

FULL QUOTE PACKAGE · CFS / STEEL / MULTI-STORY METAL

1705 Manhattan Blvd · Harvey LA 70058 · 100×110×5 · 55,000 GBA · Owner-GC RFQ

SEND THIS ONE PDF TO ALL STRUCTURAL VENDORS

CFS / LGS · Panelized · Multi-story metal · Conventional steel — same lock · same return format
Includes: invite · criteria · TAKEOFF-4 BOQ (BASE + ALTs) · CSV note · drawings A0–A5

PROJECT LOCK

- Address: 1705 Manhattan Blvd, Harvey, LA 70058 · Jefferson Parish
- Box: 100'-0" × 110'-0" × 5 stories · 11,000 SF/fl · 55,000 GBA
- Heights: L1 = 16'-0" FF · L2–L5 = 12'-0" FF · TOTAL = 64'-0" (do not exceed 65')
- Wind: Vult 160 mph · Exposure C · Risk Category II · IBC 2021 / ASCE 7-16
- Loads: L2–L5 units 40 psf · corridors/L1 100 · roof 20 · collateral 10 min
- Use: L1 mixed commercial/F&B · L2–L5 identical R-2 extended-stay (14 keys/fl)
- Owner = GC · You bid YOUR package only · Multi-story only (no 1-story PEMB kit)

SYSTEMS ALLOWED (state which)

- A) CFS / light-gauge multi-story (stick or panelized) — PREFERRED for price test
- B) Multi-story metal building system (true multi-floor product)
- C) Conventional hot-rolled steel + metal deck + panels

PACKAGE CONTENTS

- | | |
|-------|--|
| 01 | Invite / how to bid / return checklist |
| 02 | Design criteria one-pager |
| 03–05 | TAKEOFF-4 BOQ — BASE structure + ALT interior + ALT envelope |
| 06 | Takeoff method notes + verification board |
| 07+ | Proposal drawings A0–A5 (BID-3) |

RETURN (required)

1. Lump sum BASE
2. ALT-INT
3. ALT-ENV/erect
4. \$/SF GBA
5. Lead time
6. System name · wind/loads/type assumed · LA PE?
7. Reactions PDF
8. Exclusions · validity
9. Your proposal drawings of the system

Email: partners@miragedistrictnola.com

Subject: 1705 Manhattan · 5-Story Structural RFQ · [Company]

01 · INVITATION TO BID · HOW TO USE THIS PACKAGE

Owner-GC · Budget RFQ · Same scope all bidders

BASE BID — DRIED-IN STRUCTURE SUPPLY (see TAKEOFF BASE lines)

- Exterior load-bearing / shear walls all floors (studs + track + opening packs)
- Shaft walls: (1) elevator + (2) stairs through all floors
- Floor joists/trusses L2–L5 + rim + bridging
- Roof joists/trusses + rim
- Engineering (LA PE preferred) + shop tickets / cut lists / labeled bundles
- Delivery to Harvey LA — state FOB vs delivered
- Hold-downs / straps / continuous load path hardware for 160 mph

ALT-INT — PRICE SEPARATE (corridor + unit demising L2–L5 + L1 split)

- Many CFS vendors price shell vs interior partitions separately — we need both numbers.
- Quantities from locked 6' halls + 14-key plate (not a guess).

ALT-ENV — PRICE SEPARATE

- Insulated wall panels or sheathing (NET SF given)
- Roof deck / panels if in your system
- ERECTION labor + crane (or state excluded and we hire framer)

EXCLUDE FROM ALL BIDS

Foundations · glass · MEP · elevator equipment · stair pans (unless ALT) · finishes · TI closets

TAKEOFF RULES (so you do not rebill hourly to rebuild quantities)

- HARD/BASE quantities are locked from geometry — adjust ONLY if your system requires different OC/span.
- If you change OC (e.g. 24" floors), reprice using ALT line or note revised LF — do not invent new footprint.
- Gauges, web depths, joist series = YOUR eng. Takeoff is quantity scaffold for pricing.
- CSV of BOQ also available on request: CFS-TAKEOFF-BOQ.csv (same numbers).

HEADLINE (TAKEOFF-4)

BASE studs 30,044 LF · BASE track 7,860 LF · Joists+bridge+roof 39,585 LF

ALT-INT studs 30,159 LF · Est. weight ~192 ton (confirm) · Ext wall NET 24,878 SF

02 · DESIGN CRITERIA (BID LOCK)

Use these values — state any departure in bid

Footprint / stories / GBA	100' × 110' · 5 · 55,000 SF
Height stack	L1 16' · L2–L5 12' · H 64' LOCKED
Grid	4@25' E-W · 5@22' N-S · shafts on grid
Code	IBC 2021 (LA) / ASCE 7-16 · Jefferson Parish
Wind	160 mph Vult · Exp C · RC II · WBDR yes
Seismic	SDC B (wind expected to govern)
Floor live	Units 40 · corridors/L1 100 psf
Roof / collateral	Live 20 · hung ceil+MEP 10 min
Construction type	Propose legal for 5 sty + NFPA 13 (IIIA/IIA — not VA)
PE	LA-licensed stamp + calcs preferred · reactions for foundation PE
Fire	NFPA 13 throughout assumed · state ratings provided
Glass	NOT in base — opening framing only

OPENING SCHEDULE (FRAME ONLY)

MARK	SIZE	LVL	QTY	NOTES
01	10'x10'	L1 S	1	Storefront framing only
02	10'x10'	L1 S	1	Storefront framing only
03	3'x7'	L1 N	1	Door
04	3'x7'	L1 N	1	Door
PW	~4'x5'	L2-5	~88	Punched openings all elev
CORE	bay	ALL	1	Elev + Stair 1
ST2	bay	ALL	1	Stair 2

03 · TAKEOFF-4 BOQ · BASE STRUCTURE

Phase BASE · quantities for pricing · eng sets gauges

CODE	DESCRIPTION	QTY	UNIT	FL
A.1.1	Ext studs L1 @ 16" o.c. × 16' Cut length 16'-0" · assume 6" structural · 5024 LF	314	PCS	L1
A.1.2	Ext track L1 top+bottom 420×2	840	LF	L1
A.2.1	Ext studs L2 @ 16" o.c. × 12' Cut length 12'-0" · assume 6" structural · 3768 LF	314	PCS	L2
A.2.2	Ext track L2 top+bottom 420×2	840	LF	L2
A.3.1	Ext studs L3 @ 16" o.c. × 12' Cut length 12'-0" · assume 6" structural · 3768 LF	314	PCS	L3
A.3.2	Ext track L3 top+bottom 420×2	840	LF	L3
A.4.1	Ext studs L4 @ 16" o.c. × 12' Cut length 12'-0" · assume 6" structural · 3768 LF	314	PCS	L4
A.4.2	Ext track L4 top+bottom 420×2	840	LF	L4
A.5.1	Ext studs L5 @ 16" o.c. × 12' Cut length 12'-0" · assume 6" structural · 3768 LF	314	PCS	L5
A.5.2	Ext track L5 top+bottom 420×2	840	LF	L5
A.6	Opening pack headers/jacks/sills 3-ply hdr+jacks+sill · kings in field count	2,460	LF	ALL
A.7	Ext wall area GROSS Panel/sheathing gross	26,880	SF	ALL
A.8	Ext wall area NET openings Bill panels to NET	24,878	SF	ALL
C.1	Shaft studs L1 elev+2 stairs 156 LF plan @16" · cut 16' · 1872 LF	117	PCS-EQ	L1
C.1t	Shaft track L1	312	LF	L1
C.2	Shaft studs L2 elev+2 stairs 156 LF plan @16" · cut 12' · 1404 LF	117	PCS-EQ	L2
C.2t	Shaft track L2	312	LF	L2
C.3	Shaft studs L3 elev+2 stairs 156 LF plan @16" · cut 12' · 1404 LF	117	PCS-EQ	L3
C.3t	Shaft track L3	312	LF	L3
C.4	Shaft studs L4 elev+2 stairs 156 LF plan @16" · cut 12' · 1404 LF	117	PCS-EQ	L4
C.4t	Shaft track L4	312	LF	L4
C.5	Shaft studs L5 elev+2 stairs 156 LF plan @16" · cut 12' · 1404 LF	117	PCS-EQ	L5
C.5t	Shaft track L5	312	LF	L5
D.2.1	Floor joists/trusses L2 @16" o.c. Span assume 22' · 75 lines × 110' × (1–4.4% shafts)	7,890	LF	L2
D.2.2	Rim/band L2	420	LF	L2
D.2.3	Bridging/blocking L2 8% of joist LF	631	LF	L2
D.3.1	Floor joists/trusses L3 @16" o.c. Span assume 22' · 75 lines × 110' × (1–4.4% shafts)	7,890	LF	L3
D.3.2	Rim/band L3	420	LF	L3
D.3.3	Bridging/blocking L3 8% of joist LF	631	LF	L3
D.4.1	Floor joists/trusses L4 @16" o.c. Span assume 22' · 75 lines × 110' × (1–4.4% shafts)	7,890	LF	L4
D.4.2	Rim/band L4	420	LF	L4
D.4.3	Bridging/blocking L4 8% of joist LF	631	LF	L4
D.5.1	Floor joists/trusses L5 @16" o.c. Span assume 22' · 75 lines × 110' × (1–4.4% shafts)	7,890	LF	L5
D.5.2	Rim/band L5	420	LF	L5
D.5.3	Bridging/blocking L5 8% of joist LF	631	LF	L5
D.ALT	Floor joists ALT @24" o.c. (all L2-L5) Eng select — do not add to 16" total	21,040	LF	L2-L5
E.1	Roof joists/trusses @24" o.c. Low slope 11,000 SF	5,500	LF	ROOF
E.2	Roof rim/edge	420	LF	ROOF
E.3	Roof framing area	11,000	SF	ROOF
G.1	Hold-downs / straps / clips / screws Eng BOM after design	1.0	LS	ALL
G.2	160 mph continuous load path hardware Required Harvey Exp C	1.0	LS	ALL
H.1	Delivery to Harvey LA 70058 State FOB vs delivered	1.0	LS	ALL

BASE SUBTOTALS: Studs 30,044 LF · Track 7,860 LF · Joists+roof+bridge 39,585 LF

Price BASE as primary lump sum. Do not fold ALT-INT into BASE without showing breakout.

Ext studs 20,096 + open pack 2,460 + shafts 7,488 LF

04 · TAKEOFF-4 BOQ · ALT-INT CORRIDOR + DEMISING

Phase ALT-INT · quantities for pricing · eng sets gauges

CODE	DESCRIPTION	QTY	UNIT	FL
B.2.1	Corridor+demising studs L2 870 LF plan @16" × 10.75' high · 7014 LF · 3-5/8" or 6"	652	PCS-EQ	L2
B.2.2	Corridor+demising track L2	1,740	LF	L2
B.3.1	Corridor+demising studs L3 870 LF plan @16" × 10.75' high · 7014 LF · 3-5/8" or 6"	652	PCS-EQ	L3
B.3.2	Corridor+demising track L3	1,740	LF	L3
B.4.1	Corridor+demising studs L4 870 LF plan @16" × 10.75' high · 7014 LF · 3-5/8" or 6"	652	PCS-EQ	L4
B.4.2	Corridor+demising track L4	1,740	LF	L4
B.5.1	Corridor+demising studs L5 870 LF plan @16" × 10.75' high · 7014 LF · 3-5/8" or 6"	652	PCS-EQ	L5
B.5.2	Corridor+demising track L5	1,740	LF	L5
B.L1	L1 Mirage CRAVE demising + BOH allow studs 110' split + 80' allow	2,102	LF	L1
B.L1t	L1 interior track	380	LF	L1

ALT-INT SUBTOTALS: Studs 30,159 LF · Track 7,340 LF

Per upper floor: corridor 488 LF + demising 382 LF = 870 LF plan (locked plate)

05 · TAKEOFF-4 BOQ · ALT ENVELOPE + ERECTION

Phase ALT-ENV · quantities for pricing · eng sets gauges

CODE	DESCRIPTION	QTY	UNIT	FL
F.1	Insulated wall panels or sheathing NET If in your kit	24,878	SF	ALL
F.2	Roof deck/panels If in your kit	11,000	SF	ROOF
F.3	Erection labor + crane Price separate OR state excluded	1.0	LS	ALL

06 · METHOD NOTES + VERIFICATION BOARD

TAKEOFF-4 · All checks must read OK

HOW QUANTITIES WERE BUILT

- Exterior studs: $2 \times (100/OC+1) + 2 \times (110/OC+1) - 4$ corners = 314 pcs/floor $\times$ FF cut lengths.
- Opening pack: 3-ply header $\times$ W + 2 jacks $\times$ H + sill $\times$ W. Kings stay in field stud count.
- Corridors: Hall1 + Hall2 both faces with 6' link gap + link both faces = 488 LF/fl (LAYOUT-LOCK).
- Demising: strip party walls from 14-key assignment (W/Mid/E strips + core sides) = 382 LF/fl.
- Interior stud height = FF – 1.25' joist allowance. Exterior = full FF.
- Floors: 75 joist lines @ 16" along $100' \times 110' \times 4$ floors $\times$ (1 – 480/11000 shaft deduct).
- Shafts: elev 8 $\times$ 10 + stairs 10 $\times$ 20 $\times$ 2 — not full 25 $\times$ 22 core bay perimeter.
- Weight estimate uses placeholder plf — supplier ship weight governs freight.

VERIFICATION

[OK] Height: 64'
[OK] GBA: 55000
[OK] Perim: 420
[OK] Ext pcs/fl: 314
[OK] Corr: 488
[OK] Dem: 382
[OK] Shaft: 156
[OK] L1 open SF: 242
[OK] PW SF: 1760

DRAWINGS FOLLOW (A0–A5 · BID-3)

- A0 Cover/Loads
- A1 Iso
- A2 Grid
- A3 Typical floor
- A4 Elevations
- A5 Section+openings

GRAND TOTALS (BASE + ALT-INT studs)

Studs 60,203 LF · Track 15,200 LF · Joists 39,585 LF · ~192 ton est.

Also attach optional: CFS-TAKEOFF-BOQ.csv (same BOQ) for estimator import.

COVER SHEET / NOTES / LOADS

Rev BID-3 · CFS FIXED 7/14/26

PROPOSAL / BUDGET — NOT FOR CONSTRUCTION · HEIGHT STACK LOCKED · CFS OK

SYSTEMS OK: A) CFS/LGS multi-story (PREFERRED) · B) Multi-story metal · C) Conventional steel+panels — NOT 1-story PEMB

BUILDING DESCRIPTION

Width (E-W)	100'-0"
Depth (N-S)	110'-0"
Stories	5
SF / floor	11,000
GBA	55,000 SF
L1 floor-to-floor	16'-0" LOCKED
L2-L5 floor-to-floor	12'-0" each LOCKED
Overall height	64'-0" LOCKED
Stack check	16+12+12+12+12=64'
Bay E-W	4 @ 25'-0"
Bay N-S	5 @ 22'-0"
Roof	Low slope · metal panels

DESIGN LOADS (BID LOCK)

Design Code	IBC 2021 (LA) / ASCE 7-16
Basic Wind Speed Vult	160.0 MPH
Wind Exposure	C
Risk Category	II
Hurricane / Debris	YES / YES
Ground Snow	0.00 PSF
Roof Live	20.00 PSF
Collateral / hung ceil+MEP	10.00 PSF min
Floor Live L2-L5	40.00 PSF
Corridor / L1 Live	100.00 PSF
Seismic SDC	B (wind governs)
L1 volume	16'-0" FF for commercial

MATERIALS — PICK YOUR SYSTEM

A) CFS / LGS (use these):
Studs/joists: A1003/A653 struct · state gage
Design: AISI S100 + S240/S400
Floor: CFS joists+deck / your panels
Hold-downs + cont. load path · F1554
Coating G60/G90 · AWS D1.3 if weld
B/C) Hot-rolled / metal bldg:
WF A992 · HSS A500C · Plate A36/50
Bolts A325/A490 · Anchors F1554
Deck per loads · CF sec. AISI S100
Type IIIA or IIA (not VA for 5 sty)
No glass in base · Stairs=ALT

HEIGHT STACK (LOCKED — DO NOT CHANGE)

L1 = 16'-0" FF | L2 = L3 = L4 = L5 = 12'-0" FF each | TOTAL = 64'-0" to parapet

MU-CD allows 65' by right — this building uses the full practical stack under that cap. Parapet within the 64'.

Do NOT price all five floors at 12'. Do NOT price L1 at 12'. Vendor shall state actual member depths inside these FF dims.

L1 clear to underside of structure: target ~14'-0"+ after structure (vendor confirms). Upper floors clear ~9'-10'.

SHAFTS / OPENINGS / NOTES

CORE elev+ST1 ON GRID: X0-25 · Y44-66 | ST2 ON GRID: X75-100 · Y0-22 | walls on column lines · no transfers

L1 O1/O2: 10'x10' south framing only · O3/O4 3'x7' north · punched ~4'x5' L2-L5 (~88) · NO GLASS IN BASE

BASE: YOUR system (CFS / multi-story metal / steel) + floors L2-L5 + roof/panels + PE + reactions + delivery + erect.

EXCLUDE: foundations, elev equip, stairs (ALT), glass, MEP. CFS panelizers: quote panelized dried-in same scope.

Wind 160 mph Exp C RC II · coords 29.89037N 90.05645W · design to greater of 160 or ASCE tool. NFPA 13 assumed.

Return: lump sum + \$/SF + YOUR proposal drawings + loads confirm + reactions PDF + lead time + system name.

INDEX: A0 Cover/Loads · A1 Iso · A2 Grid · A3 Typical floor · A4 Elevations · A5 Section + openings

Email: partners@miragedistrictnola.com · Subject: 1705 Manhattan · 5-Story CFS/Steel RFQ · [Company]

1705 MANHATTAN · HARVEY LA 70058

100'-0" x 110'-0" x 5 STY · 55,000 GBA

L1=16' · L2-L5=12' · H=64'-0" LOCKED

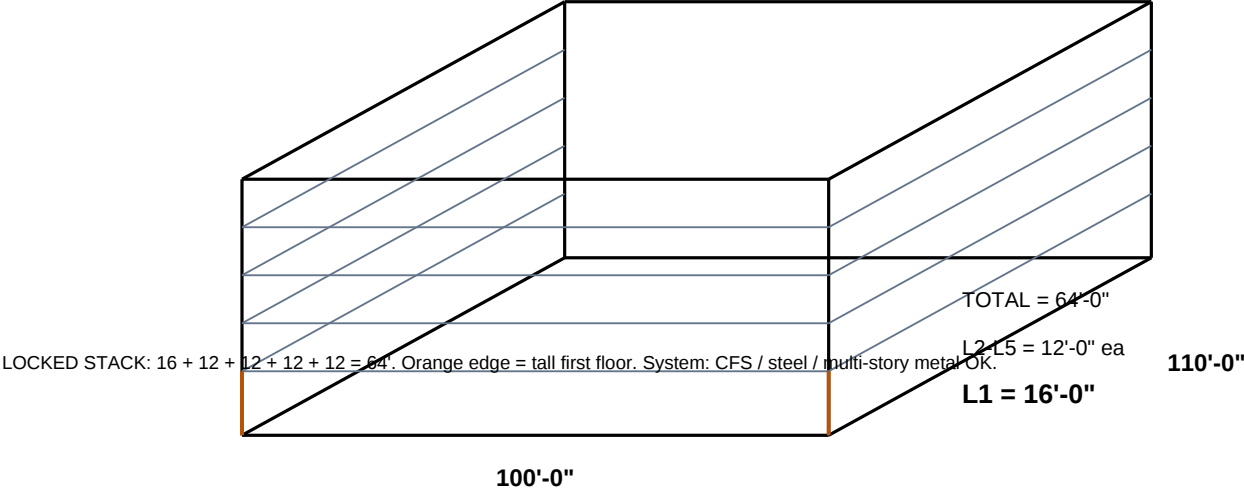
Date: 7/14/26 · Rev: BID-3 · Owner-GC ask

SHEET A0

COVER SHEET / NOTES / LOADS

BUILDING ISOMETRIC / MASSING

PROPOSAL / BUDGET — NOT FOR CONSTRUCTION · HEIGHT STACK LOCKED · CFS OK



1705 MANHATTAN · HARVEY LA 70058

100'-0" x 110'-0" x 5 STY · 55,000 GBA

L1=16' · L2-L5=12' · H=64'-0" LOCKED

Date: 7/14/26 · Rev: BID-3 · Owner-GC ask

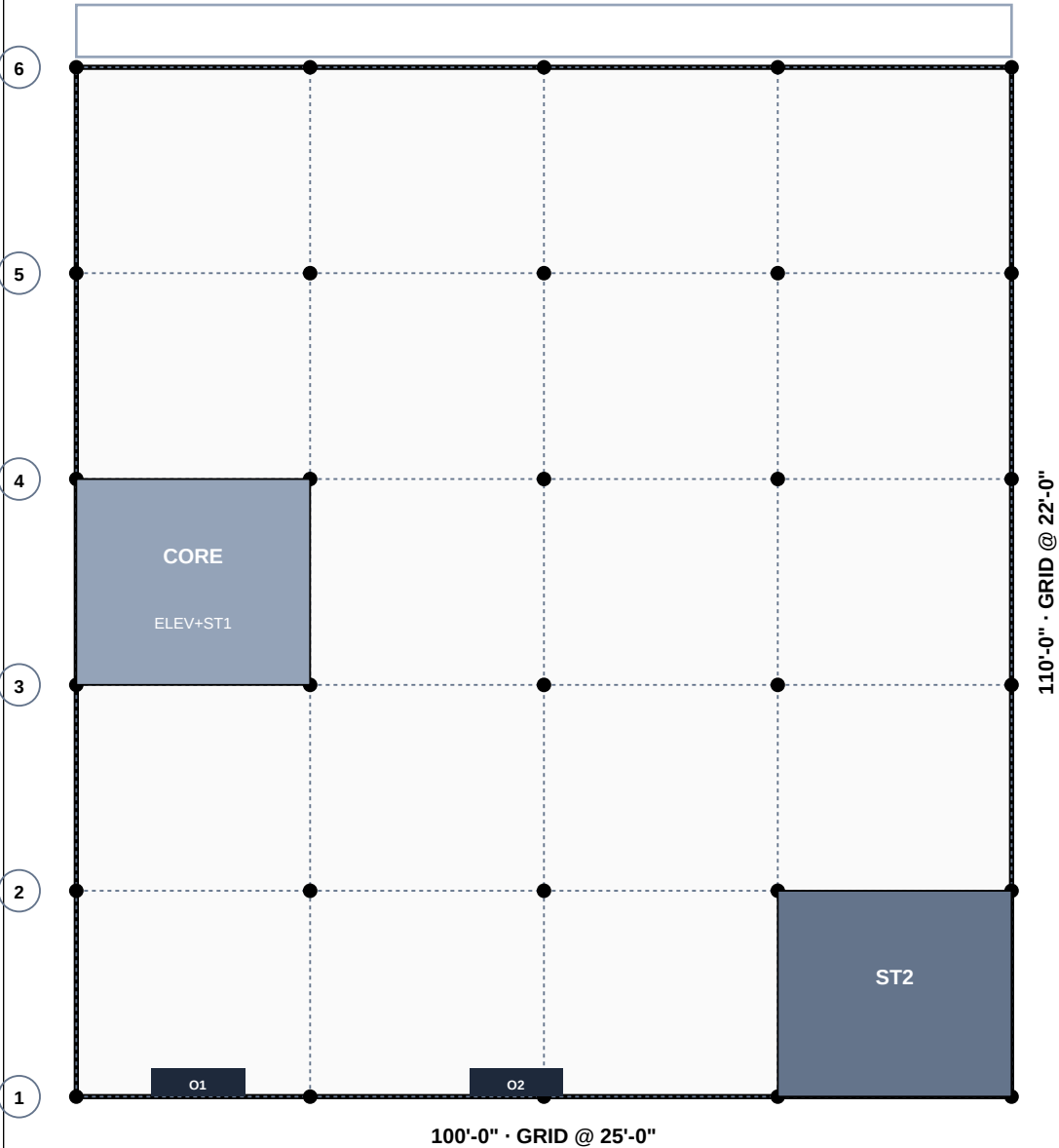
SHEET A1

BUILDING ISOMETRIC / MASSING

FOUNDATION / COLUMN GRID PLAN

PROPOSAL / BUDGET — NOT FOR CONSTRUCTION · HEIGHT STACK LOCKED · CFS OK

N COURT (CIVIL — NOT IN THIS PACKAGE)



HEIGHT LOCK

L1 = 16'-0" FF

L2-L5 = 12'-0" ea

TOTAL = 64'-0"

GRID / SHAFTS

4 bays x 25' E-W

5 bays x 22' N-S

CORE X0-25 Y44-66

ST2 X75-100 Y0-22

On grid · no transfers

O1/O2 framing only

NO glass in base

CFS / steel / metal OK

Wind 160 Exp C

1705 MANHATTAN · HARVEY LA 70058

100'-0" x 110'-0" x 5 STY · 55,000 GBA

L1=16' · L2-L5=12' · H=64'-0" LOCKED

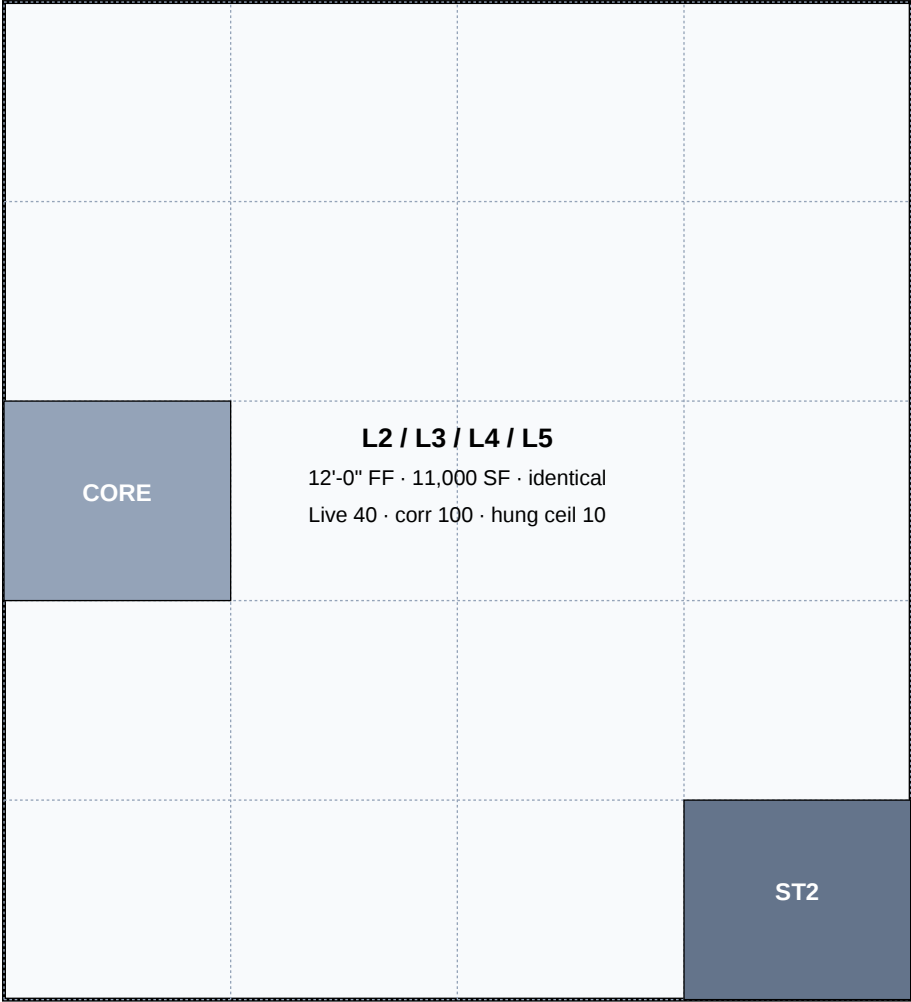
Date: 7/14/26 · Rev: BID-3 · Owner-GC ask

SHEET A2

FOUNDATION / COLUMN GRID PLA

TYPICAL FLOOR L2-L5 (IDENTICAL) · 12'-0" FF

PROPOSAL / BUDGET — NOT FOR CONSTRUCTION · HEIGHT STACK LOCKED · CFS OK



NOT THIS SHEET

L1 is 16'-0" FF (see A1/A5)
This sheet = upper plates only
Grid per A2 · system per A0
Interiors BY OTHERS

1705 MANHATTAN · HARVEY LA 70058

100'-0" x 110'-0" x 5 STY · 55,000 GBA
L1=16' · L2-L5=12' · H=64'-0" LOCKED
Date: 7/14/26 · Rev: BID-3 · Owner-GC ask

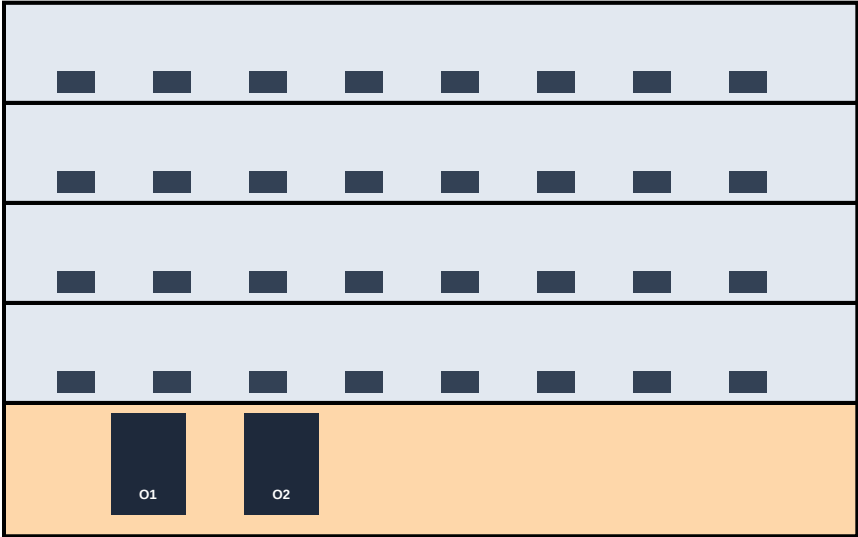
SHEET A3

TYPICAL FLOOR L2-L5 (IDENTIC

ELEVATIONS · L1=16' · L2-L5=12'

PROPOSAL / BUDGET — NOT FOR CONSTRUCTION · HEIGHT STACK LOCKED · CFS OK

SOUTH ELEVATION



64'-0" LOCK

L2-L5 12' ea

L1 16'

L1 band taller (16'). Upper floors equal 12'. Openings = framing only — no glass in base. CFS panels OK.
100'-0"

EAST / WEST (SCHEM)



110'-0" depth

1705 MANHATTAN · HARVEY LA 70058

100'-0" x 110'-0" x 5 STY · 55,000 GBA

L1=16' · L2-L5=12' · H=64'-0" LOCKED

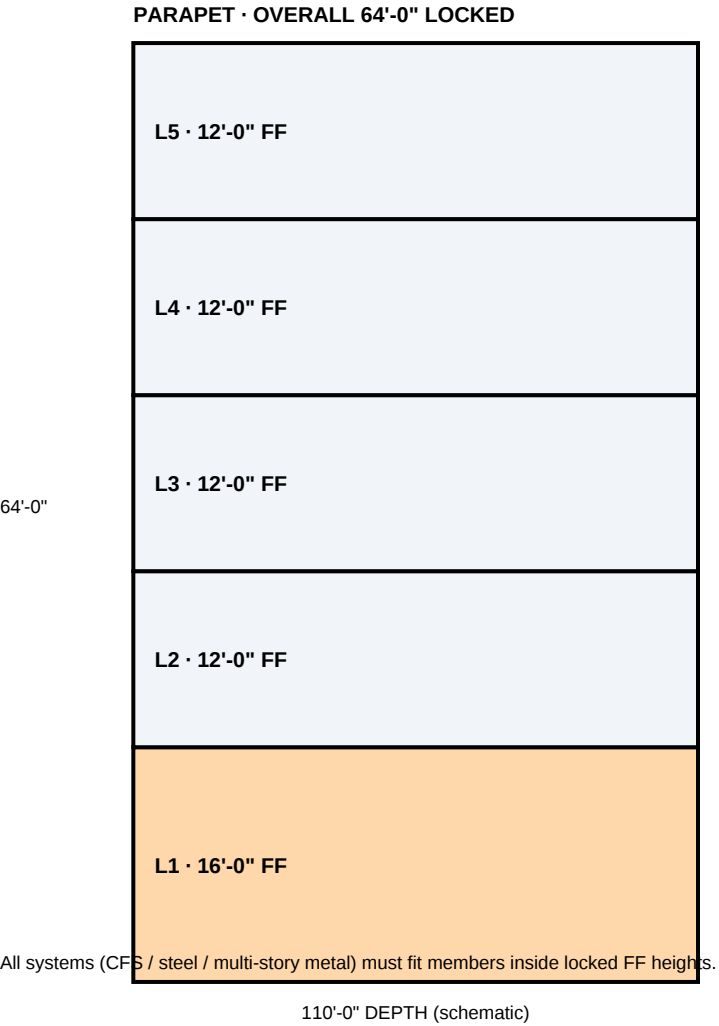
Date: 7/14/26 · Rev: BID-3 · Owner-GC ask

SHEET A4

ELEVATIONS · L1=16' · L2-L5=

SECTION + OPENING SCHEDULE · HEIGHT LOCK

PROPOSAL / BUDGET — NOT FOR CONSTRUCTION · HEIGHT STACK LOCKED · CFS OK



All systems (CFS / steel / multi-story metal) must fit members inside locked FF heights.

OPENING SCHEDULE (FRAMING ONLY)

MARK	SIZE	LVL	QTY	NOTES
O1	10'x10'	L1 S	1	Frame only
O2	10'x10'	L1 S	1	Frame only
O3	3'x7'	L1 N	1	Door
O4	3'x7'	L1 N	1	Door
PW	~4'x5'	L2-5	~88	Punched
CORE	bay	all	1	Elev+ST1
ST2	bay	all	1	Stair 2

HEIGHT MATH (LOCKED)

16 + 12 + 12 + 12 + 12 = 64'-0"

L1 tall for commercial volume

NO glass in base · stairs = ALT · CFS OK

1705 MANHATTAN · HARVEY LA 70058

100'-0" x 110'-0" x 5 STY · 55,000 GBA

L1=16' · L2-L5=12' · H=64'-0" LOCKED

Date: 7/14/26 · Rev: BID-3 · Owner-GC ask