

1705 MANHATTAN · HARVEY LA 70058 · MULTI-STORY STEEL RFQ

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Date: Jul 13, 2026 · OWNER-GC BUDGET QUOTE
Site: 1705 Manhattan Blvd, Harvey, LA 70058 · Jefferson Parish
Coords: 29.89037° N · 90.05645° W (use for ASCE Hazard Tool check)
NOT FOR CONSTRUCTION · NOT SEALED · LA AOR / PE seals final CDS

READ FIRST

Quote a TRUE 5-story steel / metal-building package.
Do NOT quote a 1-story warehouse PEMB kit.
Do NOT redesign the footprint or floor-to-floor stack.
Price everything in YOUR shop that is cheaper as one package
(steel · floors · roof · panels · trim · eng · delivery · erect).

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1. BUILDING LOCK (DO NOT CHANGE)

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Width (E-W): 100'-0"
Depth (N-S): 110'-0"
Stories: 5
SF / floor: 11,000
GBA: 55,000 SF
Floor-to-floor: L1 = 16'-0" · L2/L3/L4/L5 = 12'-0" each (LOCKED)
Overall height: 64'-0" to top of parapet / eave (LOCKED)
Math: 16 + 12+12+12+12 = 64'-0"
(Jefferson MU-CD by-right max is 65' – we use 64')
Do NOT exceed 64'-0". Do NOT design all floors at 12'.
Civil pad: x=103-203 · y=80-190 (Rev H-1)

CLEAN BAY GRID (LOCKED FOR BID – cheaper framing):

E-W: 4 equal bays @ 25'-0" = 100'-0"
Grid lines: 0 · 25 · 50 · 75 · 100
N-S: 5 equal bays @ 22'-0" = 110'-0"
Grid lines: 0 · 22 · 44 · 66 · 88 · 110
Frames: prefer primary frames on the 25' E-W module (state if reverse)

SHAFTS ON BAY LINES (REQUIRED – no odd cuts / no transfers):

CORE (elev + stair 1): West · one full bay
X = 0'-0" to 25'-0" · Y = 44'-0" to 66'-0" (bay on grid)
STAIR 2: Southeast corner · on grid
X = 75'-0" to 100'-0" · Y = 0'-0" to 22'-0" (bay on grid)
Shaft walls shall land on column grid lines.
Do NOT float shafts between bays. No transfer beams for shafts.

L2 = L3 = L4 = L5 IDENTICAL typical plate (see S-2).
L1 = commercial / public live loads (see §3).

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2. CODES – FOLLOW ALL (DO NOT OMIT)

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Authority having jurisdiction:

Jefferson Parish Department of Inspection & Code Enforcement
State of Louisiana Uniform Construction Code Council (LSUCCC)

Adopted base (Louisiana statewide – confirm Parish stamp cycle):

- IBC 2021 Edition (LA amendments) – primary for this building
- ASCE 7-16 (loads referenced by IBC 2021)
- AISI / AISC / SJI as applicable to YOUR system
- NFPA 13 automatic sprinklers – ASSUME REQUIRED throughout
- ASME A17.1 elevator (equipment BY OTHERS – shaft only in steel)
- ICC A117.1 / ADA (route / openings coordination)

Louisiana / Parish amendments that matter for THIS bid:

- IBC 1609.2 (LA amended): wind-borne debris – impact glazing or approved protection where required (see wind section)
- Local flood / freeboard: foundation PE by others – provide reactions
- MU-CD height: Parish max 65' by right – THIS BID max overall = 64'-0"

Vendor PE shall design to the MORE STRINGENT of:

- (a) criteria listed below, OR
- (b) current Parish-adopted edition if newer at permit time.

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3. WIND – HARVEY SITE (DO NOT GUESS LOW)

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Hurricane-prone region: YES (Gulf / South Louisiana)

OWNER REQUIRED DESIGN WIND FOR THIS QUOTE (COMPARABLE BIDS):

Ultimate design wind speed Vult = 160 mph (3-second gust)
Risk Category = II
Exposure = C
Wind directionality Kd = per ASCE 7
Topographic factor Kzt = 1.0 (flat site – confirm)
Enclosure = Enclosed (design as enclosed building)
Internal pressure = ±GCpi per ASCE 7 (enclosed)

Basis for 160 mph / Exp C:

Owner's prior Harvey site metal-building quote (Simpson Jul 9, 2026)
listed "C WIND LOAD: 160" for this Parish / ZIP 70058.
Do NOT price using 105 mph Exp B base-kit defaults.

MANDATORY PE CHECK (state in bid):

Run ASCE Hazard Tool (ASCE 7-16) at 29.89037°N, 90.05645°W.
Report site-specific Vult for Risk Category II.
If site-specific Vult > 160 mph → DESIGN TO SITE VALUE.
If site-specific Vult < 160 mph → STILL DESIGN TO 160 mph for this bid
(owner bid floor so all vendors price the same storm).

Wind-borne debris region (IBC / LA 1609.2):

Treat as YES for opening design coordination because Vult ≥ 140 mph.
Glazing within 30' of grade: large-missile impact (ASTM E1886/E1996)
OR approved protection – GLASS BY OTHERS unless ALT priced.
Glazing > 30' above grade: small-missile per LA amendment.
Your structure / panel / opening framing must accept the loads.

Components & cladding:

Design C&C for wall/roof panels, fasteners, purlins/girts per ASCE 7
(edge / corner zones – do not average away).

Roof uplift:

Design full roof system for ASCE 7 uplift (MWFRS + C&C).
Continuous load path roof → walls → frame → foundation anchors.

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4. OTHER LOADS (IBC / ASCE 7 – STATE IN CALCS)
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DEAD LOADS – account for at minimum (state every assumption):

Self-weight of YOUR steel / deck / panels / concrete fill (if any)
SUPERIMPOSED DEAD (bid minimums – do not omit ceilings):
Floor finishes (L2-L5): 5 psf
Partitions (L2-L5): 15 psf (OR 20 psf if you use
partition allowance method)
Ceiling + MEP (hung): 10 psf ← CEILING LOAD (required)
L1 finishes / kitchen allowance: 10 psf (+ state extra if heavier)
Roofing + insulation: 15 psf (or your panel system weight)
Exterior wall / panel: per YOUR panel dead load
If your system needs higher hung MEP/ceiling, STATE and design to it.

LIVE LOADS – IBC Table 1607.1 (minimums for bid):

L1 public / commercial floor: 100 psf
L1 assembly / dining areas: 100 psf
L2-L5 typical floor (residential): 40 psf ← FLOOR LIVE
Corridors (all levels): 100 psf
Stairs / exits (shaft framing): 100 psf
Roof live: 20 psf OR rain/snow governing
Ground snow pg: 0 psf (South LA) – still check ponding
TOTAL FLOOR DESIGN (typical L2-L5 bay – for clarity):
Live 40 + superimposed dead (5+15+10=30) + self-weight of YOUR deck
= design the floor system for that stack (state self-weight)

SEISMIC (USGS ASCE 7-16 · Site Class D · Risk Cat II · this lat/lon):

Ss = 0.086 · S1 = 0.052
SDS = 0.091 · SD1 = 0.084
Seismic Design Category = B
Wind GOVERNS lateral for this site – still satisfy SDC B detailing
Site Class: assume D until geotech; revise if borings differ

DEFLECTION / DRIFT (minimums – tighten if your system needs):

Floor live deflection: L/360
Total load deflection: L/240
Roof members: per ASCE 7 / metal building practice
Story drift (wind): per ASCE 7 Chapter 26 / IBC
Vibration: state residential floor criteria used

RAIN / DRAINAGE:

Primary roof drainage + overflow scuppers / overflow drains
per IBC / IPC as applicable – coordinate with roof panel system.

FLOOD:

Foundations / FFE by others. Provide column reactions only.
Do not omit uplift / overturning into anchor design.

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5. STRENGTH / MATERIALS / SYSTEM (5 FLOORS)
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★ CFS / LIGHT-GAUGE BIDS ARE WANTED ★

Quote YOUR multi-story CFS / LGS / panelized system on this SAME lock.
Do NOT reject this RFQ because WF / HSS grades are listed – those are
for hot-rolled vendors only. Pick the materials list that matches YOUR system.

System allowed (pick ONE and STATE which):

- A) CFS / light-gauge multi-story (stick or panelized · PE stamped) ← preferred cheap path
- B) Multi-story metal building system (true multi-floor product)
- C) Conventional structural steel + metal deck + metal panels

NOT allowed as base: single-story clearspan PEMB "reinforced" for 5 floors.

■ IF YOU BID CFS / LGS (System A) – use these materials ■■■■■■■■■■

Studs / track / joists: ASTM A1003 / A653 · structural CFS (state gage / ksi)
Design code: AISI S100 + AISI S240 / S400 as applicable
Sheathing / panels: state wall + roof system (metal / sheathing)
Floor: CFS joists + deck / your panel floor – design to loads
Connectors / screws: per CFS PE (state manufacturer system if proprietary)
Anchor rods / hold-downs: ASTM F1554 (Grade as required by PE) + wind continuous load path
Coatings: G60 / G90 or equal (coastal humidity) – STATE
Welding (if any): AWS D1.3

■ IF YOU BID HOT-ROLLED / MULTI-STORY METAL (System B or C) ■■■■■■

Wide-flange shapes: ASTM A992 Grade 50
HSS: ASTM A500 Grade C (or A1085)
Channels / angles: ASTM A36 (or A572-50 where designed)
Plate: ASTM A36 / A572-50 as designed
High-strength bolts: ASTM F3125 Grade A325 or A490
Anchor rods: ASTM F1554 (Grade as required by PE)
Metal deck: capacity for stated live + dead; state gage
Cold-formed secondary: AISI S100 – design per wind C&C (girts/purlins OK)
Welding: AWS D1.1 / D1.3 as applicable
Shop / field coatings: state primer system (coastal humidity)

Construction type (propose & price – CRITICAL FOR 5 STORIES):

Sprinklered building assumed – NFPA 13 THROUGHOUT (equipment by others).

Per IBC Table 504.4, Type VA is typically LIMITED TO 4 STORIES for R-2.

For 5 stories you must propose a legal type, e.g.:

- Type IIIA (often works for 5-story sprinklered R-2 at our 64' max), OR
- Type IIA / IB, OR
- Other type you prove legal for 5 stories + height

STATE construction type in bid. Do not assume Type VA for 5 floors.

FIRE (do not leave blank – IBC Chapter 6 / 7 / 1020 as applicable):

Assume fully sprinklered (NFPA 13). STATE every rating your package provides.

Bid baseline ratings to design around (AOR confirms at CD):

- Floor / ceiling assembly (each occupied floor): 1-HOUR min
(horizontal separation – especially L1 commercial under upper floors)
- Corridor walls (if in your framing/panel scope): 1-HOUR (sprinklered R-2 typical – confirm to your construction type)
- Occupancy separation L1 vs upper floors: 1-HOUR min horizontal
(increase if your type / occupancy mix requires 2-HOUR)
- Shaft enclosures (elev + 2 stairs): 2-HOUR typical for
connecting ≥4 stories – shaft walls by others; YOU frame openings
for rated shaft construction
- Exterior walls: per fire separation distance (state assumed FSD;
unprotected often OK if FSD allows – say what you assumed)
- Roof assembly: per construction type (state)
- Structural frame fireproofing:
 - If Type IIA / IB: primary frame usually needs fireproofing
→ price as ALT-7 or include and STATE
 - If Type IIIA with exterior masonry/equal: follow IBC for
what must be rated vs combustible allowed

Standpipes: assumed required by height/stories – by others (MEP/fire)

Fire stopping / rated joint systems: by others unless in your panel system

Smoke barriers / partitions: by others (TI)

Continuous load path:

Roof diaphragm → walls/frames → foundations (anchor rods / embed loads)

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6. BASE BID – INCLUDE EVERYTHING YOU CAN DO CHEAPER

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INCLUDE IN BASE (one package – map to YOUR system):

- [] Primary structure: CFS walls/joists/panels OR steel frames/columns/beams/bracing
- [] Secondary: studs · track · joists · purlins · girts · bridging · hold-downs as required
- [] Floor systems L2-L5 (CFS joists/deck OR steel deck + joists) designed for loads
- [] Shear studs / composite / diaphragm items if part of your system
- [] Roof framing + roof panels / sheathing + trim
- [] Roof insulation system YOU supply (state R) OR ALT if excluded
- [] Exterior walls: insulated metal panels OR CFS wall panels + cladding YOU supply
- [] Opening FRAMING only (no glass): see OPENING SCHEDULE below
- [] Shaft OPENINGS all floors: (1) elevator + (2) stairs
- [] Edge / deck / panel accessories required for your floor system
- [] Connection design (shop + typical field) · PE stamped package
- [] Anchor / hold-down plan + REACTION SUMMARY for foundation PE
- [] Erection drawings / mark numbers / panel tag drawings
- [] Delivery FOB jobsite Harvey LA
- [] ERECTION of your package (crane · labor · weather-in of YOUR scope)
- [] LA-licensed PE sealed drawings + structural calculations

ALTERNATES (price separate – buy only if cheaper than other trades):

ALT-1 Prefabricated metal stairs (2) + rails – compare to stair shop

ALT-2 South canopy / porte · ~14' clear · 20-30' span

ALT-3 Parapet all four sides

ALT-4 (deleted – L1 is LOCKED at 16'-0" FF, not an alternate)

ALT-5 Impact glass INSTALLED (only if cheaper than separate glazier)

- ALT-6 Complete roof membrane over your panels (if not in base)
- ALT-7 Spray fireproofing / rated assemblies required by your type
- ALT-8 Liner panels / partition support steel (if cheaper than stick)

EXCLUDE (by others – do not bury in price):

Foundations / SOG / piles
Elevator cab / machine / rails
Stair fabrications UNLESS ALT-1 accepted
All glass / glazing / storefront systems UNLESS ALT-5
MEP · sprinkler equipment · interiors · FF&E · sitework · parking

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7. OPENING SCHEDULE (FRAMING ONLY – NO GLASS IN BASE)

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Price STRUCTURAL OPENINGS / bucks / panel cuts only.

Do NOT include glass, doors, or storefront systems in BASE.

L1 SOUTH (2 openings – framing only):

- 01 10'-0" wide x 10'-0" high · -X = 8'-0" from SW corner
- 02 10'-0" wide x 10'-0" high · -X = 42'-0" from SW corner

L1 NORTH (2 door openings – framing only):

- 03 3'-0" x 7'-0" · egress
- 04 3'-0" x 7'-0" · service / egress

L1 SERVICE:

- 05 3'-0" x 7'-0" door · include framing in base
- 06 8'-0" x 10'-0" OH / roll-up – ALT only

L2-L5 PUNCHED WINDOWS (panel openings only – bid count):

South: 8 / floor x 4 = 32 · each ~4'-0" x 5'-0"
North: 6 / floor x 4 = 24 · each ~4'-0" x 5'-0"
East: 4 / floor x 4 = 16 · each ~4'-0" x 5'-0"
West: 4 / floor x 4 = 16 · each ~4'-0" x 5'-0"
Total punched ~88 (budget). Keep bay grid – do not redesign.

SHAFTS (on bay grid – all 5 floors):

CORE elev + ST1: X 0'-0" to 25'-0" · Y 44'-0" to 66'-0"
ST2: X 75'-0" to 100'-0" · Y 0'-0" to 22'-0"
Shaft walls on column lines. Openings only – shaft walls by others.

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8. SUBMITTAL – BID INCOMPLETE WITHOUT ALL ITEMS

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1. Lump sum BASE · ALTs separate · \$/SF of 55,000 GBA
2. Wind: confirm Vult=160 · Risk Cat II · Exp C · report ASCE tool Vult
3. Seismic values used · SDC
4. Live / dead load schedule used
5. Construction type + fire ratings + fireproofing include/exclude
6. Material grades + deck gage / capacity
7. Frame orientation + bay spacing sketch
8. Reaction / anchor bolt PDF
9. Lead time · erect duration
10. Full exclusions list (1 page)
11. Validity (days) · contact · Gulf / multi-story experience

Email: partners@miragedistrictnola.com

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

IMPORTANT: Multi-story only. Not for construction until LA AOR / PE seal.