



## **ABC Supply Co. inc.**

One ABC Parkway  
Beloit, Wisconsin 53511

### **Craig Marquardt, Construction Manager**

Phone: 608.368.2409 Cell: 608.207.0007

Fax: 608.363.0409

E-mail: craig.marquardt@abcsupply.com

## **DEVELOPMENT AND CONSTRUCTION GUIDELINES**

**Project Location:**                      **L&W Supply (Greenfield) Branch #7467**  
**228 East 34<sup>th</sup> Street**  
**Panama City, Florida**  
**Bay County, Florida**

The following Development and Construction Guidelines are intended to be used as a guide for the development of the design and construction documents for a Turn-Key, Build-To-Suit (BTS) facility for L&W Supply Branch (Greenfield) #7467 located at 228 East 34<sup>th</sup> Street in Panama City, Bay County, Florida. Work should be completed in conjunction with these Development and Construction Guidelines, preliminary (60%) design drawings approved by L&W Supply, lease documents and exhibits, as well as the final drawings and contract documents prepared by the Developer's consultants and approved by L&W Supply specifically for the above referenced project.

### **1000 – General Requirements:**

1. Developer shall include all overhead costs to manage and supervise the entire project, including final design, permitting, and close-out. These costs shall be broken out as a separate line item.
2. Developer shall include all general conditions costs to manage and supervise the entire project, including final design, permitting, and close-out. These costs shall be broken out as a separate line item.
3. Developer shall include all taxes related to the performance of the scope of work with the proposal. Taxes shall be broken out as a separate line item.
4. Developer shall include the procurement and cost of all building permits and associated fees within their proposal, including any (and all other) permits and fees as required by any governing Authority Having Jurisdiction (AHJ) (city, county, state, federal, etc.) over this project that are required to complete this project. Please break out the cost of permits as individual line items in your proposal. ***NOTE: L&W Supply will procure (and maintain in compliance with Applicable Law) all permits and licenses required for the transaction of L&W Supply's business at the Demised Premises.***
5. Developer shall include all permits, inspections, final approvals by Authority Having Jurisdiction (AHJ), local conveyance and Certificate of Occupancy.

6. Developer shall submit progress design drawings at 80% and 95% to the L&W Supply Construction Manager for review and comment. Comment to the progress design drawings will be provided to the Developer within fifteen (15) business days of receipt by L&W Supply's Construction Manager.
7. Developer shall submit final construction documents / drawings to the L&W Supply Construction Manager for review, comment and approval prior to submitting for permit.
8. Please provide a "Final Design and Construction" schedule with your proposal indicating key construction tasks and major milestones. Minimum line items (tasks) shall include final design, submission of plans for building permit, acquisition of building permit, project mobilization, substantial completion, punch list walk through, construction completion, should be listed as milestones in addition to your individual construction tasks.
9. Two (2) year warranty for all construction (labor, materials and equipment) is required.
10. Twenty (20) year (NDL - No Dollar Limit) roofing warranty is required.
11. Developer shall give copies of the warranties to L&W Supply's Construction Manager and Project & Contract Manager.
12. Furthermore, training should also cover any building systems, equipment, components, etc. that are unique to this facility that require training to safely and efficiently operate. Include all product warranties and operating manuals for fire protection systems, roofing material, roofing systems, siding material, paint finishes, etc. Product warranties shall be presented to L&W Supply upon completion of the project. Warranties are preferred via electronic files and sent to Heidi Mallicoat, L&W's Project & Contracts Manager (via e-mail or flash / thumb drive). A list of all firms; including developers, contractors, subcontractors and prime vendors that worked on the project, along with their full contact info, shall be included in the warranty package.
13. Developer's Contractor must provide insurance for the referenced project and requires compliance with L&W Supply's insurance guidelines and has additional insured language that must be included prior to mobilizing to the jobsite, (if applicable). **NOTE: Work shall not commence without the appropriate insurance coverage in place.**
14. Developer shall procure and maintain the appropriate and applicable insurance coverage(s) as set forth in the lease.
15. Developer's Contractor shall hold bi-weekly regular construction progress meetings that will include all subcontractors and key vendors. Developer shall communicate weekly with the L&W Supply Construction Manager (or its designated consultant) regarding project progress, status, and provide a two week construction projection of work to be completed. Developer shall send the L&W Supply Construction Manager progress reports (via e-mail or flash / thumb drive) on a weekly basis (the first Monday following the week of construction progress). Progress reports should not exceed 5MB per report (**Sample progress reports are available upon written request for examples of format and context.**) Pixels shall be reduced, or the files shall be compressed, to minimize the file size of each photo / report. Pictures should include work completed during the week and work under construction. Include pictures of any underground plumbing, electrical, etc. prior to covering and/or concealing. Failure to supply weekly progress reports may result in a back charge for a site visit by L&W Supply or its representative.
16. Developer's Contractor to provide digital photos of any and all underground work prior to covering and/or concealing. Failure to document this work (any work that will be permanently covered / hidden / concealed) with photos may result in a back charge by L&W Supply to verify that this has been done per "Normally Accepted Industry Standards" and "Best Practices".

17. All clarifications and requests for information (RFI's) shall be sent via e-mail or formal transmittal to the attention of L&W Supply's Construction Manager.
18. Developer's Contractor to maintain and update regularly (minimum of every four weeks) a master schedule showing all tasks and milestones.
19. Site visits to the existing L&W Supply branches can be arranged on an "as-needed" basis. You and your design team are strongly encourage to visit an existing L&W Supply branch to gain some insight into the operations that will dictate the design criteria of the Panama City (Greenfield) L&W Supply branch. *NOTE: L&W Supply has several operating, active branches that can be toured upon request. You may find all of the L&W Supply locations at [www.lwsupply.com](http://www.lwsupply.com) and select the "Locate Us" tab.*
20. **Note:** It is important to remind the Developer that their Lease will be with ABC Supply Co. inc. National Support Center's Construction Manager located in Beloit, Wisconsin and NOT with local (Panama City, Florida) associates of L&W Supply. This is important to note as you may be requested to complete additional work by the local L&W Supply associates. If you choose to do so, this will be **AT YOUR OWN RISK**, as only the L&W Supply Construction Manager will approve extra work orders and/or change orders. All change orders / extra work orders must have WRITTEN approval from the L&W Supply Construction Manager that clearly defines the scope of work and associated costs PRIOR to starting the work. Failure to do so will result in change orders / extra work orders being rejected.
21. Housekeeping on the jobsite is required. A sufficient amount of dumpsters shall be provided for removal and proper disposal of construction debris.
22. Upon completion of the project, the Developer's Contractor shall provide a photo report showing the condition of the site and all buildings. This report should be on a flash drive / thumb drive and forwarded to the L&W Supply Construction Manager upon completion of the project. Photos should include, but are not limited to, the following: (exterior) roof, exterior elevations, overhead doors, man doors, loading dock(s), asphalt, concrete, fencing, lighting, landscaping, bollards, LP tanks, (interior) partition walls, electrical, lighting, flooring, plumbing, heating, warehouse walls (taken in sequence around the interior), fire suppression, ceiling tile, etc.
23. The Development and Construction Guidelines are intended as an aid in meeting the objectives of L&W Supply. **PLEASE NOTE: L&W Supply is receptive to alternates and encourages the practice of value engineering. L&W Supply appreciates and encourages alternate designs and pricing from design professionals and Developers / Contractors and will look favorably upon proactive ideas that result in a more efficient / cost effective project.** While the Preliminary (60%) design drawings represent the Panama City, FL (Greenfield) L&W Supply branch #7467, L&W Supply expects that your design team, with guidance from L&W Supply, can improve upon this layout and truly capture everything that an L&W Supply branch should have incorporated into it.
24. Developer shall provide a set of permit and construction drawings. Cover page shall include an aerial view of the facility, a front elevation view of the building, and a location map, in addition to the more traditional cover page information.
25. Developer's Contractor shall visit the project site prior to submitting a proposal to become familiar with the existing conditions of this facility for this project.
26. Developer shall submit shop drawings for their respective trades for any work that "typically" and "normally" requires shop drawings per "Normally Accepted Industry Standards" and "Best Practices".
27. Developer shall provide a set of "As-Built" drawings to the L&W Supply Construction Manager at the completion of the project. The "As-Built" drawings should include not

- only the areas of work that were contracted for, but the drawings should also include a site plan.
28. Developer shall have a third-party testing service oversee any asphalt or concrete work for quality control / quality assurance purposes. Testing shall include all “Normally Accepted Industry Standard” tests and “Best Practices” and shall be done both before and after the work.
  29. Developer shall inquire if L&W Supply has any due diligence reports available. Occasionally, L&W Supply will engage professionals to conduct preliminary due diligence. L&W Supply is willing to share any preliminary due-diligence reports that we have to date. In the event that questions or concerns arise from the information contained in the preliminary due diligence reports, the Developer and Contractor shall take steps to independently confirm or reject the questionable information.
  30. Developer shall design all new components of this project to fully comply with all ADA regulations and codes. It is the policy of L&W Supply to fully comply with all ADA regulations relating to new work whether the local permitting authority requires them or not.
  31. Developer shall include all provisions of these Development and Construction Guidelines, Lease (and all associated exhibits to the Lease) and drawings in your proposal. This includes, but is not limited to, the following:
    - a. Design to develop the preliminary design drawings provided by L&W Supply to 100% construction drawings ready for permitting. Design shall adhere to any codes or guidelines required by the Authority Having Jurisdiction, and must meet their standard so to receive permits.
    - b. Any permits required by the Authority Having Jurisdiction.
    - c. Coordination between design team, landlord and tenant.
    - d. Project Management and Supervision.
    - e. Waste Management.
    - f. Temporary Toilets.
    - g. Construction Final Cleaning.
    - h. Soil Treatment.
    - i. Liability and Builder’s Risk Insurance.
  32. Developer shall include a fixturation period (minimum of 30-days) prior to rent commencement for L&W Supply to install our storage systems (racking), *(if applicable)*.

## **2000 – Site Work:**

### Demolition:

1. Developer shall contact local utility locating service and conduct a private locate as required to ensure that all existing utilities have been located before starting demolition, excavation or digging to install new utilities.
2. Demolition and/or removal of any items that (by their removal) causes an inherently unsafe condition shall be made safe immediately following the demolition and/or removal of that item.
3. Properly dispose of all demolition materials/debris/rubble/etc.

### Site Improvements:

1. Developer shall provide the following:
  - a. All site work, earthwork, exterior improvements, utilities.
  - b. Landscaping and irrigation, only as required by the Authority Having Jurisdiction.

2. Developer is responsible for verifying that the existing soils have adequate bearing capacity for all areas of this project where construction work is proposed. If soils DO NOT have adequate bearing capacity, then the Developer shall take necessary measures to improve / replace the soils and/or sub-base material to ensure adequate bearing capacity, density and compaction is achieved. This shall further be verified by proof rolling (see item 4 below).
3. Proof roll subgrades before placing fill with heavy pneumatic-tired equipment, such as a fully-loaded tandem axle dump truck, to identify soft pockets and areas of excess yielding.
4. Any areas requiring fill material to be brought in shall be placed and compacted per "Normally Accepted Industry Standards" and "Best Practices". Standard proctor tests, compaction tests and density tests shall be adhered to per the recommendations of the Geotechnical report, civil engineer, lead design professional or per "Normally Accepted Industry Standards" and "Best Practices". The more stringent recommendations shall prevail.
5. Site clearing, including but not limited to, tree / brush / vegetation / rock removal shall be included in proposal.
6. Developer shall engage a qualified independent testing and inspection agency to perform field tests and inspections. It is suggested that the geotechnical firm used to perform the subsurface soil investigation be engaged for the field quality control tests.
7. Developer shall comply with all erosion control measures as are dictated by Authorities Having Jurisdiction.
8. Asphalt or concrete paving shall not occur until geotechnical testing has confirmed that the subgrade and aggregate base material has achieved the degree of compaction that was specified by the design professional and that the bearing capacity is sufficient for its intended use.
9. Developer shall have a "Geotechnical Report and Recommendations" from a licensed, certified and competent professional to interpret the soil boring information and design a paving system (concrete or asphalt) that is suitable for the intended use of L&W Supply. *NOTE: The more stringent and robust design shall prevail if there is conflict between the Geotechnical recommendations and a professional engineered designed system.*
10. Prep and paint all handrails, bollards, guardrails, etc. around building.
11. Parking lot striping, ADA barriers and signage per code.
12. Install parking curb stops in all parking stalls.
13. Supply and install steel bollards and railings per plan and local / state codes (cored into concrete not bolted). *NOTE: Galvanized steel is recommended in coastal regions and the State of Florida.*
14. All bollards, handrails, and guardrails shall be prepped, primed and painted with Sherwin-Williams Safety Yellow.
15. The existing site needs to be evaluated to ensure storm water properly drains on the site. Ponding water and water flowing towards the warehouse, trailers, storage buildings, etc. is not acceptable. Your proposal shall include design services for site engineering and storm water management that meets "Generally Accepted Industry Standards" and "Best Practices".
16. It is the Developer's responsibility to contact the L&W Supply Construction Manager to inquire about the availability of any geotechnical reports (soils report) or core samples that have been completed or are pending with reference to the project.
17. The proposed areas shall be designed for a cross section (including aggregate base material) suitable for heavy-duty truck and forklift traffic. The proposed paving design



needs to be evaluated to confirm that it will support and withstand heavy-duty truck and forklift traffic. The paving cross section (including aggregate base material) needs to be designed to properly support and withstand the daily operations of a wholesale sheet rock and metal stud operation.

18. If required by the Authority Having Jurisdiction, final landscaping (including final grading and irrigation systems with automatic controls, along with associated controls) shall be included with proposal. Landscaping layout to be determined in final design and shall comply with all local codes, zoning and/or landscaping requirements, covenants and/or conveyances.
19. Design, supply and install a low water consumption automatic irrigation system, along with all associated controls, to support the landscaping plan. The design of this automatic irrigation system shall comply with all local codes, zoning and/or landscaping requirements, covenants and/or conveyances.
20. Excavation work; including utilities (especially underground utilities), cuts, fills, leveling, proper base material, structural fill, phone / data lines, domestic water, fire protection water, irrigation water, natural gas lines, LP gas lines, storm water, electrical, etc. as required to meet objectives of this project for L&W Supply's use; designed to local, city, county, state and federal codes.
21. Sweep and clean all new asphalt and concrete surfaces prior to turning property over to L&W Supply.

### **3000 – Concrete:**

1. Developer shall form / pour / construct all concrete flatwork, footings, foundations, piers, etc. per plan (verifying the geotechnical reports for sub-grade and concrete design) to meet L&W Supply's storage, usage and operational needs.
2. Developer to complete flatwork per plan.
3. Concrete slab on grade shall be a minimum 7" thick, 4000 psi, #4 rebar, 12" O.C.E.W and/or 6" x 6" wire mesh. *Note: Fiber reinforcement is also acceptable.* All joints shall be reinforced (doweled) per ACI standards. All edges shall be backfilled, seeded and restored to original grade (*if applicable*). Minimum requirements to be verified to ensure that it is suitable and compatible with existing site conditions. *This recommendation needs to be verified by the appropriate design professional as this is a typical guideline and needs to be made site-specific to suit the needs of L&W Supply at this specific (Panama City, Florida) project location. NOTE: The design needs to also take into account the storage of L&W Supply's products on the concrete, whether stored directly on the concrete or in racking systems with the legs (point loads) of the racks bearing on the concrete and anchored into the concrete.*
4. All concrete shall be reinforced. Reinforcement methods shall be determined by the engineer of record; however, both steel and fiber reinforcement methods are acceptable to L&W Supply.
5. New concrete slabs shall be saw cut. Saw cuts shall be in straight lines in a uniform symmetrical grid pattern. Saw cut joints to be filled with an appropriate (ACI Approved) material to prevent debris from entering the joint and potentially spalling the concrete.
6. New concrete flatwork slabs shall have thickened edges.
7. In the event that storm drain inlets / catch basins are located in unpaved, gravel areas, an 8' wide thick concrete pad shall be formed, poured and installed around the storm drain inlet / catch basin. Concrete shall be a minimum of 7" thick, 4,000 psi, reinforced per engineer's recommendations. *This recommendation needs to be verified by the appropriate design professional as this is a typical guideline and needs to be made site-specific to suit the needs of L&W Supply at this specific project location.*

8. All concrete flatwork shall be designed for a heavy-duty application suitable of supporting heavy-duty commercial over-the-road semi-trucks / trailers (53'), L&W Supply delivery trucks and L&W Supply's forklifts. Typical L&W Supply forklifts are 10,000 pounds, carrying additional loads of up to 9,000 pounds on narrow, hard tires. The design needs to take into consideration both the static and dynamic loads of this type of operation, as well as the impact and torsional loads of the forklifts.
9. All concrete shall be reinforced. Reinforcement methods shall be determined by engineer of record, however both steel and fiber reinforcement are acceptable means to L&W Supply.
10. All interior concrete flatwork shall have a vapor barrier installed where applicable. This determination shall be made after consulting with the appropriate design professional and/or from the geotechnical recommendations.
11. The new warehouse concrete floor shall have a concrete slab hardener / densifier (Liqui Hard or Equal) applied per manufacturer's recommendations.
12. Developer shall include third party testing services; including, but not limited to, sub-grade compaction, re-bar inspection, concrete mix design, slump and compressive strength cylinder breaking with your proposal.

#### **5000 – Metals:**

1. Metal building additions and/or repairs shall match existing metal building panel / trim profiles and shall include similar aesthetic components (especially color) as the existing metal building.
2. Furnish and install floor-mounted angle (4" x 6" X 1/4") to protect warehouse walls from damage due to pallets being pushed up against the walls from forklifts. 6" leg shall be the vertical leg. Angle to be secured every 48" O.C. and a minimum of 12" from each joint with 1/2" galvanized wedge-style anchor bolts. Angle to be prepped, primed and painted on all sides with Sherwin Williams Safety Yellow prior to installation. Angle iron installation plan shall be submitted to L&W Supply Construction Manager for approval prior to installation. Angle iron should be installed a minimum of 3" off the showroom wall with 4" flange (foot) facing the showroom wall (7" total from wall to vertical leg). Anchor bolts to be on wall side of angle. Any cut angle should be ground smooth and all slag removed. Corners / edges should be rounded or chamfered to prevent injury. All concrete dust associated with installing anchor bolts shall be removed.
3. All welding shall be performed by a local and state certified welder who is skilled and competent in welding techniques required for the given application. All welds shall be properly inspected.
4. All field welds shall be cleaned and primed.
5. All steel shall be prefinished with one (1) coat of primer unless indicated otherwise.
6. All steel that is exposed to the exterior shall have a finish coat(s) of paint. Primed surfaces shall not be left exposed to the exterior. *NOTE: Galvanized steel is recommended in coastal regions and the State of Florida.*
7. Pre-engineered metal building (PEMB) shall be designed by a competent and qualified pre-engineered metal building fabricator / supplier. The pre-engineered metal building shall conform to all generally accepted industry practices and shall meet all local, county, state and federal codes.
8. Pre-engineered metal building (PEMB) shall include canopies at all doors and loading docks to shield and protect those areas from rainfall.
9. PEMB roof shall be a minimum of 24-gauge galvalume standing seam. Roof shall come with a manufacturer's 20-year NDL warranty (labor, materials, equipment). Developer's

- Contractor shall comply with all manufacturer's warranty requirements including (but not limited to) inspections and using certified installers.
10. PEMB sidewalls shall be a minimum of 26-gauge metal panels. Wall panel color shall be chosen from manufacturer's color charts. The top of walls shall include translucent panels. Height of translucent panels shall be determined in final design based on interior wall girt framing / spacing. *NOTE: Skylights are not preferred by L&W Supply. Roof penetrations shall be kept to a minimum and avoided.*
  11. Steel Bollards: See bollard notes / details in Site Improvement section above.

## 9000 – Finishes

1. Developer shall provide a polished concrete floor with natural concrete color for salt & pepper effect with aggregate. Concrete floor shall be prepped; diamond grind 50 thru 200; all joints and voids shall be filled with epoxy; epoxy color to match adjacent concrete; diamond grind 400 thru 800; apply coat of manufacturer's polished sealer; burnish with high speed burnisher (not a high polish). *NOTE: The above are guidelines only, the process for achieving the final polished concrete floor results shall be the responsibility of the contractor performing the polished concrete.*
2. Developer shall protect the floor during construction to avoid any stains, blemishes or spalled areas in the concrete prior to polishing the concrete and throughout the project.
3. *NOTE: L&W Supply reserves the right to alter the cove base color in the event that an alternate floor type / style is chosen. This will be finalized at final construction drawings approval.*
4. Developer is responsible for ensuring that their polished concrete flooring contractor uses the appropriate process that is compatible with the existing concrete surfaces. *NOTE: L&W Supply recommends that you consult with your polished concrete contractor during the design phase of this project to ensure the concrete design and placement maximizes the final results desired for this application.*
5. Developer is responsible for ensuring that their flooring contractor uses flooring adhesives that are compatible with both the flooring materials that are being installed, as well as, the existing surfaces that the flooring is being adhered to.
6. Exterior overhead door frames, service doors and frames, corners, gutters, downspouts, soffit, trim, etc. colors are to be factory finish. Color to be approved by L&W Supply Construction Manager at final construction drawings approval. *NOTE: This only applies to new items.*
7. Prime all bollards with Sherwin Williams Kem Kromic, Metal Primer. Finish coat(s) with Sherwin Williams safety yellow.
8. Substitution of any specified Sherwin Williams product is prohibited unless in writing from L&W Supply Construction Manager.
9. Paint all new interior columns Sherwin Williams safety yellow from floor level to bottom of the roof structural steel.
10. Paint all exposed miscellaneous items (finished or unfinished) to match adjoining wall surfaces ... i.e. cover plates, HVAC grilles, etc.
11. Developer to leave a minimum of (1) one gallon of paint for each color used on the project. Each gallon to be clearly labeled to indicate what was painted with the color.
12. Overspray on any asphalt, concrete, window frames, etc. will require removal.



## 10000 – Specialties

1. Developer to provide a Knox Box if required by the Authority Having Jurisdiction. Exact location to be determined by local Fire Marshal or (AHJ) Authority Having Jurisdiction.
2. Furnish and install fire extinguishers per local, state and federal codes.

## 13000 – Special Construction

1. If a building addition / expansion or build-to-suit are being planned and designed, the perimeter areas where overhead doors may be installed and/or pit levelers may be installed, are to be kept free and clear of any all underground utilities so as to prevent obstructions...both now and in the future.
2. Fire extinguishers will need to be supplied and installed to meet current codes. Developer to supply and install fire extinguishers, as needed, to obtain a Certificate of Occupancy or Certificate of Completion.
3. Fire hoses, fire hose cabinets, and similar associated accessories will need to be provided to meet current codes, *(if applicable)*. Developer to supply and install fire hoses, fire hose cabinets, etc., as needed, to obtain a Certificate of Occupancy, *(if applicable)*.
4. Location of fire extinguishers will be determined in final design.
5. A fire protection system will need to be designed, fabricated and installed to meet Local / County / State / Federal code requirements, based on L&W Supply's commodities capable of suppressing and protecting Class I – IV Commodities and Group A Plastics to an unrestricted storage height of 20', *(if applicable)*. *Note: If a fire suppression system is required per code, fire suppression system shall be a dry system. If a dry system is not practical, a wet system may be considered, however it is not L&W Supply's preference to heat the warehouse.*
6. An ESFR (or similar) fire suppression system capable of suppressing and protecting a high-hazard, high-pile storage inventory (consisting of Class I – IV commodities and Group A Plastics) stored in an unrestricted manner to a height of 20' is preferred.
7. It is not L&W Supply's preference to have in-rack sprinklers.
8. It is not L&W Supply's preference to heat the warehouse.
9. L&W Supply prefers a minimum racking storage height of 20'; consisting of a 16' high top rack with 4' of product placed on top of the 16' high top rack. This also applies to floor stored inventory, as these floor stacked commodities can be stacked up to 20' as well. *Note: Due to fluctuations in inventory, an unrestricted storage height of 24' shall be used for design purposes to offer a buffer if the 20' storage height is exceeded.*
10. If a fire suppression system is not required by code, a fire protection system will not be installed.
11. Developer shall install a fire alarm system compatible with the fire protection system. This fire alarm system shall include all design, engineering, permitting, wiring, panels, devices, horns, enunciators, strobes, heat sensors, testing, inspections, etc. as may be required to obtain a Certificate of Occupancy or Certificate of Completion. This system shall be designed and installed to meet all local, county, state and federal codes. *NOTE: L&W Supply has a national program for monitoring fire alarms. The Developer is responsible for installing the fire alarm system, as well as coordinating and verifying the system is communicating with L&W Supply's central monitoring station, prior to turning it over to L&W Supply. Specific information regarding L&W Standard's for fire alarm systems can be obtained by written request from the L&W Supply Construction Manager / Risk Manager.*

12. New or existing fire protection system(s) shall meet all local and state codes and shall sufficiently protect the warehouse based on L&W Supply's proposed racking plan and product-storage heights.
13. In the absence of a fire protection system, proper smoke/heat detection may be installed to meet all local/state codes or the governing authority having jurisdiction (AHJ).