

Outline Specifications

Roseboro EMS Rescue Facility

03-18-2026

INCLUSIONS

DIVISION 1: *GENERAL CONDITIONS AND COMMENTS*

1. This project is a pre-engineered building structure with custom front facing wall construction. Type II-B construction type with metal stud interior framing.
2. The General Conditions of the American Institute of Architects shall cover all work under this contract.
3. All work shall comply with local codes and ordinances and industry standards.
4. All work shall carry the standard one-year building warranty from the General Contractor as well as all manufacturers' warranties. Warranty documentation and Building Handbooks will be provided by the General Contractor at the time of Owner occupancy.
5. See the Sampson County/Roseboro General and Supplemental Conditions for specifics regarding payment, insurance, site management, etc.
6. Please note this is an essential services facility and structural engineering of the pre-engineered building system should provide the appropriate design for Risk Factor IV facilities.
7. Utility connections for sewer (septic), water (well), power, or other necessary utilities will be as located and shown on the Civil drawings.
8. Carbon Monoxide and Smoke Detector Alarms will be required in sleeping rooms and smoke detectors in corridors and additionally as directed by the Owner.

DIVISION 2: *SITE CONSTRUCTION*

1. Erosion control, storm drainage, and utility services shall conform to local codes and be placed as noted on drawings.
2. Pricing for stormwater retention is not required at this time. Requirements and methods, if any, will be determined at a later date.
3. Landscaping and materials shall conform to local ordinances.
4. Excavate to 8" and 10" below existing finish floor for new 4" stone base and 4" and 6" concrete slabs
5. Final soil grades to be 6" below finish floor elevation with transition to doorways. Adjacent walkways to be 2" below finish floor with transitions at doorways. Drives at vehicle doors to be smooth transitions with a maximum slope of 1/2" in 12"
6. The site grading will be as determined by the Civil Engineering Drawings
7. Fencing if any will be as determined by the Owner.
8. Seed all areas after grading with zoysia grass seed and provide proper soil preparation, fertilization, and perimeter irrigation.
9. Downspouts to be piped to nearest catch basin, drop inlet. Or as directed by the Civil Engineering Drawings.

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DIVISION 3: CONCRETE

1. Concrete quality to meet 3,000 psi compressive strength within 28 days.
2. Documentation stating a minimum soil bearing capacity of 2,000 PSF will be on file with the contractor.
3. Slab on grade construction with monolithic turn down footing, with and without brick ledge. Perimeter slab insulation is not required. Optionally provide R-15 rigid perimeter insulation and mesh with cementitious coating protection.
4. Slab reinforcing to be 6x6 W1.4xW1.4 welded wire fabric
5. Additional crack control to be provided with Sika Fibermesh-150 polypropylene monofilament fibers, 1 pound per cubic yard.
6. Slab to be level on 1/4" in 10' non-accumulative.
7. Optionally provide a four-meter section of Polydrain trench drain system with reinforced steel grates between truck bays and pipe to the exterior.
8. Provide standard slab-on-grade termite pretreatment at perimeter footings and penetrations at plumbing pipes.

DIVISION 4: MASONRY

1. Brick units are to be modular size; color to be selected by owner. Allow \$700 per thousand for brick material cost delivered to the site.
2. Foundation flashing is to be Grace Perma-Barrier flashing or equivalent for foundation and in-wall flashing at openings. Weep vents at 24" O.C. horizontally to occur one course below finish-floor level.
3. Mortar to be type M or N, colored to be grey mortar, no dye colors.
4. Lintels to be galvanized steel and painted to match supported masonry color.

DIVISION 5: METALS

1. All welding and steel connections to comply with approved standards.
2. All work to be shop primed.
3. Reinforcing steel to be grade 60.
4. All structural steel to be minimum grade A50.
5. Lintels to be galvanized steel.
6. See section 13 for Pre-engineered Metal Building information

DIVISION 6: WOODS AND PLASTICS – N/A

DIVISION 7: THERMAL AND MOISTURE PROTECTION

1. Building insulation values to be:
Walls: R-10ci continuous insulation on the interior of the wall girts or Simple Saver Insulation System.
Roof: R-10 + R-19 FC Simple Saver Insulation System.
2. Roofing per Pre-engineered Metal Building Manufacturer
3. Box gutters per Pre-engineered Metal Building Manufacturer
4. Exterior trim per Pre-engineered Metal Building Manufacturer

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5. Optional slab insulation to be provide R-15 rigid polystyrene protected with mesh and cementitious coating protection.

DIVISION 8: DOORS AND WINDOWS

1. Emergency Escape windows to be white aluminum single-hung windows by Plyco or equal – see sheet A101.
2. Front facing windows to be white storefront thermally broken frames with tempered insulated and low-e glass.
3. Optional windowsills to be 3/4"x 8"to 10"+/- (to fit) cultured marble, white or as selected by Owner.
4. Interior doors to be 6'-8" flush wood solid core, painted.
5. Interior door frames to be 16-gauge hollow metal knock-down, wrap-around type.
6. Hardware to be Schlage or Equivalent, cylindrical type, commercial grade meeting accessibility code requirements, typically brushed chrome in finish.

DIVISION 9: FINISHES

1. Interior framing is to be 3 5/8" and 6" metal studs.
2. Use movement accommodating clips and deflection track at walls that attach to the metal building structure.
3. Wall finish to be 5/8" gypsum wall board, moisture resistant at toilet rooms and Dayroom cabinet wall.
4. Toilet rooms will have white FRP to 8'-6"+/- on all walls with proper cap trim at the top and butting floor-base cap trim at the bottom. Use manufacturer's aluminum trim at vertical seams, corners, and cap.
5. Provide metal strapping or wood blocking at cabinet wall as designated by the cabinet installer. Also, provide blocking at grab bar locations.
6. Interior finish colors are to be selected by Owner.
7. Floor finishes are FORBO sheet Marmoleum or equivalent Mohawk, or Armstrong sheet linoleum products. Color and pattern as selected by Owner.
8. Baseboards to be 4" rubber cove base except in the toilet rooms. There provide linoleum flash cove base continuations with cove cap 6" up the wall. Cold-weld corner transition seams
9. Walls to be painted with latex primer and two coats eggshell, washable finish paint.
10. Doors and Hollow Metal Frames to be painted with oil-based primer and two coats semi-gloss finish paint.
11. Ceilings to be 24 x 24 acoustical tile, square edge, 15/16" grid; no acoustical ceiling in the truck bays. Ceiling tiles in the toilets to be washable vinyl-faced gypsum panels.

DIVISION 10: SPECIALTIES

1. Provide and install mirrors, grab bars, toilet paper dispensers, paper towel dispensers, towel bars, towel hooks, soap dispensers, trash receptacles, hand

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sanitizers, and other toilet accessories as designated on the plans and as directed by the owner. The county may have a janitorial supply contract that will provide most of these items. Coordinate with the county authorities.

2. Fire Extinguishers to be 100# ABC type. Provide a minimum of two, one in the day room and one in the truck bay.
3. Lockers in the shower room to be Standard Metal 12" wide and 18" deep, single tier type by Salsbury or equivalent, color to be selected.

DIVISION 11: EQUIPMENT

1. All miscellaneous equipment and appliances are excluded and are by Owner.

DIVISION 12: FURNISHINGS

1. All furnishings are excluded and are by the Owner including chairs, tables, desks, beds, etc. Furniture items that are shown on plans are for planning purposes only.
2. Window blinds or other window treatments are excluded and by Owner.

DIVISION 13: SPECIAL CONSTRUCTION

PRE-ENGINEERED METAL BUILDING SYSTEM

1. The pre-engineered metal building manufacturer and system will be as presented by the selected contractor.
2. Single slope to the rear, eave heights, fascia system, etc. generally as shown on the plans with the particular manufacturer's standard variations acceptable.
3. Wall panels are to be 26-gauge metal REVERSE R-Panel with ribs at 12" on center.
4. Roof panels are to be 24-gauge metal, Galvalume, screw-down roof system
5. Optionally price a 24-gauge Galvalume standing seam system
6. The building manufacturer is to submit shop drawings and submittals for review and provide structural reactions for final foundation double check.
7. Please note this is an essential services facility and structural engineering of the pre-engineered building system should provide the appropriate design for Risk Factor IV facilities.

DIVISION 14: CONVEYING EQUIPMENT - N/A

DIVISION 21: FIRE SUPPRESSION

SPRINKLER SYSTEM

1. The fire protection specialist will be required to design a NFPA-13D domestic sprinkler system to cover the living areas of the facility. Connection will be per the drawings, sheet P-1.

DIVISION 22: PLUMBING

1. Include plumbing for toilets, lavatories, sinks, hose bibs, etc.
2. Water lines may be cross-linked polyethylene tubing, PEX or copper.

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3. Waste lines to be PVC.
4. Fixtures to be American Standard or equivalent
5. Faucets to be Delta or equivalent

DIVISION 23: MECHANICAL

1. HVAC will be a split-system heat pump in the living areas and radiate heaters in the truck bay.
2. Ductwork will run above the lay-in ceiling and be fabricated from sheet metal, insulated supply duct for condensation control.
3. Flexible runouts shall not to exceed 15' in length.
4. Registers and grills will match 2x2 ceiling grid and sized to accommodate airflow.
5. Access clearance at the equipment will be provided as required by code.
6. Toilet ventilation will be provided with exhaust fans vented to the outside.
7. Range hood will asl be vented to the outside.

DIVISION 26: ELECTRICAL

1. Carbon Monoxide and Smoke Detector Alarms will be required in sleeping rooms and smoke detectors in corridors and additionally as directed by the Owner.
2. The Owner's team is to coordinate locations of switches, receptacles, alarm, phone, and computer outlets with the electrical subcontractor and their equipment suppliers.
3. Phone, network and communications wiring and systems are excluded and are by Owner. Provide boxes and conduits to accommodate future pulls of wiring. Coordinate with the Owner and add conduits out of the building for phone, TV, computer, and internet if necessary.
4. There are no plans for emergency power at this time.
5. As an alternate, provide a price for 500-gallon propane tank and 10KVA generator, electrical switch gear, emergency panel, and necessary wiring and connection.

DIVISION 27: COMMUNICATIONS

1. Special constructions such as network, internet services, fiber optic line, and surveillance systems are excluded and are by Owner.

DIVISION 28: ELECTRONIC SAFETY AND SECURITY

1. Fire alarm and detection systems shall be as necessary for the NFPA-13D system and is noted on the electrical drawings.

SUMMARY OF OPTIONS, ALLOWANCES, ALTERNATES, AND CLARIFICATIONS NOT ON THE DRAWINGS:

The allowance amounts include cost for design, engineering, specification, fabrication, manufacturer, purchase, accessory materials, supervision, installation, and final cleaning as well as tax, freight, insurance, and contractor's markup.

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CLARIFICATIONS AND ADDITIONAL INFORMATION

1. In addition to the welded wire fabric, provide Sika Fibermesh, 1 pound per cubic yard of concrete for slab crack control.
2. Sheet linoleum flooring and flash base in the toilet rooms
3. Washable ceiling tile in the toilet rooms.
4. Blocking for cabinets and grab bars
5. Use movement accommodating clips and deflection track at exterior and interior walls that attach to the metal building structure.
6. Risk Category IV structure design
7. Some toilet accessories from the county – maybe? To be coordinated.

OPTIONS

1. Four meters of trench drain in the truck bay
2. Slab perimeter insulation
3. Cultured marble windowsills

ALLOWANCES

1. Brick \$700/thousand

ALTERNATES

1. 24-gauge standing seam roofing

END OF OUTLINE SPECIFICATIONS