

**Owner's Statement of Requirements for Pre-Engineered Building  
Project 300-508**

**Date:** April 24, 2024

**Division:** Port of Johnstown

**Topic:** Pre- Engineered Building – Project 300-508

**Purpose:** To Procure and Construct a Pre-Engineered Building for the Receiving Area.

**Background:** The Port of Johnstown, a Division of the Township of Edwardsburgh Cardinal, is adding an additional receiving lane to improve the handling capacity and efficiency of the receiving area. This new addition will encompass a new foundation, a pre-engineered building to protect the new lane from the elements, a new receiving pit and a new spout specifically designed for loading sea containers. The new foundation has been designed and is in the process of being constructed. The building will also cover the west side of the existing Receiving Lane #6.

The Port is currently seeking bids for the procurement and construction of the pre-engineered building.

**Requirements of Building:**

The following are the minimum requirements for the building:

- Building must be constructed on the foundation currently being built. A copy of the foundation drawing will be provided to ensure compatibility.
- The building is an irregular shape with the dimensions as shown in concept drawing.
- Building must meet all the requirements of the latest edition of the Ontario Building Code.
- Building to be constructed of steel frame, steel panels and a steel roof.
- Exterior of the building to be painted steel.
- Roof shall be galvanized steel.
- The building must follow the roof line of the existing receiving area roof. Concept drawing of the building that shows the required roof line will be provided.
- Building to have three rapid roll-up doors. One at each end of the new lane and the remaining door at the existing Receiving Lane #6.
- Minimum height of the west end of the building to be 12.5 m (41 ft) from the concrete floor to the lowest part of the ceiling to accommodate 48' end dump trailers at their maximum height.
- The building must have sufficient insulation to prevent condensation or other moisture from forming on the inside of the building.
- The building must come with a 20 year warranty against water leaks as a result of normal wear and tear and against the failure of the exterior finish.