ACCORDION TYPE	3

SECTION 11 - EQUIPMENT

11.1	TELEVISION / VCR SUPPORT BRACKETS	1
11.2	VAN WASH OIL / WATER SEPARATOR	1
11.3	METAL DETECTORS	1
11.4	EYE / FACE WASH FOUNTAIN	1
11.5	VEHICLE FUELING	1

SECTION 12 - FURNISHINGS

12.1	HORIZONTAL BLINDS	1
------	-------------------	---

SECTION 13 - SPECIAL CONSTRUCTION

13.1	PRE-ENGINEERED METAL BUILDING	1
13.2	ROOF FINISHING	1
13.3	BUILDING FRAME TYPE	1
13.4	ROOF CONSTRUCTION	1
13.5	ROOF PANELS	1
13.6	WALL PANELS	2
13.7	QUALITY ASSURANCE	2
13.8	QUALIFICATIONS	2

SECTION 14 - CONVEYING SYSTEMS

14.1	GENERAL	1
------	---------	---

SECTION 15 – MECHANICAL

15.1	PLUMBING	1
15.2	HEATING/VENTILATING & AIR CONDITIONING (HVAC)	2
15.3	15.1 THROUGH 15.2 ARE FEDEX GROUND STANDARD SPECIFICATIONS	4
15.4	THE FOLLOWING SPECIFICATION SECTIONS ARE CONSTRUCTION SPECIFICATIONS	
15.5	GENERAL REFERENCE	4
15.6	WORK COORDINATION AND SCOPE	5
15.7	DESIGN DRAWINGS	5
15.8	RECORD OF CHANGES	5
15.9	SHOP DRAWINGS	6
15.10	SUPERVISION	6
15.11	CODES AND PERMITS	6
15.12	INTERFERENCES	6
15.13	SHOP AREAS AND MATERIAL STORAGE	7
15.14	PROTECTION OF WORK AND PROPERTY	7
15.15	CUTTING AND PATCHING	8
15.16	PIPING SYSTEMS	8
15.17	PLUMBING	12
15.18	NOISE AND VIBRATION ISOLATION	13
15.19	FIRE AND SOUND STOPPING	13
15.20	MISCELLANEOUS STEEL	14
15.21	SHEET METAL WORK	14
15.21	THERMAL AND ACOUSTIC INSULATION	15
15.23	TEST AND ADJUSTMENTS	16
15.24	WATER SUPPLY STERILIZATION	19
15.25	PAINTING	19
15.26	CLEAN-UP	19
15.27	OPERATING AND MAINTENANCE	19
15.28	GUARANTEE	20
15.29	FURNACE	20
15.30	ELECTRIC WATER HEATERS	20
15.31	START-UP	20
15.32	DEMONSTRATION	21
15.33	CONTROLS	21
15.34	SEQUENCE OF OPERATIONS	21

SECTION 16 – ELECTRICAL

16.1	GENERAL	1
16.2	EMERGENCY LIGHTING LEVEL	1
16.3	U/L REQUIREMENT	1
16.4	CONDUITS, FITTINGS, ACCESSORIES	1
16.5	CONDUCTORS	1
16.6	GROUNDING	1
16.7	PANELBOARDS	1

SECTION 16 – ELECTRICAL (CONTINUED)

16.8	SPARE BREAKERS	2
16.9	POWER AND CONTROL WIRING	2
16.10	EXTERIOR LIGHTING	2
16.11	PEDESTRIAN DOOR LIGHTING	2
16.12	INTERIOR LIGHTING	2
16.13	OFFICE LIGHTING	3
16.14	RESTROOM LIGHTING	3
16.15	COLOR-CODED OUTLETS	3
16.16	LIGHTS AND FANS AT DOCK DOORS	3
16.17	RECEPTACLES AT TELEPHONE BACKBOARDS	3
16.18	COVER PLATES	3
16.19	TELECOMMUNICATION SYSTEM	3
16.20	EMERGENCY WARNING DEVICES AND FIXTURES	3
16.21	SPECIFICATION 16.1 THROUGH 16.20 ARE FEDEX GROUND STANDARDS	
16.22	THE FOLLOWING SPECIFICATION SECTIONS ARE CONSTRUCTION SPECIFICATIONS	
16.23	COMMON WORK RESULTS FOR ELECTRICAL	4
16.24	GROUNDING AND BONDING	6
16.25	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	11
16.26	ELECTRICAL IDENTIFICATION	15
16.27	CONDUCTORS AND CABLES	20
16.28	RACEWAYS AND BOXES	24
16.29	WIRING DEVICES	32
16.30	LIGHTING CONTROL DEVICES	37
16.31	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	39
16.32	ENCLOSED CONTROLLER	42
16.33	PANELBOARDS	47
16.34	LOW-VOLTAGE TRANSFORMERS	52
16.35	FUSES	56
16.36	INTERIOR LIGHTING	57
16.37	EXTERIOR LIGHTING	63
16.38	GAS MONITORING	70

DIVISION 1 – GENERAL REQUIREMENTS

- 1.1 Code Compliance
- All materials, workmanship and testing shall comply with all applicable local, county, state and national codes, laws, ordinances, utility company regulations and industry standards, along with all state and federal agencies having jurisdiction including ADAAG and energy code requirements.
- 1.2 Construction Documents
- The Lessor, or the Lessor’s Agent, shall engage the services of a licensed design professional to design and prepare the final construction documents for this project in accordance with these Drawings, Specifications, and all applicable codes.
- 1.3 Material and Workmanship Standards
- All materials and workmanship specified herein shall be considered the minimum acceptable standards and, unless noted otherwise, materials of approved equal quality may be substituted. All “ or equal “ substitutions must be submitted to FedEx Ground (FXG) for approval. The substitution of all comparative information supporting “ or equal “ substitutions will include an evaluation narrative and recommendations prepared and signed by a licensed professional and shall be the responsibility of the Lessor / Lessor’s Agent.
- 1.4 Geotechnical Engineering
- The Lessor, or the Lessor’s Agent, shall obtain a geotechnical engineering report for the project site prepared by a licensed professional engineer. Said report shall contain actual boring logs and all necessary tests to set forth recommendations for earthwork and foundations. Said report shall also contain pavement recommendations for use by the Lessor’s design professional in designing the specific pavement section for said site.
- See Division 2 – Site Work, and Division 3 - Concrete, for related requirements concerning paving and foundations.
- 1.5 Design Loads
- The basic design loads shall include roof, live and snow loads (where applicable), wind pressures (both internal and external), and seismic (where applicable) in addition to dead loads as set forth by the governing building code.
- 1.6 Permits and Fees
- The Contract shall include all permits, fees, tap-in fees and cleanup.
- 1.7 FXG Drawing Review
- FXG will review all Drawings and Specifications prior to the Lessor, or the Lessor’s Agent, submitting them for the building permits and the commencement of construction. The review is not a design check and will not relieve the Lessor, or the Lessor’s Agent, Engineer, or Architect of any errors or omissions in the construction documents. Review documents will be submitted to FXG at the fifty percent (50%), ninety percent (90%), and one hundred percent (100%) stage of the Design Phase.

1.8 Material or Labor Not Specified

Any materials or labor, neither shown on the Drawings nor specified, but which are necessary to complete the work of a similar nature shall be furnished without additional cost to FXG.

1.9 Drawings and Specifications are Complimentary

The drawings and specifications are complimentary. Information shown on the drawings but not described in the specifications, or information described in the specifications but not shown on the drawings shall be considered within the scope of work. In the event of a conflict between the drawings and the specifications, that which is more stringent shall apply.

1.10 Testing Laboratory

- A. The Lessor / Lessor's Agent shall employ and pay for the professional services of an independent certified testing laboratory to perform testing services. Testing shall include, but not necessarily be limited to, earth work, asphaltic concrete pavement, cast-in-place concrete, pre-engineered buildings (only if required by governing agencies). Copies of all reports compiled by said testing laboratory including mix designs for asphalt and concrete pavement shall be submitted to Lessor and FXG. FXG reserves the right to secure the professional services of an independent certified testing laboratory to confirm compliance of the Work specified herein.
- B. Testing Laboratory Qualifications: An agency with the experience and capabilities to conduct testing and inspecting as required, in accordance with ASTM E 329-05b, and ANSI/ISO 17025-05, and that specializes in the type of tests and inspections to be performed.
- C. Tests, Inspections, and Reports: All tests and inspections performed, as well as reports compiled shall comply with all requirements, and standard means and methods as established by, as a minimum, the International Building Code (IBC), latest revision, American Society for Testing Materials (ASTM), American Concrete Institute (ACI), American Institute of Steel Construction (AISC), and the American Welding Society (AWS)- D.1.1.

1.11 Weekly Update Report and Critical Path Schedule

- A. A Weekly Update Report will be prepared and submitted to FXG accompanied by supporting progress photography for every week for the duration of the Construction Phase of the Project. Utilize the standard FXG project update forms provided by FXG.
- B. The Lessor / Lessor's Agent will prepare , maintain, and update not less than monthly, a graphic critical path schedule identifying the work activities of the project, interdependencies of activities, expected start and finish dates, and activity durations, as well as , actual start and finish dates and activity durations. The critical path project schedule will be made available to FXG upon request.

1.12 Shop Drawings and Product Data Submittals

- A. Contractor shall submit with such promptness as to cause no delay in its own work or in the work of any other contractor, six copies of all shop drawings or setting drawings and schedules required for the work to the Architect/Engineer who will pass upon them with reasonable promptness, making any desired corrections. At the same time submissions are made to the Architect/Engineer, Contractor shall submit one copy of all shop drawings, setting drawings and schedules required to the Owner and Tenant.

- B. Mailing addresses for the above submittals are:
Architect/Engineer:

GBC Design, Inc.
3378 W. Market St.
Akron, OH 44333
Attn: Sy Cymerman, Architect

Owner: SAAD Development Corporation
3601 Spring Hill Drive, Suite 200
Mobile, AL 36608
Attn: Craig Blackburn

Tenant: FedEx Ground Package System
1000 FedEx Drive
Moon Township, PA 15108
Attn: Len Murgi

- C. The Contractor shall submit, as a minimum, the following Shop Drawings and product data, as applicable. Architect/Engineer reserves the right to require Shop Drawings and product data for other items and/or equipment not listed below. Shop Drawings and product data submittals that deviate from the requirements of Contract Documents shall be brought to Architect and Owner's attention, in writing, at the time of submission.

1. Asphalt pavement design.
2. Concrete mix design for the 3,000 psi and 4,000 psi concrete.
3. Oil/water separator.
4. Split face and/or ground face CMU color samples.
5. Office HVAC equipment and controls.
6. Warehouse and Garage heating, ventilation, and fume detection.
7. Fire protection system and riser locations and elevations.
8. All lighting fixtures.
9. UPS system.
10. Backup generator.

C. Contractor's Responsibility

1. **Prior to submitting shop drawings to the Architect/Engineer**, the Contractor shall review the shop drawings prepared by itself, its subcontractors and materialmen for suitability, accurateness, completeness and compliance with the drawings and specifications. Plans, sections and details shall be corrected (redlined as required) with verification of dimensions and field measurements etc. prior to submission to Architect/Engineer.
2. Following his through review the Contractor shall clearly mark his approval on all shop drawings prior to submission to the Architect/Engineer.

3. Shop drawings submitted to the Architect/Engineer without proper prior review and approval by the Contractor will be promptly returned by the Architect/Engineer without review. This action shall not constitute delay of the project by the Architect/Engineer.
 4. The Architect/Engineer will review a submission for an individual item up to two times (initial review and one resubmission) if required. All costs for additional reviews (other than initial review and one resubmission) of the same item shall be born by the Contractor and deducted from his contract agreement with the Owner via change order.
- D. Following all tests and adjustments, the Contractor shall instruct/demonstrate to the representative of FXG, all details of operation and maintenance for all systems including, but not limited to:
1. Overhead truss gate, keypad and loop detectors.
 2. Office HVAC system.
 3. Warehouse and garage heating, ventilation and fume detection systems.
 4. Plumbing and sewage systems.
 5. Fire protection systems.
 6. Fire alarm system.
 7. All electrical systems.
 8. Fueling system.
 9. Yard scales.

1.13 Project Closeout: Upon completion of the project, the Contractor shall:

- A. Furnish Owner with one (2) complete set of project record (as-built) Drawings and Specifications, full size (24" x 36") reproducible Xerox bond paper with each sheet labeled "PROJECT RECORD". The title block of each drawing shall contain, as a minimum, the FXG designated location name of the facility.
- B. Furnish Owner with two (3) copies of Operations and Maintenance Manuals for all equipment furnished under this Contract. Manuals shall be bound in 8-1/2" x 11" three-ring binders, and shall include, but not limited to the following: performance data, list of equipment, parts list, operating and maintenance instructions, wiring diagrams, product data, warranties and names, addresses and telephone numbers of all Subcontractors and Suppliers.

1.14 AutoCad Files

- A. AutoCad files are available to the general contractor to assist in generation of survey information and shop drawings. A nominal fee will be charged to prepare the plans for transmission following receipt of an "Electronic File Transfer Agreement" form prepared by Architect/Engineer.

END OF SECTION