

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.