

Midland County Utility District

MCUD Office Building

Midland, TX

PHASE 1 TECHNICAL SPECIFICATIONS

Phase 1 Construction

Foundations, Slab-on-Grade, Under-Slab Utilities and Pre-Engineered
Metal Building Shell

Issued for Competitive Bidding: July 24, 2026 (V1.1 revision: 6/30/2026)

SECTION 1

PROJECT DESCRIPTION AND GENERAL REQUIREMENTS

1.01 PROJECT DESCRIPTION

The Midland County Utility District (“Owner” or “MCUD”) is soliciting competitive bids for the Phase 1 construction of a new office building and workshop facility to be located in Midland County, Texas.

The intent of this specification package is to establish the minimum standards of quality, workmanship, materials, engineering, and appearance for the Phase 1 construction of the MCUD Office Building.

The completed facility is intended to present a professional civic appearance appropriate for a public utility district while maintaining the economy, durability, and low maintenance characteristics of a pre-engineered metal building system.

The Phase 1 project consists of a complete engineered slab-on-grade foundation system, under-slab plumbing and utility infrastructure, pre-engineered metal building shell, exterior storefront and glazing systems, exterior architectural elements, and all associated work required to provide a complete weather-tight building shell suitable for future interior tenant improvements.

The Owner intends to complete the interior tenant finish under a separate future contract.

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1.02 SCOPE OF WORK

The Contractor shall furnish all labor, supervision, engineering, materials, equipment, transportation, permits, and incidentals necessary to provide a complete Phase 1 project including, but not limited to, the following:

1. Site preparation and grading immediately adjacent to the building.
2. Excavation, fill, compaction, and foundation preparation.
3. Complete engineered slab-on-grade foundation system including all footings, grade beams, reinforcing, vapor barrier, anchor bolts and accessories.
4. Under-slab sanitary sewer piping, floor drains, cleanouts, and sanitary sewer stub-outs. Also included will be water supply line stub-outs per owner's direction.
5. Walker duct system including all trenches, ducts, fittings, covers and accessories.
6. Pre-engineered metal building including structural framing, secondary framing, roof and wall panels, trims, closures, and all accessories.
7. Exterior wall systems consisting of black vertical rib metal wall panels.
8. Roof system consisting of black exposed-fastener metal roof panels.
9. Gutters and downspouts.
10. Exterior storefront systems.
11. Exterior doors.
12. Overhead insulated sectional door and electric operator.
13. Window awnings.
14. Porch framing, porch ceilings, cedar trim, cedar columns, stone bases, cast stone caps and associated architectural features.
15. All engineering and sealed construction documents necessary to complete the work.

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The Contractor shall provide a complete and functional building shell in accordance with the drawings, specifications, and approved shop drawings.

1.03 WORK EXCLUDED FROM THIS CONTRACT

The following items are specifically excluded from Phase 1 and shall be completed under a future contract unless specifically noted otherwise:

1. Interior wall framing.
2. Interior doors.
3. Interior windows.
4. Interior insulation.
5. HVAC systems.
6. Interior electrical wiring.
7. Interior lighting.
8. Data and telecommunications systems.
9. Fire alarm systems.
10. Interior plumbing fixtures.
11. Interior millwork and cabinetry.
12. Interior ceilings.
13. Interior wall finishes.
14. Interior floor finishes.
15. Interior painting.
16. Septic system.

Exterior decorative light fixtures shown on the drawings are shown for design intent only and are not part of this contract.

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The septic system shall be furnished and installed by the Owner under a separate contract.

1.04 FUTURE TENANT IMPROVEMENTS

The building shell and slab are being constructed as Phase 1 of a future completed office facility.

Contractor shall coordinate all work to accommodate future interior construction including HVAC, electrical systems, insulation, plumbing fixtures, interior partitions, ceilings, millwork, telecommunications systems, and related improvements.

The Contractor shall not construct any work that would prevent or materially interfere with the future tenant finish.

1.05 DRAWINGS AND SPECIFICATIONS

The drawings and specifications are complementary.

Anything shown on one and not the other shall be considered part of the Contract.

Where drawings, notes, details, and specifications differ, the more stringent requirement shall govern.

Drawings are prepared at the scales indicated and are intended to convey the architectural and construction intent of the project.

Only use written dimensions. Any dimension clarifications can be discussed with the designer.

The Contractor shall verify all dimensions and field conditions prior to fabrication or construction.

1.06 REQUESTS FOR CLARIFICATION

The drawings and specifications are intended to establish the design intent and minimum requirements for the project.

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Bidders shall carefully review all drawings, specifications, notes, and details prior to submitting a proposal.

Any ambiguity, discrepancy, omission, or conflict discovered by a bidder shall be brought to the attention of the Owner in writing prior to submission of a bid.

Failure to request clarification prior to bidding shall not relieve the Contractor of the responsibility to furnish a complete and functional project consistent with the design intent.

No additional compensation shall be granted for work reasonably inferable from the drawings, specifications, or clarifications issued prior to award.

Questions regarding interpretation of the drawings or specifications shall be directed to the Owner.

The Contractor shall not proceed with fabrication or construction based upon assumptions that materially alter the design intent without written approval from the Owner.

1.07 CONTRACTOR RESPONSIBILITY

The Contractor acknowledges that the submitted bid includes all labor, materials, equipment, engineering, supervision, transportation, permits, and incidental items necessary to provide a complete project as described by the drawings and specifications.

The Contractor shall coordinate all subcontractors, suppliers, manufacturers, and engineers required to complete the project.

The Contractor shall be responsible for protecting completed work and maintaining the site in a safe and orderly condition throughout construction.

The Contractor shall comply with all applicable federal, state, and local laws, regulations, codes, and ordinances.

1.08 SHOP DRAWINGS AND SUBMITTALS

The Contractor shall submit shop drawings and product information for Owner review and approval prior to fabrication.

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Submittals shall include, at a minimum:

- Structural framing system.
- Foundation and slab design.
- Anchor bolt layouts.
- Roof and wall panel systems.
- Gutters and downspouts.
- Storefront systems.
- Exterior doors.
- Overhead doors.
- Window awnings.
- Cedar trim and porch details.
- Stone veneer and cast stone caps.
- Exterior colors and finishes.

No fabrication shall proceed until Owner review has been completed.

Owner review does not relieve the Contractor of responsibility for dimensions, quantities, engineering, or code compliance.

1.09 OWNER APPROVAL OF ARCHITECTURAL COMPONENTS

Exterior appearance is of significant importance to the Owner.

Owner reserves the right to review and approve all shop drawings, samples, colors, storefront systems, windows, doors, overhead doors, awnings, cedar trim, stone, and other visible architectural components prior to fabrication or installation.

No fabrication shall proceed without Owner approval.

All exposed materials shall be installed true, plumb, aligned, and free from waviness, oil canning, dents, scratches, or other visual defects.

Storefront systems, awnings, cedar trim, stone accents, and architectural features shall align with the architectural intent shown on the drawings.

The Owner reserves the right to reject any work that does not conform to the drawings, specifications, approved submittals, or intended architectural appearance.

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END OF SECTION 1

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SECTION 2

ENGINEERING & DESIGN RESPONSIBILITY CONCRETE FOUNDATIONS AND SLAB-ON-GRADE UNDER-SLAB PLUMBING AND WALKER DUCT

2.01 GENERAL

The Contractor shall furnish all labor, materials, engineering, supervision, equipment, transportation, and incidentals necessary to provide a complete engineered foundation system, under-slab plumbing system, Walker duct system, and associated work as shown on the drawings and specified herein.

The Contractor shall coordinate all work required to provide a complete and functional foundation and slab system suitable for the future tenant improvements anticipated by the Owner.

2.02 SINGLE SOURCE ENGINEERING RESPONSIBILITY

The Contractor shall provide a complete pre-engineered metal building system including all structural engineering required for:

- Structural steel framing.
- Foundations.
- Footings.
- Grade beams.
- Slab-on-grade.
- Anchor bolts.
- Structural reactions.
- Connection details.
- Porch framing and related structural components.

The Contractor shall retain a Professional Engineer licensed in the State of Texas to perform all required structural engineering.

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The same engineer or engineering firm responsible for the pre-engineered metal building shall also be responsible for the foundation and slab design.

Separate engineering responsibilities for the building and foundation systems are not acceptable.

Engineering shall be based upon:

- Project location.
- Applicable local codes.
- Soil bearing assumptions.
- Wind loads.
- Seismic requirements.
- Roof loads.
- Collateral loads.
- All other applicable design criteria.

The Contractor shall provide complete sealed engineering drawings and calculations for Owner review prior to fabrication or construction.

Owner review does not relieve the Contractor or Engineer of Record from responsibility for the adequacy or accuracy of the design.

2.03 DESIGN INTENT

The drawings provided by the Owner establish the architectural design intent, building geometry, floor plan, elevations, roof configuration, openings, and required architectural features.

Contractor shall design and engineer all structural systems necessary to achieve the design intent shown on the drawings.

The Contractor shall not modify:

- Building dimensions.
- Roof slopes.
- Plate heights.
- Door locations.

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- Window locations.
- Storefront dimensions.
- Porch geometry.
- Architectural features.
- Walker duct locations.

without written approval from the Owner.

2.04 SITE PREPARATION

Contractor shall verify site conditions prior to commencing construction.

Contractor shall remove vegetation, debris, organic material, and unsuitable soils from areas affected by construction.

Subgrade shall be proof rolled and prepared to receive fill and concrete construction.

Unsuitable materials encountered during excavation shall be removed and replaced with approved fill material.

Fill materials shall be placed in lifts and compacted to not less than ninety-five percent (95%) of Standard Proctor density.

The Contractor shall be responsible for maintaining proper drainage around the building throughout construction.

2.05 EXCAVATION

Contractor shall provide all excavation necessary for:

- Foundations.
 - Grade beams.
 - Footings.
 - Utility trenches.
 - Under slab plumbing.
 - Walker duct trenches.
-

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- Porch foundations.

Excavation shall comply with all applicable safety regulations.

Excavated materials unsuitable for backfill shall be removed from the site.

2.06 FOUNDATIONS

Contractor shall provide a complete engineered foundation system designed specifically for the project site.

Foundation design shall include:

- Continuous footings.
- Grade beams.
- Reinforcing steel.
- Anchor bolts.
- Embedded steel as required.
- Porch footings.
- Column foundations.
- Walker duct structural accommodations.

All foundations shall be designed and sealed by the Contractor's Engineer of Record.

The Contractor shall coordinate all foundation requirements with the pre-engineered metal building manufacturer.

2.07 CONCRETE MATERIALS

Concrete materials shall comply with applicable ASTM standards.

Minimum concrete compressive strengths shall be:

Footings and Grade Beams

- 3,500 psi at 28 days.

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- 4,000 psi at 28 days.

Concrete shall be normal weight concrete with a maximum water-cement ratio of 0.45.

Air entrainment is not required unless recommended by the Engineer of Record.

All reinforcing steel shall conform to ASTM A615 Grade 60.

2.08 VAPOR BARRIER

Provide underslab vapor barrier beneath all interior concrete slabs.

Vapor barrier shall be:

- Minimum 15 mil thickness.
- Class A vapor barrier.
- Equal to Stego Wrap or approved equivalent.

Vapor barrier shall be installed directly beneath the slab.

Laps shall be sealed in accordance with the manufacturer's recommendations.

All penetrations shall be sealed.

Damage to the vapor barrier shall be repaired prior to concrete placement.

2.09 SLAB-ON-GRADE

Contractor shall provide a complete engineered slab-on-grade system.

Slab thickness, reinforcing, control joints, and all structural requirements shall be determined by the Engineer of Record.

The slab shall be designed to support:

- Office occupancy.
 - Workshop occupancy.
 - Future tenant improvements.
 - Walker duct system.
-

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- Anticipated building loads.
- Concentrated equipment loads shown on the drawings.

Interior slabs shall receive:

Steel trowel finish.

Porch slabs shall receive:

Broom finish perpendicular to the primary direction of travel.

Control joints shall be saw cut.

Joint layout shall be coordinated to minimize visual impact and shall align with architectural features where practical.

2.10 FLOOR DRAINS

Provide floor drains at locations shown on the drawings.

Floor drains shall be:

- Cast iron.
- Heavy duty commercial type.
- Complete with strainers.
- Trapped.
- Connected to the sanitary sewer system.

Floor drains shall be installed flush with the finished floor surface.

Contractor shall coordinate drain elevations to ensure proper drainage.

2.11 UNDER-SLAB PLUMBING

Contractor shall furnish and install all under slab sanitary and supply piping and accessories.

Work shall include:

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- Potable water supply line (verify location of building entry with owner).
- Sanitary sewer piping.
- Floor drain piping.
- Cleanouts.
- Vent stubs where required.
- Sleeves and penetrations.
- Building sewer stub (verify location with building owner).

All piping shall comply with applicable plumbing codes.

Piping materials may be PVC Schedule 40 or approved equivalent.

Contractor shall extend the sanitary sewer service a minimum of five feet (5'-0") beyond the building footprint, or as shown on the drawings.

Connection to the septic system is specifically excluded from this contract.

The septic system shall be furnished and installed by the Owner under a separate contract.

2.12 WALKER DUCT SYSTEM

Contractor shall furnish and install the complete Walker duct system.

The Walker duct system shall include:

- Floor duct trenches.
- Raceway sections.
- Service boxes.
- Covers.
- Junction fittings.
- Transitions.
- All accessories required for a complete installation.

Manufacturers are not specified.

Contractor may propose any commercially available Walker duct system or approved equivalent.

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The system selected shall:

- Be suitable for installation within concrete slabs.
- Be UL listed.
- Accommodate future electrical and telecommunications systems.
- Be compatible with the slab design.

Walker duct locations and dimensions are shown on the foundation plan.

Contractor shall coordinate the Walker duct system with the slab reinforcing and structural design.

Any proposed deviations from the drawings shall require written approval from the Owner.

2.13 QUALITY OF WORKMANSHIP

Concrete work shall be true, level, square, and free of defects.

Finished slabs shall be free from:

- Excessive cracking.
- Surface delamination.
- Scaling.
- Honeycombing.
- Excessive variation in elevation.
- Improper drainage.

Utility penetrations shall be neatly installed and properly sealed.

Walker duct covers shall sit flush with adjacent floor surfaces.

Workmanship shall meet or exceed industry standards and the architectural intent of the project.

END OF SECTION 2

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SECTION 3

PRE-ENGINEERED METAL BUILDING EXTERIOR WALL SYSTEMS ROOF SYSTEM GUTTERS AND DOWNSPOUTS

3.01 GENERAL

Contractor shall furnish all labor, materials, engineering, fabrication, transportation, equipment, supervision, and incidentals necessary to provide a complete pre-engineered metal building system as shown on the drawings and specified herein.

The building system shall include:

- Primary structural framing.
- Secondary framing.
- Roof framing.
- Wall framing.
- Exterior wall panels.
- Roof panels.
- Trim and closures.
- Gutters and downspouts.
- Connection hardware.
- Fasteners.
- Bracing.
- Flashings.
- Sealants.
- All accessories required to provide a complete weather-tight building shell.

The building manufacturer is not specified.

Competitive proposals from qualified manufacturers are encouraged.

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3.02 DESIGN RESPONSIBILITY

The Contractor shall provide a complete engineered building system designed specifically for this project.

The Contractor shall employ a Professional Engineer licensed in the State of Texas to design and seal the building system.

The Contractor shall provide sealed engineering drawings and calculations for:

- Structural framing.
- Roof framing.
- Wall framing.
- Foundation reactions.
- Anchor bolt requirements.
- Bracing systems.
- Connection details.
- Roof and wall panel systems.
- All structural components.

Engineering shall be based upon:

- Project location.
- Applicable building codes.
- Wind loads.
- Seismic requirements.
- Roof live loads.
- Dead loads.
- Collateral loads.
- All other applicable design criteria.

The Contractor shall furnish complete sealed engineering drawings for Owner review prior to fabrication.

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3.03 BUILDING GEOMETRY

The building geometry shown on the drawings establishes the architectural intent of the project and shall not be modified without written approval from the Owner.

The Contractor shall provide a building system conforming to:

- Building footprint shown on drawings.
- Roof slopes shown on drawings.
- Exterior elevations shown on drawings.
- Door and window openings shown on drawings.
- Porch configurations shown on drawings.

Plate heights shall be:

- Office Main Roof: 12'-0"
- Porch Roofs: 8'-0"
- Workshop Roof @ equipment doors: 11'-0"

All roof slopes shall be:

6:12

The Contractor shall coordinate all framing necessary to maintain these architectural requirements.

3.04 PRIMARY STRUCTURAL FRAMING

Primary framing shall consist of rigid steel frames designed and fabricated by the Contractor.

All structural members shall be:

- Hot rolled steel or built-up plate sections.
- Shop fabricated.
- Factory primed where required.
- Designed in accordance with applicable codes.

Framing shall include:

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- Rigid frames.
- Columns.
- Rafters.
- End wall framing.
- Wind bracing.
- Connection plates.
- All miscellaneous steel required for a complete structure.

Structural members shall be designed to limit deflection and maintain the architectural appearance shown on the drawings.

3.05 SECONDARY FRAMING

Secondary framing shall consist of:

- Cold formed steel purlins.
- Cold formed steel girts.
- Eave struts.
- Miscellaneous framing members.

Secondary framing shall be designed to support all roof and wall systems.

Framing members shall be straight, aligned, and securely fastened.

All framing shall be coordinated with:

- Storefront openings.
 - Door openings.
 - Overhead doors framing.
 - Window awnings.
 - Porch framing.
 - Cedar architectural elements.
-

3.06 EXTERIOR WALL SYSTEM

Exterior wall panels shall consist of:

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Vertical rib metal panels.

Wall panels shall be:

- Minimum 24-gauge steel.
- Factory formed.
- Factory finished.
- Black in color.
- Kynar / PVDF finish.

Wall panels shall be installed vertically.

All panels shall be:

- Straight and true.
- Properly aligned.
- Installed in accordance with the manufacturer's recommendations.

Oil canning, waviness, excessive deflection, dents, scratches, or other visual defects shall not be acceptable.

3.07 WALL FASTENERS

All exposed wall fasteners shall:

- Be corrosion resistant.
- Be compatible with wall panel materials.
- Include sealing washers.
- Match the color of the adjacent wall panels.

Fasteners shall be installed straight and uniformly spaced.

Fasteners with chipped finishes, corrosion, or mismatched colors shall be replaced.

3.08 ROOF SYSTEM

Roof panels shall consist of:

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Exposed fastener metal roof panels.

Roof panels shall be:

- Factory formed steel panels.
- Black in color.
- Kynar / PVDF finish.

Roof panels shall be installed in accordance with the manufacturer's recommendations.

The roof system shall include:

- Ridge caps.
- Closures.
- Flashings.
- Sealants.
- Transition pieces.
- Eave trim.
- All accessories required to provide a complete weather-tight installation.

Roof panels shall be free from:

- Oil canning.
- Dents.
- Scratches.
- Improper alignment.
- Uneven panel spacing.

3.09 ROOF FASTENERS

All exposed roof fasteners shall:

- Be corrosion resistant.
- Include sealing washers.
- Match the roof panel color.
- Be compatible with roof materials.

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Fasteners shall be installed uniformly and in accordance with the manufacturer's recommendations.

Fasteners with damaged finishes shall be replaced.

3.10 WEATHER TIGHTNESS

The building system shall be designed and installed to provide a complete weather-tight enclosure.

The Contractor shall furnish:

- All flashings.
- Sealants.
- Closures.
- Trim pieces.
- Transition materials.
- Connection sealants.
- Weather seals.

Water intrusion at:

- Roof penetrations.
- Wall joints.
- Window openings.
- Door openings.
- Roof transitions.
- Eaves.
- Corners.

shall not be acceptable.

Contractor shall correct any deficiencies at no additional cost to the Owner.

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3.11 GUTTERS

Provide continuous gutters at all horizontal roof eaves.

Gutters shall not be required at gable ends.

Gutters shall:

- Be furnished as part of the building system.
- Be factory fabricated.
- Match the roof finish.
- Be black in color.
- Include all hangers and accessories.

Specialty or decorative gutter profiles are not required.

The standard gutter profile offered by the building manufacturer is acceptable.

Gutters shall be properly sloped to drain.

3.12 DOWNSPOUTS

Provide downspouts at all locations required to properly drain the roof system.

Downspouts shall:

- Match the exterior wall color.
- Be black in color.
- Be factory finished.
- Include all straps and accessories.

Downspouts shall discharge away from the building foundation. Owner will install a future water catchment system to be connected to gutter downspouts. Coordination with the owner during downspout design is required.

Contractor shall coordinate downspout locations with the architectural appearance of the building and with owner.

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3.13 ROOF AND WALL INSULATION

Roof insulation and wall insulation are specifically excluded from this contract.

No insulation systems shall be furnished or installed as part of Phase 1.

The building system shall be designed to accommodate future insulation systems as part of the future tenant improvement phase.

3.14 QUALITY OF WORKMANSHIP

Exterior architectural appearance is of significant importance to the Owner.

All exposed metal surfaces shall be:

- Straight.
- Plumb.
- Properly aligned.
- Uniform in appearance.
- Free from dents.
- Free from scratches.
- Free from waviness.
- Free from excessive oil canning.

Panel alignment shall be consistent across all building elevations.

Trim, flashings, gutters, and downspouts shall align with the architectural intent shown on the drawings.

The Owner reserves the right to reject any visible work not conforming to these requirements.

END OF SECTION 3

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SECTION 4

STOREFRONT SYSTEM EXTERIOR DOORS OVERHEAD DOOR WINDOW AWNINGS

4.01 GENERAL

Contractor shall furnish all labor, materials, equipment, engineering, transportation, supervision, and incidentals necessary to provide complete storefront systems, exterior doors, overhead doors, and window awnings as shown on the drawings and specified herein.

Exterior glazing and entrance systems are of significant architectural importance to the Owner.

The intent of these specifications is to provide a modern storefront appearance characterized by narrow framing members, expansive glass areas, and a clean, contemporary aesthetic.

All proposed systems shall be subject to Owner approval prior to fabrication.

4.02 STOREFRONT SYSTEM

Provide complete storefront systems at all locations shown on the drawings.

Storefront systems shall be:

- Thermally broken aluminum construction.
- Black factory finish.
- Commercial grade.
- Suitable for exterior use.
- Designed for the project wind loads and applicable codes.

The storefront system shall emphasize:

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- Minimal frame widths.
- Minimal mullion widths.
- Large glass areas.
- Clean modern appearance.

The Contractor shall propose the storefront system to be used.

However, the Owner reserves the right to reject any proposed storefront system that does not meet the architectural intent of the project.

4.03 STOREFRONT SIGHTLINES

Special emphasis is placed upon minimizing visible framing.

Storefront framing members shall have:

- Narrow sightlines.
- Narrow mullions.
- Narrow door stiles.
- Minimal visible framing.

The Contractor is encouraged to propose systems with the narrowest practical sightlines while maintaining structural performance.

Owner approval of the proposed storefront system is required prior to fabrication.

The Contractor shall submit:

- Product literature.
- Elevations.
- Sightline dimensions.
- Color samples.
- Shop drawings.

for Owner review.

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4.04 GLAZING

All storefront glazing shall be:

- One inch (1”) insulated double-pane glazing units (IGU’s).
- Low-E coated.
- Dark gray tinted.
- Commercial grade.
- Suitable for exterior applications.

Glass shall comply with all applicable building and safety codes.

Safety glazing shall be provided where required.

Glass shall be free from:

- Scratches.
- Chips.
- Distortion.
- Visible defects.
- Seal failures.

The Contractor shall protect all glazing during construction.

Damaged glazing shall be replaced.

4.05 EXTERIOR GLASS DOORS

Provide exterior glass entrance doors at locations shown on the drawings.

Doors shall be:

- Black steel framed.
- Commercial grade.
- Narrow stile construction.
- Fully glazed.
- Compatible with the storefront system.

Door framing shall emphasize:

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- Minimal visible frame widths.
- Narrow stiles.
- Narrow rails.
- Contemporary appearance.

The Contractor shall submit door and frame shop drawings for Owner approval.

The Owner reserves the right to reject any proposed door system that does not meet the architectural intent.

4.06 DOOR HARDWARE

Exterior doors shall be furnished complete with commercial grade hardware.

Hardware shall include:

- Closers.
- Keyed lock cylinders.
- ADA compliant thresholds.
- Weather stripping.
- Door sweeps.
- Adjustable hinges.
- Stops and miscellaneous accessories.

Hardware finish shall be:

Black.

Hardware shall comply with:

- ADA requirements.
- Applicable life safety codes.
- Applicable building codes.

All doors shall operate smoothly and latch securely.

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4.07 WEATHER SEALS

Exterior doors and storefront systems shall be completely weather sealed.

Provide:

- Continuous perimeter weather stripping.
- Door sweeps.
- Sealants.
- Glazing gaskets.
- Flashings.
- All accessories required for a weather-tight installation.

Water infiltration shall not be acceptable.

The Contractor shall correct any deficiencies at no additional cost to the Owner.

4.08 OVERHEAD DOORS

Provide two insulated sectional overhead doors at the workshop location shown on the drawings.

Door sizes shall be:

12 feet wide by 10 feet high.

Doors shall be:

- Insulated steel construction.
- Commercial grade.
- Black powder coated finish.
- Wind load rated.
- Suitable for exterior use.

Door panels shall be straight, true, and free from dents or surface imperfections.

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4.09 OVERHEAD DOOR OPERATORS

Provide complete electric overhead door operators.

Operators shall include:

- Electric motor.
- Wall mounted controls.
- Remote transmitters.
- Safety photo eyes.
- Limit switches.
- Emergency disconnect.
- All wiring and accessories required for operation.

Operators shall permit:

- Wall switch operation.
- Remote control operation.
- Manual emergency operation.

Safety devices shall comply with applicable codes and manufacturer's recommendations.

4.10 OVERHEAD DOOR HARDWARE

Provide all tracks, rollers, springs, guides, brackets, and accessories required for a complete installation.

Hardware shall be:

- Heavy duty commercial grade.
- Corrosion resistant.
- Sized for the door weight and dimensions.

The doors shall operate smoothly without excessive vibration or noise.

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4.11 WINDOW AWNINGS

Provide window awnings at locations shown on the drawings.

Awnings shall be fabricated from:

- Welded aluminum framing.
- Aluminum roof panels matching the building roof system.

The awning design shown on the drawings establishes the architectural intent.

Contractor shall provide awnings conforming to:

- Dimensions shown on the drawings.
 - Roof pitch shown on the drawings.
 - Overall appearance shown on the drawings.
-

4.12 AWNING FINISHES

Awning framing shall be:

Black factory finish.

Awning roofing material shall:

- Match the building roof system.
- Match the roof color.
- Match the roof finish.

The Contractor shall coordinate awning attachment details with:

- Storefront framing.
- Exterior wall panels.
- Structural framing.

Attachments shall be concealed where practical.

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4.13 OWNER APPROVAL

Because storefront systems, doors, glazing, and awnings are major architectural elements of the project, all proposed systems shall be submitted to the Owner for review and approval prior to fabrication.

Submittals shall include:

- Product data.
- Shop drawings.
- Elevations.
- Sightline dimensions.
- Finish samples.
- Color samples.
- Hardware information.
- Glass specifications.

No fabrication shall proceed until Owner approval has been obtained.

Owner approval does not relieve the Contractor of responsibility for engineering, code compliance, dimensions, or performance.

4.14 QUALITY OF WORKMANSHIP

Storefront systems, doors, glazing, and awnings are among the most visible components of the building.

Special care shall be taken to ensure:

- Straight and aligned framing.
- Uniform mullion spacing.
- Consistent sightlines.
- Properly aligned doors.
- Smooth door operation.
- Uniform sealant joints.
- Clean glazing.
- Proper flashing.

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- Weather-tight construction.

The completed installation shall present a clean, modern appearance consistent with the architectural intent shown on the drawings.

The Owner reserves the right to reject work exhibiting poor alignment, excessive framing widths, visible defects, or workmanship inconsistent with the design intent.

END OF SECTION 4

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SECTION 5

PORCHES
CEDAR COMPONENTS
STONE COMPONENTS
OWNER APPROVAL REQUIREMENTS
FUTURE TENANT IMPROVEMENTS
EXCLUSIONS
WORKMANSHIP STANDARDS

5.01 GENERAL

Contractor shall furnish all labor, materials, equipment, supervision, transportation, engineering, and incidentals necessary to provide complete porch assemblies, cedar components, stone components, and associated architectural features as shown on the drawings and specified herein.

The porch structures and architectural accents are significant elements of the building design and are intended to establish a welcoming and professional civic appearance appropriate for the Midland County Utility District.

Special attention shall be given to craftsmanship, alignment, material quality, and architectural appearance.

5.02 PORCH STRUCTURES

Provide complete porch structures at all locations shown on the drawings.

Porch structures shall include:

- Structural framing.
 - Roof framing.
 - Decking as required.
 - Cedar ceiling finish.
 - Cedar columns.
 - Concealed steel connections.
-

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- Stone column bases.
- Cast stone caps.
- Flashings.
- Trim.
- All miscellaneous components required for a complete installation.

Porch framing shall be engineered as part of the building structural system.

All porch roof slopes shall match the adjacent roof slopes shown on the drawings.

5.03 PORCH SLABS

Porch slabs shall be poured monolithically with or structurally connected to the building foundation system as required by the Engineer of Record.

Concrete shall comply with Section 2.

Porch slabs shall receive:

Broom finish perpendicular to the primary direction of travel.

Control joints shall be:

- Saw cut.
- Straight.
- Uniformly spaced.
- Coordinated with architectural features where practical.

Finished slabs shall drain away from the building.

Ponding water shall not be acceptable.

5.04 PORCH CEILINGS

Porch ceilings shall:

- Follow the roof slope.
- Match the roof pitch shown on the drawings.

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- Extend to the exterior wall surfaces as shown.

Ceiling finish shall consist of:

Tongue and groove cedar.

Boards shall be:

- Straight.
- Smooth surfaced.
- Uniform in color and appearance.
- Installed tightly with aligned joints.

Fasteners shall be concealed where practical.

Visible fasteners shall be minimized.

5.05 CEDAR COMPONENTS

Provide cedar materials at all locations shown on the drawings including:

- Porch columns.
- Porch ceilings.
- Column trim.
- Decorative brackets.
- Miscellaneous cedar features.

Cedar shall be:

- Western Red Cedar or approved equal.
- Kiln dried.
- Smooth surfaced.
- Free from excessive knots, warping, checking, or defects.

Material shall be selected for a consistent and attractive appearance.

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5.06 CEDAR FINISH

Cedar shall remain:

Natural in appearance.

Cedar shall not be stained or painted.

Provide a clear protective sealer formulated to preserve the natural appearance of the wood and provide protection from:

- Moisture.
- Ultraviolet exposure.
- Weathering.

Final sealer selection shall be:

Verified and approved by Owner.

The Contractor shall submit product information and finish samples for Owner review.

5.07 CEDAR COLUMNS

Porch columns shall consist of:

6 x 6 cedar posts.

Columns shall:

- Be straight and plumb.
- Be free from visible defects.
- Align with the architectural drawings.

Columns shall utilize:

Concealed steel connection hardware.

Visible steel brackets or exposed base plates are not acceptable unless specifically approved by the Owner.

The Contractor shall coordinate concealed steel details with the structural design.

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5.08 STONE COMPONENTS

Provide stone veneer at all locations shown on the drawings.

Stone shall be:

Natural stone.

Manufactured stone veneer is not acceptable unless approved by Owner.

Stone shall exhibit:

- Natural color variation.
- Uniform quality.
- Durable exterior characteristics.

Stone shall be installed in accordance with industry standards and manufacturer's recommendations where applicable.

5.09 OWNER SELECTION OF STONE

The Owner shall select:

- Stone type.
- Stone color.
- Stone texture.
- Stone pattern.
- Mortar color.

Contractor shall furnish representative samples for Owner review.

No stone shall be installed until Owner approval has been obtained.

5.10 CAST STONE CAPS

Provide cast stone caps at all stone column bases.

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Caps shall:

- Match the architectural intent shown on the drawings.
- Be sized appropriately for the stone base dimensions.
- Include sloped top surfaces to shed water.
- Include drip edges where practical.

Color and texture shall be:

Selected by Owner.

Cast stone shall be free from:

- Chips.
- Cracks.
- Surface defects.
- Visible manufacturing imperfections.

5.11 OWNER APPROVAL REQUIREMENTS

Exterior appearance is of significant importance to the Owner.

Owner reserves the right to review and approve all visible architectural materials and components including:

- Cedar.
- Stone.
- Cast stone.
- Porch details.
- Storefront systems.
- Doors.
- Windows.
- Overhead doors.
- Awnings.
- Roof and wall colors.
- Exterior finishes.
- Miscellaneous architectural components.

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Submittals shall include:

- Product literature.
- Shop drawings.
- Samples.
- Finish samples.
- Color samples.
- Mockups if requested.

No fabrication or installation shall proceed without Owner approval.

5.12 FUTURE TENANT IMPROVEMENTS

The Contractor acknowledges that this project represents:

Phase 1 of a future completed office facility.

The completed slab and shell shall accommodate future construction including:

- Interior partitions.
- Insulation.
- HVAC systems.
- Electrical systems.
- Telecommunications.
- Interior plumbing fixtures.
- Ceilings.
- Cabinetry.
- Interior finishes.

The Contractor shall coordinate all work to ensure compatibility with future improvements.

Work that interferes with or prevents future tenant improvements shall not be acceptable.

5.13 CONTRACT EXCLUSIONS

The following items are specifically excluded from this contract:

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- Interior framing.
- Interior doors.
- Interior windows.
- Interior insulation.
- HVAC systems.
- Interior electrical systems.
- Interior lighting.
- Interior plumbing fixtures.
- Telecommunications systems.
- Interior finishes.
- Interior cabinetry.
- Interior painting.
- Fire alarm systems.
- Septic system.
- Decorative exterior light fixtures.

Exterior decorative light fixtures shown on the drawings are shown for design intent only.

The septic system shall be furnished and installed by the Owner under a separate contract.

5.14 QUALITY OF WORKMANSHIP

Exterior architectural appearance is of significant importance to the Owner.

All visible work shall be:

- Straight.
- Level.
- Plumb.
- Properly aligned.
- Symmetrical where intended.
- Free from visible defects.

The following shall not be acceptable:

- Misaligned storefronts.

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- Crooked cedar trim.
- Uneven stone joints.
- Excessive caulking.
- Visible gaps.
- Damaged finishes.
- Dented metal panels.
- Excessive oil canning.
- Scratched glazing.
- Mismatched colors.
- Poorly fitted trim.

Special care shall be taken to align:

- Storefront mullions.
- Door frames.
- Window awnings.
- Cedar trim.
- Porch columns.
- Stone bases.
- Cast stone caps.

The completed building shall present a professional civic appearance consistent with the architectural intent shown on the drawings.

The Owner reserves the right to reject any work not conforming to the drawings, specifications, approved submittals, or intended architectural appearance.

5.15 FINAL REQUIREMENT

The drawings and specifications establish the minimum acceptable standards for this project.

If uncertainty exists regarding the interpretation of the drawings, specifications, notes, or details, the Contractor shall:

Ask the Owner.

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Contractors are expected to seek clarification rather than make assumptions.

Failure to request clarification prior to bidding or construction shall not relieve the Contractor of responsibility to provide a complete project consistent with the design intent.

END OF SECTION 5

END OF TECHNICAL SPECIFICATIONS