

PRE-ENGINEERED METAL BUILDING

Issued by
Port of Port Angeles
338 W. First Street
Port Angeles, WA 98362

RFP INFORMATION	
Contact:	Jenna Riley, Port of Port Angeles
Email Address:	jennar@portofpa.com
Phone:	(360) 417-3423
Submittal Date:	October 13, 2026 @ 5:00 P.M. (PST)

**PLEASE SUBMIT ALL CORRESPONDENCE AND PROPOSALS VIA E-MAIL
DIRECTLY TO THE CONTACT LISTED ABOVE AND INCLUDE 'POPA PEMB RFP'
IN THE SUBJECT LINE**

The Port of Port Angeles (Port) is requesting proposals from qualified vendors for the following requirements:

Provide an approximate 153' x 263' Pre-Engineered Metal Building. Building to meet the specifications, technical data, and work duty description as listed in Table 1/Drawing Package.

The Port will evaluate all proposals submitted and, if the Port's requirements are met, will contact the respondents with any questions or requests for additional information.

Solicitation Timeline:

Release RFP	September 29, 2026
Proposals Due	October 13, 2026 @ 5:00 PM (PST)
Review of Proposals	October 13-16, 2026
Selection	October 16, 2026

Table 1: Pre-Engineered Metal Building Requirements

Requirement Type	Requested Requirements
Meet Design Intent	See Architectural & Structural drawing packages
Design Assistance	Work with Design Team on final building package and as described in project meetings
Design Delivery Date	Deliver final building design for permitting and structural reaction loads by December 2026
Building Delivery Date	Deliver final building for erection by April 2027

Table 2: Proposal Requirements & Scoring:

Each vendor's proposal must meet the following minimum requirements.

Cover Letter (10 Possible Points)	A maximum one-page, titled "Letter of Introduction" must be submitted, including the legal name of the respondent, address, telephone, email address, and the name, title, and signature of the person(s) authorized to submit the proposal on behalf of the firm. Cover letter will be assessed on completeness in providing the requested information.
Narrative (40 Possible Points)	Describe your proposed PEMB, detailing the requirements listed in Table 1.
Experience (30 Possible Points)	Describe your experience with public and private PEMB. Include how long your firm as provided PEMB. Provide contact names, phone numbers and emails of three references for past projects.
Schedule (20 Possible Points)	Please include your estimated schedule to complete delivery of the PEMB, including specific activities/tasks and important milestones. The schedule shall also include the manufacturing schedule and delivery of the PEMB to the Port. You will not be assessed on how fast you can complete the project but rather your understanding of the magnitude and the scope and ability to complete this project in a reasonable time
Fee (No Points)	Vendors are required to submit a fee schedule for their proposed PEMB, including delivery.

Proposal Review & Selection:

Proposal selection will be based on price/value scoring. Non-price factors 1 through 4, detailed in Table 2, will be scored by the Port selection team. The total quality score will be divided by the proposer's fee to arrive at a price value/ratio. The proposal with the best ratio will be selected and recommended to the Port Board of Commissioners (BOC) for acceptance.

The Port reserves the right to reject any proposals submitted. This RFP and the vendor's response, including all promises, warranties, commitments, and representations made in the successful proposal (as accepted by the Port), shall be binding and incorporated by reference in the contract with the vendor. The Port will not be liable for any costs incurred by the company in the preparation and presentation of the proposals submitted in response to this RFP. The selected vendor will be required to execute the Port's Standard Purchase Order, including all terms and conditions (attached). The content of the submittal should be clear, concise, and complete.

Submission Requirements:

Direct all questions on this Request for Proposals to Jenna Riley & Zach Holsted at jennar@portofpa.com and zachh@portofpa.com

The proposals shall be submitted via email in PDF format, **with the Subject: POPA PEMB RFP, to Jenna Riley at jennar@portofpa.com no later than 5:00 P.M. PST, October 13, 2026.** The content of the proposal should be clear, concise and complete.

Appendix A: Standard Port Purchase Order Terms & Conditions:

The standard Port of Port Angeles purchase order terms and conditions are included for reference as Appendix A to this RFP.

Appendix B: Pre-Engineered Metal Building RFP Drawing Package:

The Architectural and Structural drawing set is included for reference as Appendix B to this RFP.



PORT OF PORT ANGELES PURCHASING TERMS & CONDITIONS

1. Entire Agreement: The Purchase Order represents the entire and integrated agreement between the Port and the Vendor. It supersedes all prior discussions, negotiations, representations or agreements, whether written or oral. In the event of a conflict between the Purchase Order documents and applicable laws, codes or regulations the most stringent requirements of any of the above shall govern and be considered as a part of this Purchase Order. The Purchase Order shall be construed in accordance with the laws of the State of Washington. Venue for any action between the Port and the Vendor, arising out of or in connection with this Purchase Order shall be in Clallam County, Washington.

2. Definitions: "Buyer" means Port of Port Angeles. "Vendor" means the party with whom Buyer is Purchasing and any reference to "Seller", or "Supplier" shall also mean "Vendor". The term "Purchase Order" or "Order" shall mean the name or title of the instrument of purchasing, including all documents, exhibits, and attachments referenced therein.

3. Brands: Brands of equal quality, performance and use may be considered, provided Vendor specifies the brand and model and submits descriptive literature, when available. Any offer of a brand which is not equal to the quality, performance, or use specified must be represented as an alternate and not as an equal, and failure to do so shall be sufficient reason to disregard the offer.

4. Changes: No alteration in any of the terms, conditions, delivery, prices, quality, quantities, or specifications of this order will be effective without written order of the Port. Unauthorized substitutions will be made entirely at Vendor's risk and, at the Port's option, may be returned without prior authorization at Vendor's expense.

5. Handling: No charges will be allowed for handling which includes, but is not limited to packing, wrapping, bags, containers or reels, unless otherwise stated herein.

6. Identification: All invoices, packing lists, packages, shipping notices, instruction manuals, and other written documents affecting this order shall contain the purchase order number. Packing lists shall be enclosed in each and every box or package shipped pursuant to this order and shall specify contents therein.

7. Delivery: For any exception to the delivery date as specified on this order, Vendor shall give

prior notification and obtain written approval from the Buyer. With respect to delivery under this order, time is of the essence. The order is subject to termination for failure to deliver as specified. The acceptance of late performance with or without objection or reservation shall not waive the right to claim damage for such breach nor constitute a waiver of the requirements for the timely performance of any obligation remaining to be performed by Vendor.

8. Shipping Instructions: Unless otherwise specified, all goods are to be shipped prepaid, FOB destination. When shipment is specified FOB origin, Vendor agrees to prepay all shipping charges, route as instructed and, if instructions are not provided, route by most economical common carrier and to bill Buyer as a separate item on the invoice for said charges. If shipping charges are expected to exceed \$100.00, Buyer shall have the option of determining whether shipping shall be prepaid by Vendor or billed directly to Buyer. Vendor's invoice for shipping charges shall include a copy of the freight bill showing that payment for shipping charges has been made. It is agreed that Buyer reserves the right to refuse COD shipments.

9. Risk of Loss: Regardless of FOB point, Vendor agrees to bear all risks of loss, injury or destruction of goods and materials ordered herein which occur prior to delivery. Such loss, injury or destruction shall not release Vendor from any obligation hereunder.

10. Term: Any term specified in the solicitation or specification shall prevail. Should this be a one-time purchase, the Contract shall commence on the date the Port signs the same and shall expire sixty (60) days after delivery and acceptance of last item. If a Contract award, this contract shall be for the term specified in the solicitation, and if not specified shall be one year, with a one-year extension allowed at the option of the Port. Such extensions shall be automatic, and shall go into effect without written confirmation, unless the Port provides advance notice of the intention to not renew. The Vendor may provide also provide a notice to not extend, but must provide such notice at least 45 days prior to the otherwise automatic renewal date.

11. Independent Agent: The Vendor or its employees or agents performing under this Purchase Order are not employees or agents of the Port. Conduct and control of the work will be solely with the Vendor.



PORT OF PORT ANGELES PURCHASING TERMS & CONDITIONS

12. Assignments: The provisions or monies due under this Purchase Order shall only be assignable with prior written consent of the Port. Shipment and billings made under any name other than Vendor's must indicate that shipment is being made through and is subject to all instructions, terms and conditions of this Order.

13. Infringements: Vendor agrees to protect and save harmless the Buyer against all claims, suits or proceedings for patent, trademark, copyright or franchise infringement arising from the purchase, installation, or use of goods and materials ordered, and to assume all expenses and damages arising from such claims, suits or proceedings.

14. Liens: Vendor warrants and represents that all the goods and materials furnished pursuant to this order are free and clear of all liens, claims or encumbrances of any kind.

15. Workers Right to Know: "Right to Know" legislation required the Department of Labor and Industries to establish a program to make employers and employees more aware of the hazardous substances in their work environment. WAC 296-800-108 requires that all manufacturers/distributors of hazardous substances must include with each delivery Material Safety Data Sheets (MSDS) for each hazardous material. Additionally, each container of hazardous material must be appropriately labeled with: the identity of the hazardous material, appropriate hazardous warnings, and the name and address of the chemical manufacturer, importer, or other responsible party. Labor and Industries may levy appropriate fines against employers for noncompliance and agencies may withhold payment pending receipt of a legible copy of the MSDS. OSHA Form 20 is not acceptable in lieu of this requirement unless it is modified to include appropriate information relative to "carcinogenic ingredients: and "routes of entry" of the product(s) in question.

16. Warranties: Vendor warrants that articles supplied under this order conform to specifications herein, are properly packaged, proper instructions and warnings are supplied, that all goods comply with applicable safety and health standards, and are fit for the purpose or

which such goods are ordinarily employed, except that if a particular purpose is stated, the material must also be fit for that particular purpose.

17. Nonwaiver by Acceptance of Variation: Acceptance by the Port of unsatisfactory performance with or without objection or reservation shall not waive the right to claim damage for breach, or termination, nor constitute a waiver of requirements for satisfactory performance of any obligation remaining to be performed by Vendor

18. Payments, Cash Discount, Late Payment Charges: Separate numbered invoices are required for each order. Invoice only for goods delivered. Invoices will not be processed for payment nor will the period of computation for cash discount commence until receipt of a properly completed invoice or when invoiced items are received, whichever is later. If an adjustment in payment is necessary due to damage or dispute, the cash discount period shall commence on the date final approval for payment is authorized. Unless otherwise stated, standard payment terms shall be net thirty days following month of invoice date. If Buyer fails to make timely payment, Vendor may invoice for one percent per month on the amount overdue, or a minimum of one dollar. Payment shall not be considered late if a check or warrant is available or mailed within the time specified. The Port cannot accept requests for prepayment or down payment. For contracts where Prevailing Wages are required, the Vendor must include a statement that certifies Prevailing Wages have been paid by the Vendor.

19. Taxes: Unless otherwise specified, Buyer agrees to pay all state of Washington sales or use tax. No charge by Vendor shall be made for federal excise taxes and Buyer agrees to provide exemption certificates when required.

20. Prices: Vendor agrees that goods shall be billed at the lowest price at which it offers to sell or sells goods of the same description at or before time fixed in this order for shipment, if price is not stated on this order.

21. Rejection: All goods or materials purchased herein are subject to approval by the Port. Any rejection of goods or material resulting because of nonconformity to the terms and specifications of this order, whether held by the Port or returned, will be at Vendor's risk and expense.



PORT OF PORT ANGELES PURCHASING TERMS & CONDITIONS

22. Nondiscrimination: The Vendor agrees not to discriminate against any client, employee or applicant for employment or services because of race, creed, color, national origin, sex, marital status, age, sexual orientation, gender identity, or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification. It is further understood and agreed that any Vendor who is in violation of this clause or an applicable affirmative action program shall be barred forthwith from receiving awards of any purchase order from the Port unless a satisfactory showing is made that discriminatory practices or noncompliance has terminated and that a recurrence of such acts is unlikely.

23. No Gifts and Gratuities: Vendor shall not directly or indirectly offer anything of value (such as retainers, loans, entertainment, favors, gifts, tickets, trips, favors, bonuses, donations, special discounts, work, or meals) to any Port employee, or official, if it is intended or may appear to a reasonable person to be intended to obtain or give special consideration to the Vendor.

24. Save Harmless: Vendor shall protect, indemnify, and save the Buyer harmless from and against any damage, cost or liability for any injuries to persons or property arising from acts or omissions of Vendor, its employees, or agents.

25. Insurance: If the Vendor is performing services on Port premises the following insurance is required. If the Vendor is making deliveries only then the automobile liability insurance only is required. Vendor shall maintain at its own expense at all times during the term of this Purchase Order the following insurance with limits of liability specified:

A. Commercial General Liability (CGL) insurance, including:

- Premises/Operations
- Products/Completed Operations
- Personal/Advertising Injury
- Contractual/ Independent Vendors
- Stop Gap/Employers Liability

With minimum limits of liability of \$1,000,000 each occurrence combined single limit ("CSL") bodily injury and property damage;

B. Automobile Liability insurance, including coverage for owned, non-owned, leased or hired

vehicles with a minimum limit of liability of \$1,000,000 CSL;

C. Worker's Compensation for industrial injury to Vendor's employees.

The Port of Port Angeles shall be included as an additional insured under CGL and Automobile Liability insurance for primary and non-contributory limits of liability.

All insurers must be rated A VI or higher in the current A.M. Best's Key Rating Guide and licensed to do business in the State of Washington unless coverage is issued as surplus lines by a Washington Surplus lines broker.

Prior to performance of any scope of work, Vendor shall provide certification of insurance acceptable to the Port evidencing the minimum coverages and limits of liability and other requirements specified herein. Such certification must document that the Port of Port Angeles is an additional insured on a primary and non-contributory basis.

26. Default: In the event of breach by Vendor of any of the provisions of this Purchase Order, the Buyer reserves the right to terminate this Purchase Order forthwith upon giving oral or written notice to Vendor. Vendor shall be liable for damages suffered by Buyer resulting from Vendor's breach of Purchase Order. The parties agree that in the event a suit is instituted for any default, the prevailing party shall recover its costs and reasonable attorney's fees.

27. Termination for Convenience: The Port may terminate this Purchase Order at any time for government convenience, in which case it shall provide notice to the Vendor and reimburse the Vendor for its costs and fees incurred prior to the notice of termination.

28. Audit: Upon request, Vendor shall permit the Port and any other governmental agency involved in the funding of the Work to inspect and audit all pertinent books and records of Vendor, any subvendor, or any other person or entity that performed work in connection with or related to the Work, at any and all times deemed necessary by the Port, including up to six years after the final payment.



CARLETTI ARCHITECTS P.S.
architecture & planning
116 EAST FIR STREET
Suite A
Mount Vernon, WA 98273
Phone: (360) 424-0394
Fax: (360) 424-5726



AIRPORT INDUSTRIAL PARK COMPOSITE MANUFACTURING CAMPUS BUILDINGS PRE-ENGINEERED METAL BUILDING RFP DRAWING PACKAGE

PROJECT TEAM

OWNER
PORT OF PORT ANGELES
P.O. BOX 1350
PORT ANGELES, WA 98362
PHONE: (360) 417-3422
EMAIL: christie@portofpa.com
CONTACT: CHRIS HARTMAN

TENANT
PORT ANGELES COMPOSITES
2138 W 18TH STREET
PORT ANGELES, WA 98362
PHONE: (360) 452-6776
EMAIL: dale.luther@pacomposites.com
CONTACT: DALE LUTHER

ARCHITECT
CARLETTI ARCHITECTS, P.S.
116 E. FIR STREET SUITE A
MOUNT VERNON, WA 98273
PHONE: (360) 424-0394
EMAIL: jennifer@carlettiarchitects.com
CONTACT: JENNIFER PEARSON

CIVIL ENGINEER
ZENOVIC AND ASSOCIATES
301 EAST 6TH ST. SUITE 1
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
EMAIL: Seth@zenovic.net
CONTACT: SETH RODMAN

STRUCTURAL ENGINEER
FACET NW
818 STEWART STREET, SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (360) 899-1110
EMAIL: Storset@facetnw.com
CONTACT: SAM TORSET

MECHANICAL ENGINEER
JTK ENGINEERING
910 S ANACORTES STREET
BURLINGTON, WA 98233
PHONE: (360) 245-4262
EMAIL: Tamas@JTKENG.com
CONTACT: TAMAS BENCsik

ELECTRICAL ENGINEER
K ENGINEERS
208 3RD STREET
LYNDEN, WA 98264
PHONE: (360) 354-4757
EMAIL: BillDiephuis@k-engineers.com
CONTACT: BILL DIEPHUIS

SURVEYOR
CLARK LAND OFFICE PLLC
935 N 5TH AVENUE
SEQUIM, WA 98282
PHONE: (360) 681-2161
EMAIL: scot@clarkland.com
CONTACT: SCOT CLARK

GENERAL NOTES

- IN GENERAL, PLAN DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS DATUM, AND LEVELS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK SHALL COMPLY WITH THE 2021 IBC, IFC, UPC, IMC AS AMENDED BY WASH. STATE. PROJECT SHALL ALSO COMPLY WITH THE 2021 WSEC AND THE WAGO CODES. PROJECT SHALL ALSO COMPLY W/ JURISDICTIONAL CODE AMENDMENTS BY THE LOCAL AGENCY. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS & INSPECTIONS TO COMPLETE THE WORK. CONTRACTOR TO HAVE CURRENT VALID CITY OR COUNTY BUSINESS LICENSE PRIOR TO ISSUANCE OF PERMIT, WHEN REQUIRED BY LAW.
- ERRORS, OMISSIONS, AND DISCREPANCIES, IF ANY, SHALL BE REFERRED TO THE ARCHITECT IMMEDIATELY FOR DIRECTION OF HOW TO PROCEED.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT BY OTHERS PROVIDE ALL BLOCK-OUTS, BLOCKING, BACKING AND JACKS REQUIRED FOR DUCTS, PIPES, CONDUITS, EQUIPMENT, FIXTURES, AND CABINETS. VERIFY SIZE AND LOCATION, DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT UPON WRITTEN INSTRUCTIONS OF THE ARCHITECT.
- VERIFY LOCATION OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO, SEWER, SEPTIC, WATER, GAS, POWER, AND TELEPHONE. CAP, MARK AND PROTECT.
- DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATION MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT.
- PROVIDE CLOSURE, MEETING THE REQUIREMENTS OF ALL GOVERNING AUTHORITIES, AT RATED PARTITIONS, FLOORS, CEILINGS, AND ROOF LOCATIONS. ALL REQUIRED FIRE-RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE.
- THE CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES, INCLUDING DESIGN-BUILD DOCUMENTS REQUIRED BY CONTRACT DOCUMENTS, TO VERIFY SIZE, WEIGHT, POWER, LOCATION AND OTHER REQUIREMENTS AND LOCATION OF THOSE ITEMS TO BE INSTALLED PRIOR TO COMMENCEMENT OF WORK.
- NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. NO EXCEPTIONS.
- SEPERATE PERMITS ARE REQUIRED FOR PLUMBING, MECH., ELEC., FIRE SPRINKLER, FIRE ALARM SYSTEMS & SIGNAGE.
- ALL EXPOSED EXTERIOR SHEET METAL SHALL BE GALVANIZED, PRIMED AND PAINTED.
- ALL WOOD IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED. PRESSURE TREATED WOOD SHALL BE USED FOR WOOD MEMBERS WHICH FORM THE STRUCTURAL SUPPORT OF BALCONIES, DECKS, OR PORCHES ETC. WHEN SUCH MEMBERS ARE EXPOSED TO THE WEATHER.
- SLOPE ALL DECKS, PATIOS, AND WALKWAYS AWAY FROM BUILDING MINIMUM OF 1/8"/FT FOR POSITIVE DRAINAGE.
- PROVIDE EXPANSION JOINTS IN ALL CONCRETE SLABS AS REQUIRED TO PREVENT CRACKING, SAW CUT ALL SLABS AS REQD.
- PROVIDE FIREBLOCKING, DRAFTSTOPS, AND FIRESTOPS IN ATTICS, FLOORS, AND WALL CAVITIES AS REQUIRED PER THE UBC.
- ROOF DRAINS, AND OVERFLOW DRAINS SHALL COMPLY W/ THE IPC & IBC, AND WALL CAVITIES AS REQUIRED PER THE IBC.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THE SET SHALL BE A PART OF THE CONTRACTOR'S CLOSE-OUT PACKAGE TO THE OWNER. SEE SPECIFICATION FOR CLOSE-OUT PACKAGE SHOP DRAWINGS, PRODUCT LITERATURE, EQUIPMENT WARRANTEE MANUALS.
- CONTRACTOR SHALL PROVIDE SOLID BLOCKING, UNLESS NOTED OTHERWISE AS REQUIRED FOR NAILING OF ALL INTERIOR AND EXTERIOR TRIMS, FINISHES, AND FIXTURES. THE CONTRACTOR SHALL PROVIDE FOR ALL THE NECESSARY FRAMING AND BRACING FOR THE INSTALLATION OF OWNER FURNISHED ITEMS SUCH AS SIGNAGE, MENU BOARDS ETC.
- WHERE EXISTING WORK IS DAMAGED, CUT, OR DEFACED DUE TO PERFORMANCE OF NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR SAME TO MATCH ADJOINING SURFACES. REPAIRED FINISHES SHALL BE EXTENDED TO THE NEAREST VISUAL BREAK LINES SUCH AS CORNERS, CEILING LINES, TOP OF BASE OR SIMILAR.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT.

PROJECT DATA

PROPERTY INFORMATION

PORT OF PORT ANGELES AIRPORT INDUSTRIAL PARK
PORT ANGELES COMPOSITES
PROPERTY ADDRESS 2138 W 18TH STREET
PORT ANGELES WA 98362
AND
2140 W 18TH STREET
PORT ANGELES WA 98362

BUILDING CODE 2021 IBC/2021 IFC
ENERGY CODE 2021 WSEC
FIRE SPRINKLERS YES
FIRE ALARM TAMPER/ FLOW SWITCH W/ MONITORING REQUIRED
MINIMUM IFF > THAN 100 HEADS W/ MINIMUM
ZONING IL - INDUSTRIAL LIGHT
UTILITIES: SANITARY SEWER, WATER, AND POWER - CITY OF PORT ANGELES

PARCEL NO. 06-30-00-111900

BUILDING CODE DATA

OCCUPANCY B. BUSINESS AREA/OFFICE, FI. PROCESSING, SI. STORAGE

BUILDING ENVELOPE REQUIREMENTS:
(REFER TO B/A-4.0)

ROOF:
R-30 POLYISO

WALLS:
R-16 METAL BUILDING INSULATION OUTSIDE OF GIRTS/MAINFRAMES
R-30 CAVITY

FLOOR:
R-10 RIGID INSULATION 2" WIDE • PERIMETER OF SOG

SWING DOORS:
U FACTOR: 0.37

OVERHEAD DOORS:
U FACTOR: 0.31

DRAWING INDEX

COVER SHEET

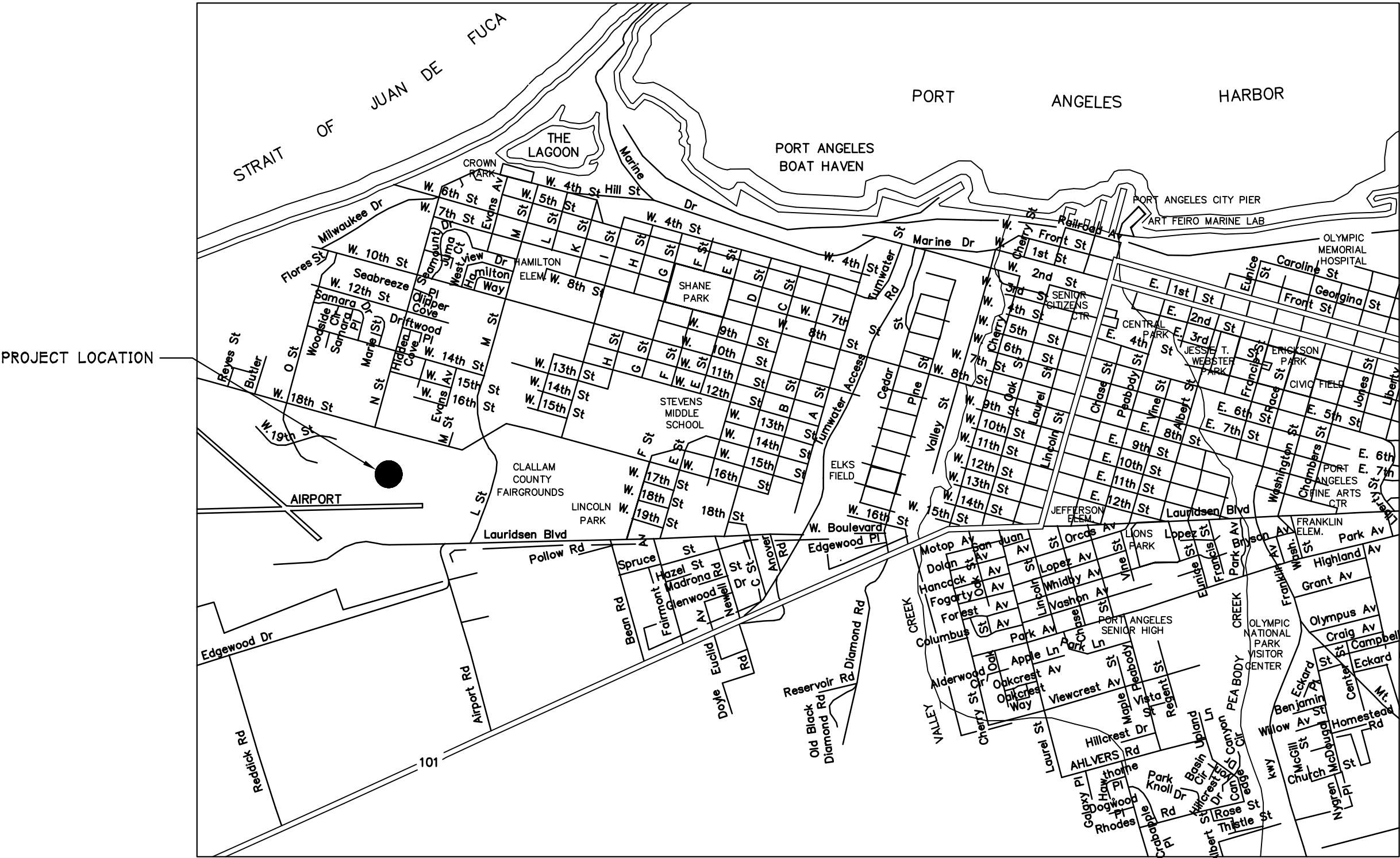
A-0.0	COVER SHEET
A-2.1	OVERALL PLAN
A-2.3	FLOOR PLAN- NEW BUILDING/ DOOR SCHEDULE
A-2.7	ROOF PLAN- NEW BUILDING
A-3.0	BUILDING ELEVATIONS
A-4.0	BUILDING SECTIONS
S-2.1	CRANE RAIL PLAN
S-2.2	ROOF LOADING PLAN

GENERAL PROJECT DESCRIPTION

PROJECT IS TO PROVIDE DESIGN SERVICES AND A COMPLETE PRE-ENGINEERED BUILDING PACKAGE TO BE DELIVERED ON SITE FOR A GENERAL CONTRACTOR TO ERCT. THIS IS A EARLY PROCUREMENT PACKAGE FOR THE PORT OF PORT ANGELES TO ACQUIRE A METAL BUILDING BEFORE FINAL BID DOCUMENTS ARE COMPLETE. THE INTENT IS TO.

1. SPEED UP THE OVERALL PROJECT DELIVERY.
2. HAVE THE METAL BUILDING DESIGNER BE PART OF THE DESIGN TEAM EARLY COORDINATION.

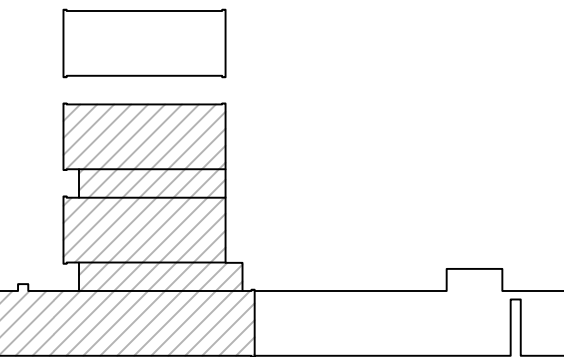
THIS NEW PEMB WILL BE INSTALLED AT AN EXISTING FACILITY WHICH IS A CLUSTER OF PEMB BUILT BETWEEN 1986-1998. A PORTION OF AN EXISTING PEMB WILL BE DEMOLISHED FOR THIS NEW STRUCTURE. THE NEW STRUCTURE WILL BE ABUTTING EXISTING PEMB ON 3 SIDES WITH A MINIMUM 6' SEISMIC GAP. THE NEW BUILDING WILL ALSO NEED DESIGN AND SUPPORT OF A NEW OVERHEAD CRANE SYSTEM.





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Mount Vernon, WA 98273
Phone: (360) 424-0394
Fax: (360) 424-5726

PORT OF PORT ANGELES
2138 W 18TH STREET
PORT ANGELES, WA
98263



KEY PLAN
NTS

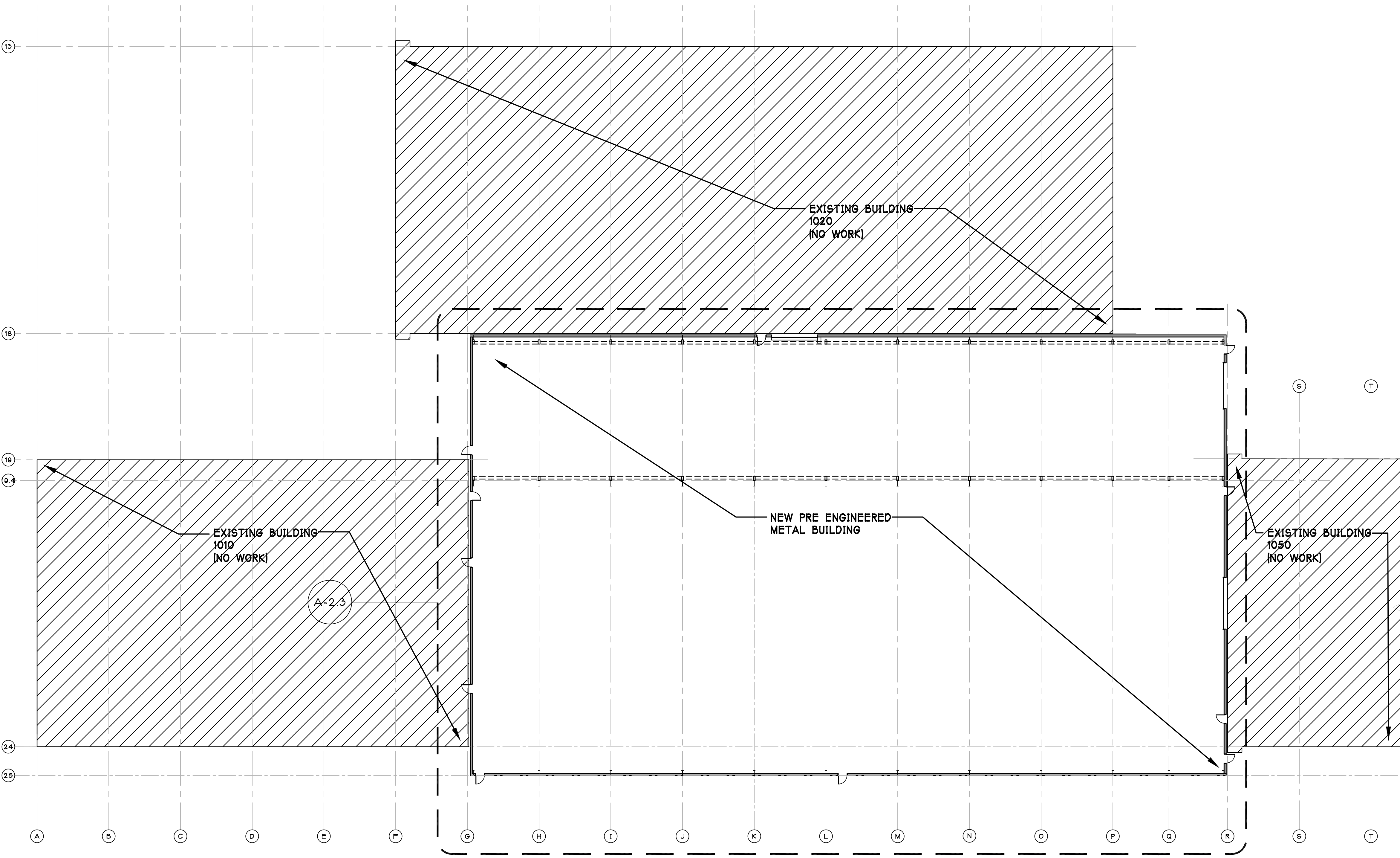
26-109
PROJECT NUMBER:

REVISIONS:
9-25-26 PEMB BID SET

SHEET TITLE:
ENLARGED PARTIAL FLOOR PLAN

JENNIFER PEARSON
PROJECT MANAGER:
JENNIFER PEARSON
DRAWN BY:
QUENTIN SUTTER
CHECKED BY:
6/16/2026
DATE
26-709 PEMB PLAN.DWG
COMPUTER FILE NAME

A-2.1
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ENLARGED PARTIAL OVERALL FLOOR PLAN

SCALE 1/20



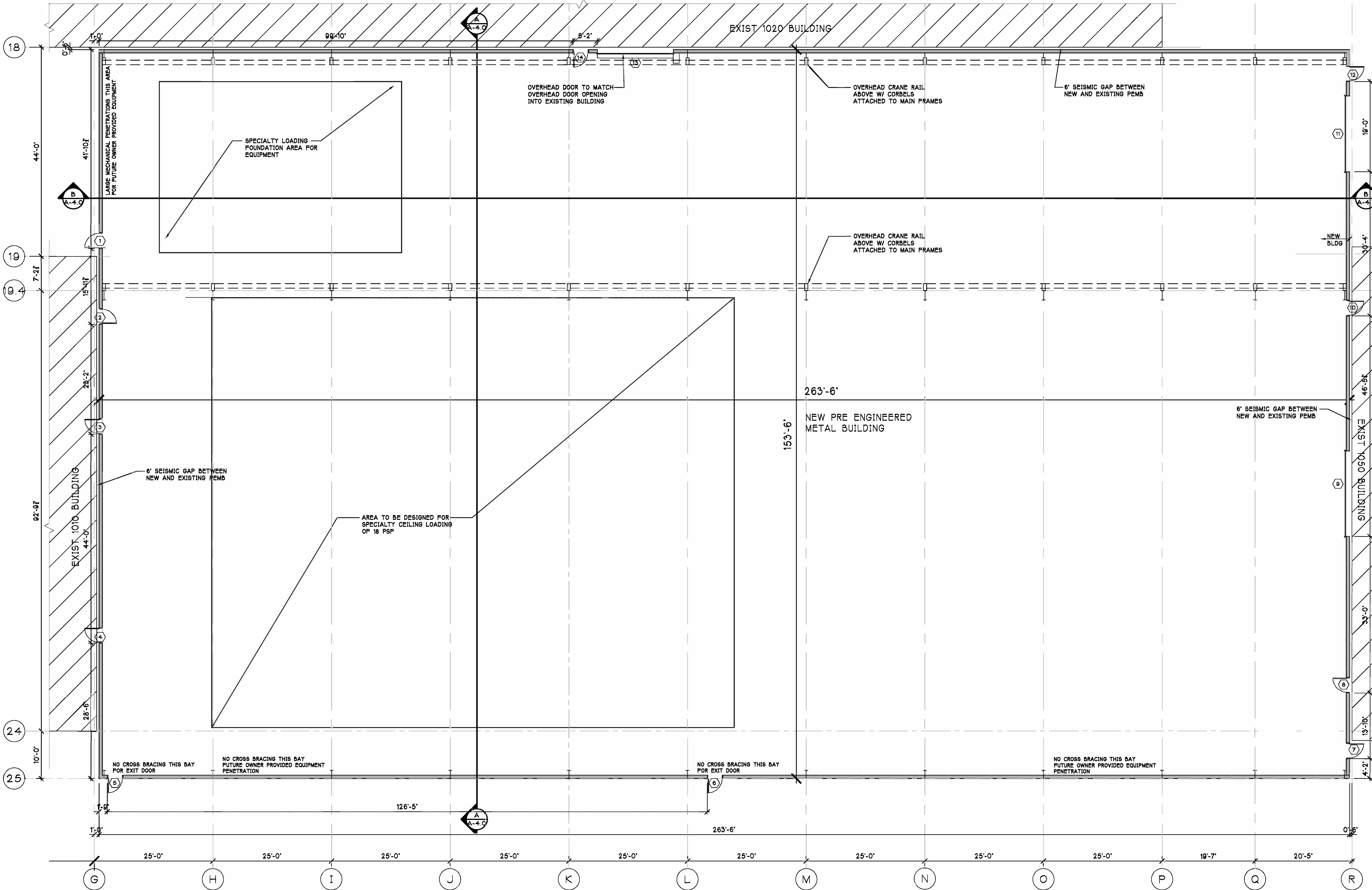
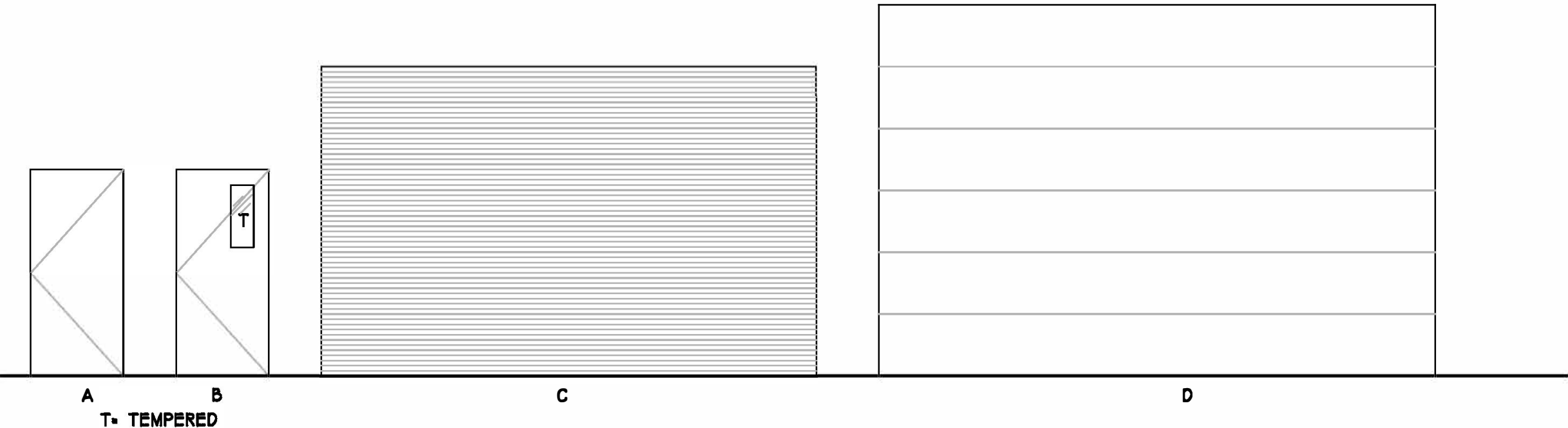
Carletti Architects P.S.

architecture & planning

116 EAST FIR STREET
Suite A
Mount Vernon, WA 98273

Phone: (360) 424-0394
Fax: (360) 424-5726

DOOR SCHEDULE										
NO.	SIZE	TYPE	DOOR LEAF MATL.	FIN.	FRAME MATL.	FIN.	CLS.	PANIC	GRP.	NOTES
1	3'-0" X 7'-0"	A	HMD	PNT	HMF	PNT	YES	YES	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, INTEGRAL MORTISE LOCK, CARD READER
2	3'-0" X 7'-0"	B	HMD	PNT	HMF	PNT	-	-	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, INTEGRAL MORTISE LOCK
3	3'-0" X 7'-0"	B	HMD	PNT	HMF	PNT	YES	-	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, INTEGRAL MORTISE LOCK
4	3'-0" X 7'-0"	B	HMD	PNT	HMF	PNT	YES	-	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, INTEGRAL MORTISE LOCK
5	3'-0" X 7'-0"	A	HMD	PNT	HMF	PNT	YES	YES	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, INTEGRAL MORTISE LOCK, CARD READER
6	3'-0" X 7'-0"	A	HMD	PNT	HMF	PNT	YES	YES	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, INTEGRAL MORTISE LOCK, CARD READER
7	3'-0" X 7'-0"	A	HMD	PNT	HMF	PNT	YES	-	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, INTEGRAL MORTISE LOCK, CARD READER
8	3'-0" X 7'-0"	D	HMD	PNT	HMF	PNT	YES	-	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, LEVER HANDLE
9	18'-0" X 12'-0"	B	MTL	FF	MTL	FF	-	-	-	HI-LIFT INSULATED OVERHEAD SECTIONAL DOOR W/ ELECTRIC OPENER AND BACK UP CHAIN HOIST
10	3'-0" X 7'-0"	B	HMD	PNT	HMF	PNT	YES	-	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, LEVER HANDLE
11	16'-0" X 12'-0"	D	MTL	FF	MTL	FF	-	-	-	HI-LIFT INSULATED OVERHEAD SECTIONAL DOOR W/ ELECTRIC OPENER AND BACK UP CHAIN HOIST
12	3'-0" X 7'-0"	A	HMD	PNT	HMF	PNT	YES	YES	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, INTEGRAL MORTISE LOCK, CARD READER
13	16'-0" X 10'-0"	C	MTL	FF	MT	FF	-	-	-	INSULATED OVERHEAD COILING DOOR W/ ELECTRIC OPENER AND BACK UP CHAIN HOIST
14	3'-0" X 7'-0"	B	HMD	PNT	HMF	PNT	YES	-	-	INSULATED METAL DOOR W/ WEATHERSTRIP, THRESHOLD, SWEEP, INTEGRAL LEVER HANDLE



PORT OF PORT ANGELES
BUILDING 1010
2138 W 18th STREET
PORT ANGELES, WA



KEY PLAN

26-109
PROJECT NUMBER.

REVISIONS:
9-25-26 PEMB BID SET

SHEET TITLE:
ENLARGED PLAN

JENNIFER PEARSON
PROJECT MANAGER
JENNIFER PEARSON
DRAWN BY:
QUINTIN SUTTER
CHECKED BY:

6/16/2026
DATE

26-704 POPA PEMB PLAN.DWG
COMPUTER FILE NAME

A-2.3

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FLOOR PLAN: NEW BUIDLING

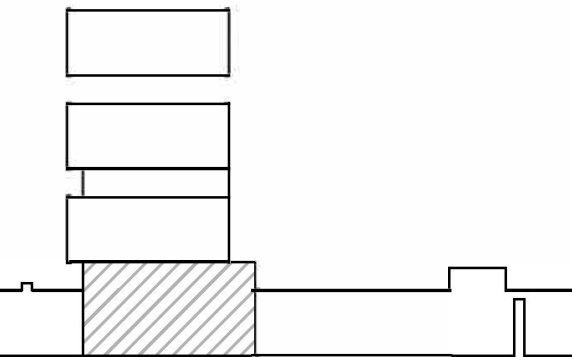
1/8"=1'-0"





CARLETTI ARCHITECTS P.S.
architecture & planning
116 EAST FIR STREET
Suite A
Mount Vernon, WA 98273
Phone: (360) 424-0394
Fax: (360) 424-5726

PORT OF PORT ANGELES
BUILDING 1010
2138 W 18th STREET
PORT ANGELES, WA



KEY PLAN
NTS

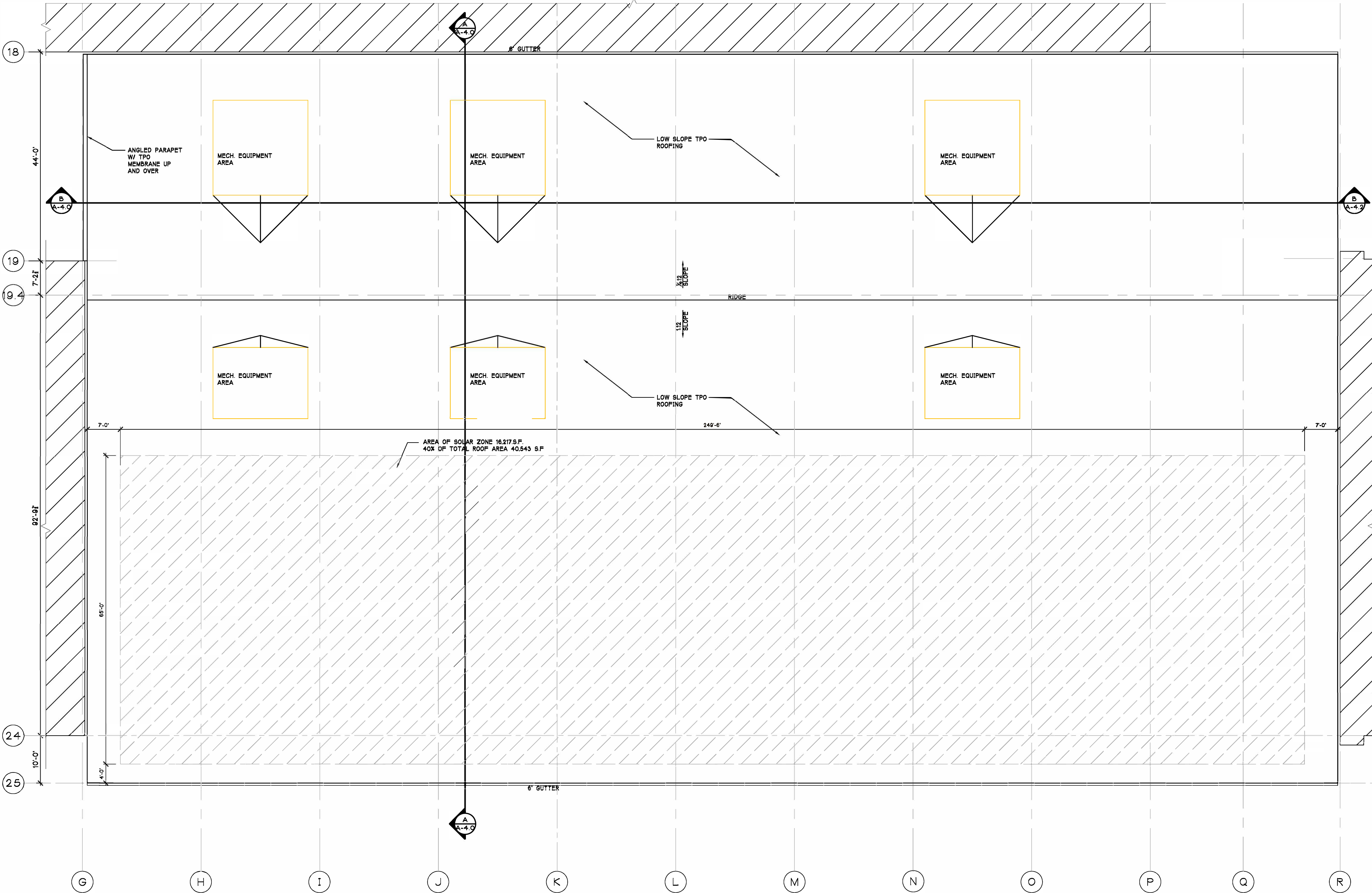
26-109
PROJECT NUMBER:

REVISIONS:
9-25-26 PEMB BID SET

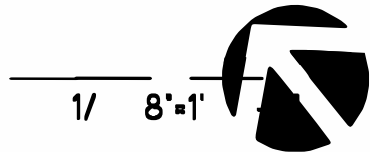
SHEET TITLE:
ENLARGED ROOF PLAN

JENNIFER PEARSON
PROJECT MANAGER
JENNIFER PEARSON
DRAWN BY:
QUINTIN SUTTER
CHECKED BY:
6/16/2026
DATE
26-109 PEMB PLANDWG
COMPUTER FILE NAME

A-2.7
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ROOF PLAN: NEW BUILDING

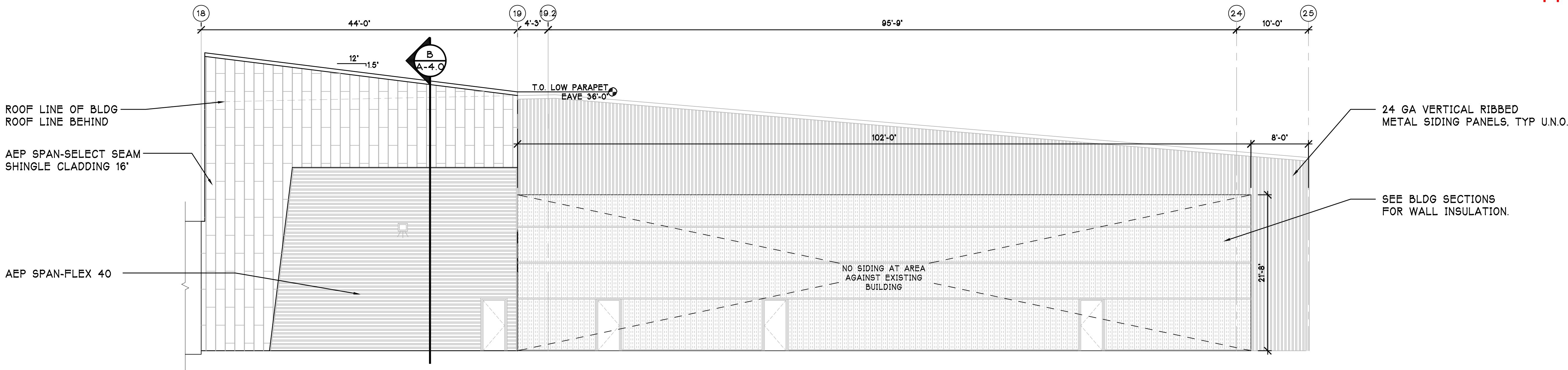


1/ 8'-1"



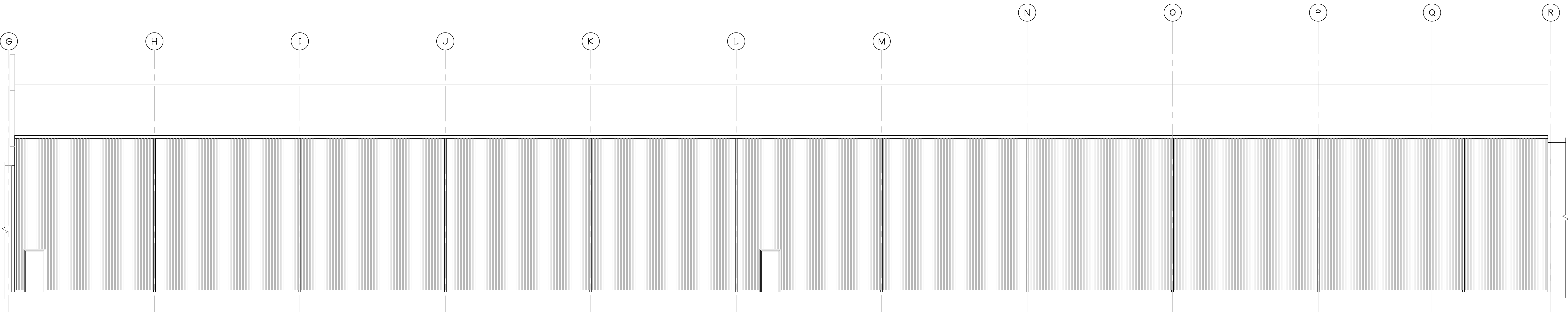
CARLETTI ARCHITECTS P.S.
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PORT OF PORT ANGELES
1010 BUILDING
2138 W 18th STREET
PORT ANGELES, WA



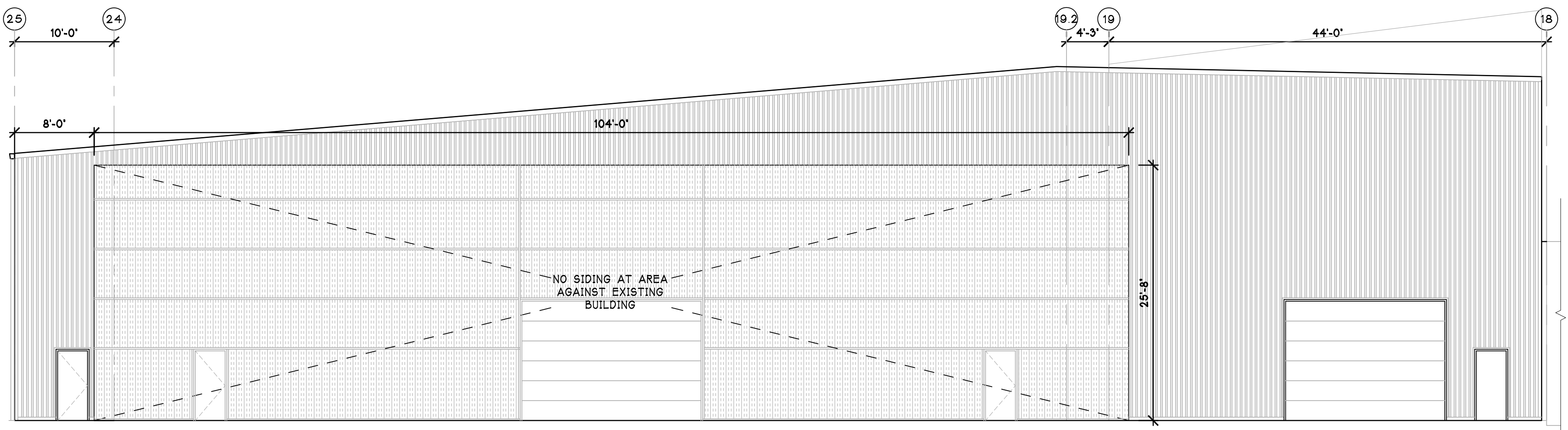
BUILDING ELEVATION- WEST

1/8"=1'-0"



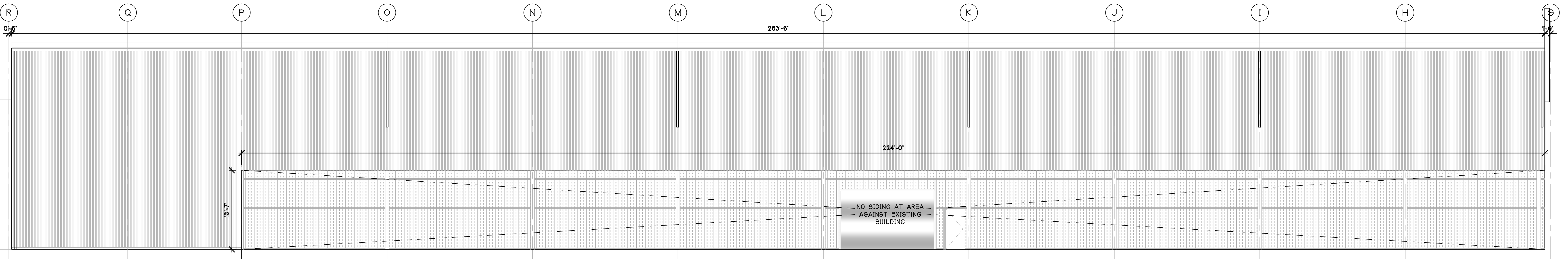
BUILDING ELEVATION- EAST

1/8"=1'-0"



BUILDING ELEVATION- EAST

1/8"=1'-0"



BUILDING ELEVATION- EAST

1/8"=1'-0"

26-109
PROJECT NUMBER:

REVISIONS:
9-25-26 PEMB BID SET

SHEET TITLE:
BUILDING ELEVATIONS

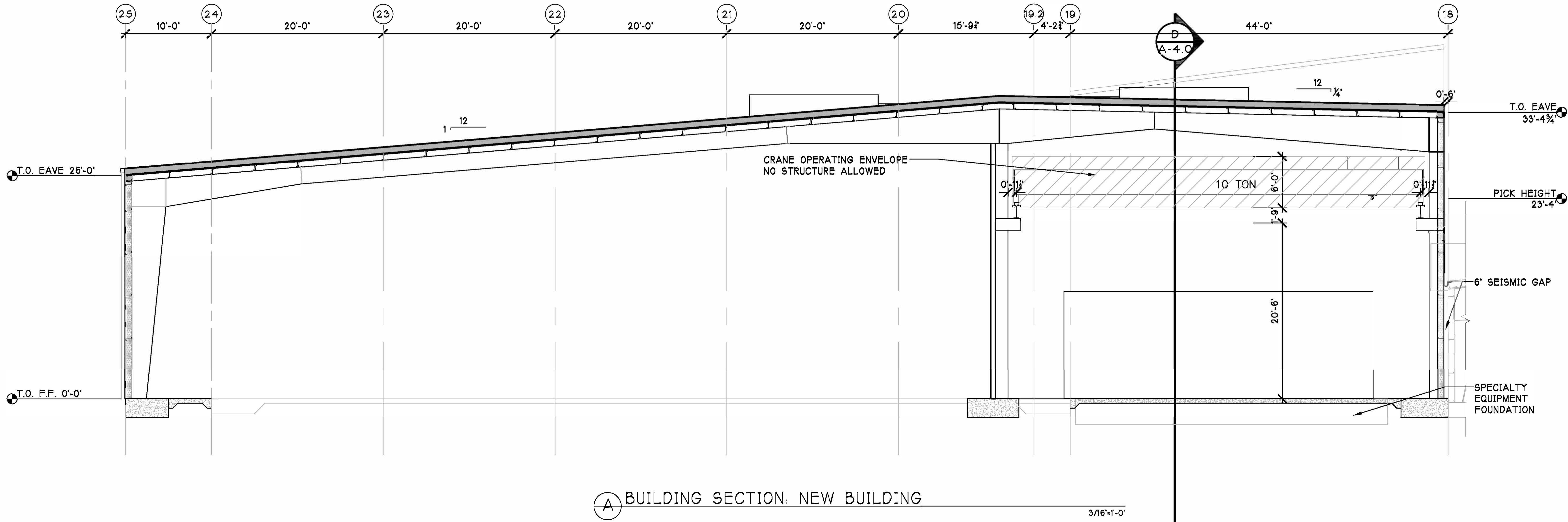
JENNIFER PEARSON
PROJECT MANAGER
JENNIFER PEARSON
DRAWN BY:
QUINTIN SUTTER
CHECKED BY:
6/16/2026
DATE
26-109 PEMB ELEV SEC.DWG
COMPUTER FILE NAME

A-3.0
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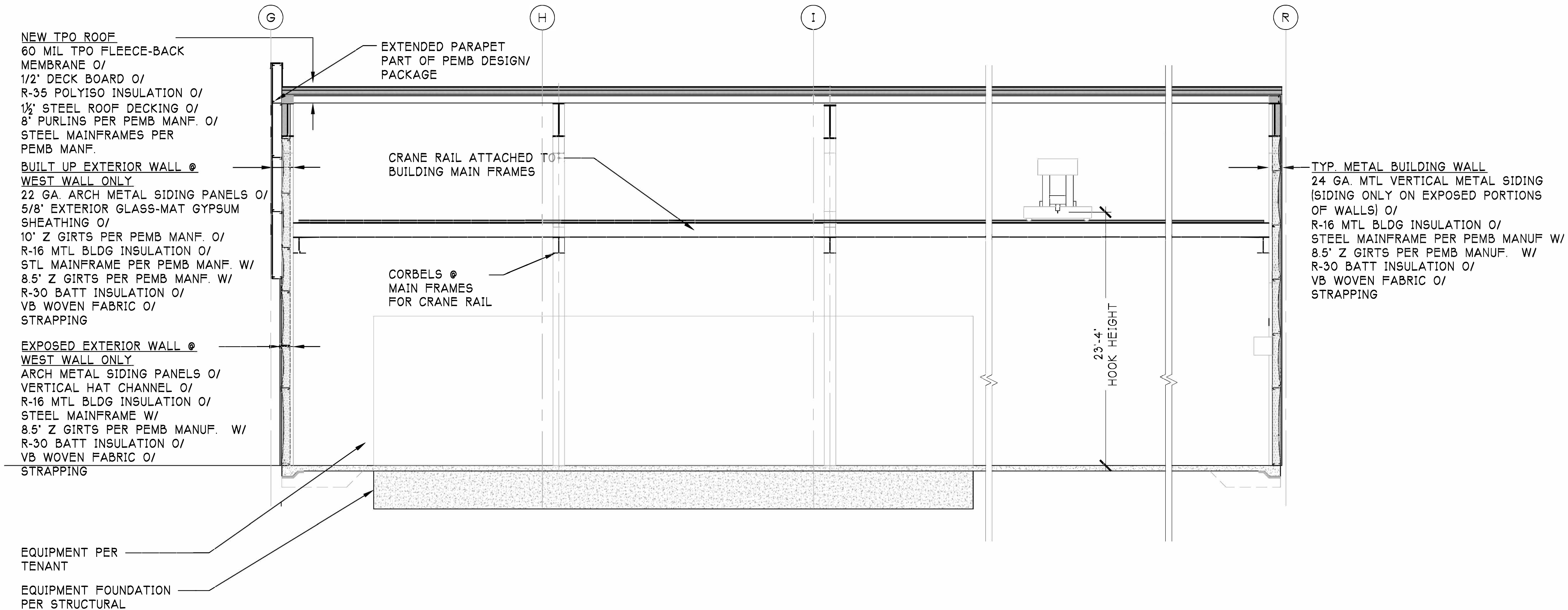
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PORT OF PORT ANGELES
1010 BUILDING
2138 W 18th STREET
PORT ANGELES, WA



A BUILDING SECTION: NEW BUILDING

3/16"=1'-0"



B BUILDING SECTION- NEW BUILDING

1/4"=1'-0"

26-109
PROJECT NUMBER:

REVISIONS:
9-25-26 PEMB BID SET

SHEET TITLE:
BUILDING SECTIONS

JENNIFER PEARSON
PROJECT MANAGER

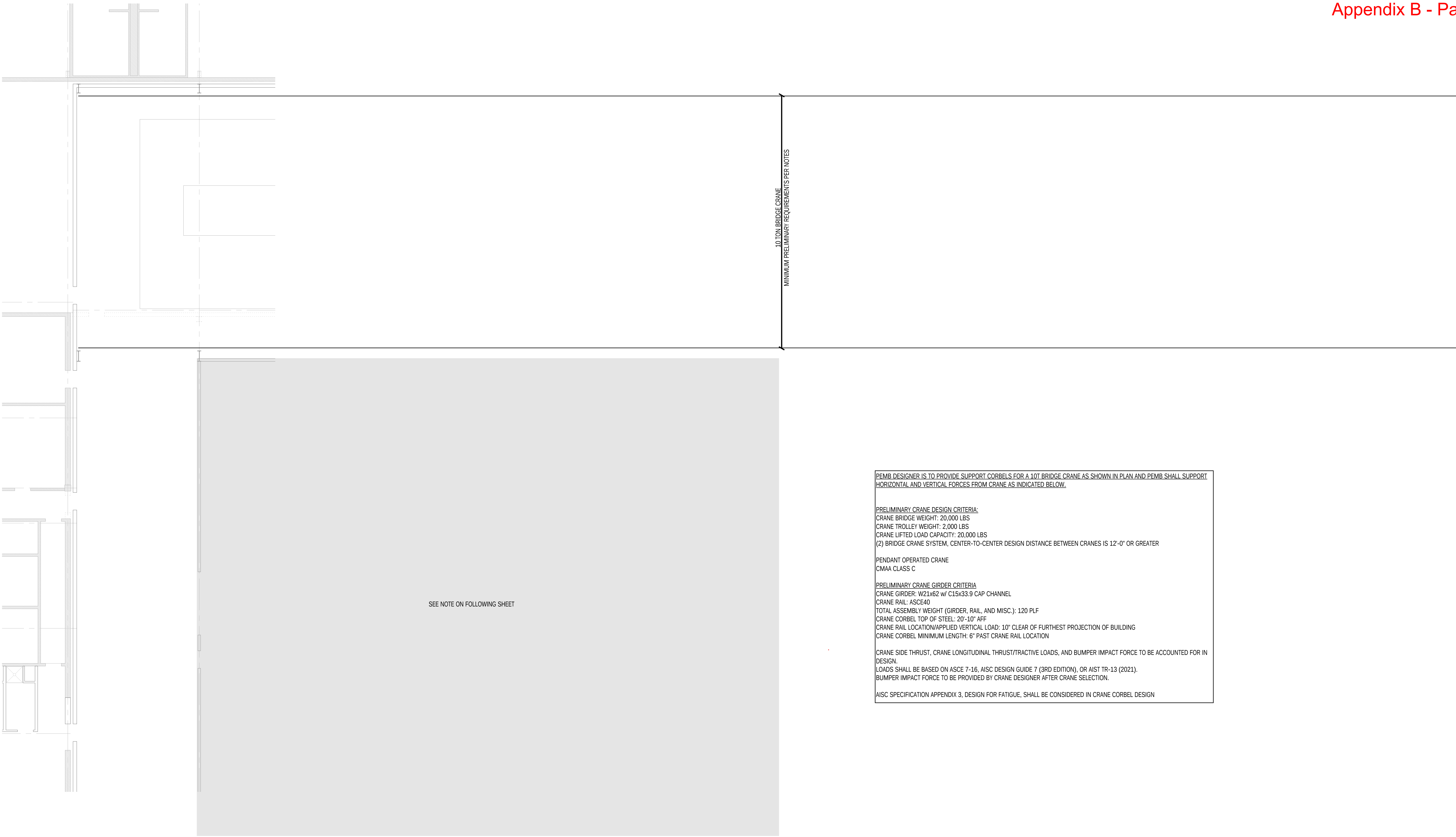
JENNIFER PEARSON
DRAWN BY:

QUENTIN SUTTER
CHECKED BY:

6/16/2026
DATE

26-109 PEMB ELEV SEC.DWG
COMPUTER FILE NAME

A-4.0
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PEMB DESIGNER IS TO PROVIDE SUPPORT CORBELS FOR A 10T BRIDGE CRANE AS SHOWN IN PLAN AND PEMB SHALL SUPPORT HORIZONTAL AND VERTICAL FORCES FROM CRANE AS INDICATED BELOW.

PRELIMINARY CRANE DESIGN CRITERIA:
CRANE BRIDGE WEIGHT: 20,000 LBS
CRANE TROLLEY WEIGHT: 2,000 LBS
CRANE LIFTED LOAD CAPACITY: 20,000 LBS
(2) BRIDGE CRANE SYSTEM, CENTER-TO-CENTER DESIGN DISTANCE BETWEEN CRANES IS 12'-0" OR GREATER

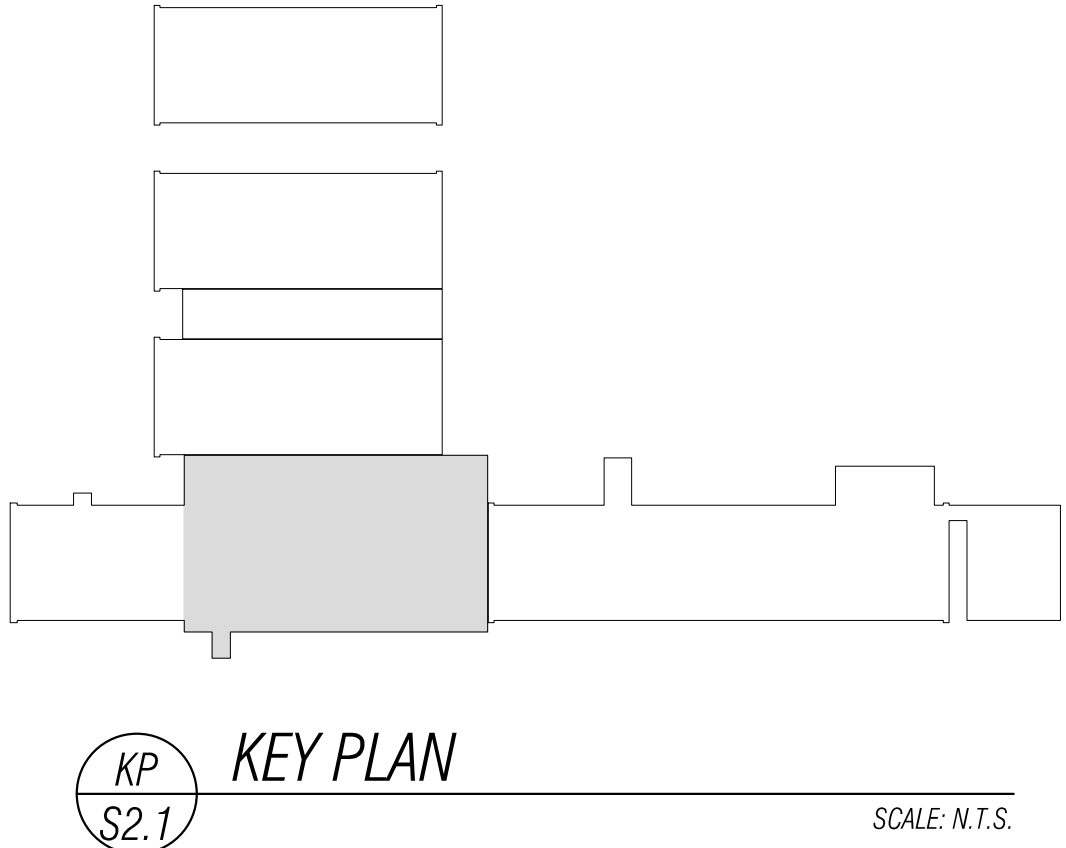
PENDANT OPERATED CRANE
CMAA CLASS C

PRELIMINARY CRANE GIRDER CRITERIA
CRANE GIRDER: W21x62 w/ C15x33.9 CAP CHANNEL
CRANE RAIL: ASCE40
TOTAL ASSEMBLY WEIGHT (GIRDER, RAIL, AND MISC.): 120 PLF
CRANE CORBEL TOP OF STEEL: 20'-10" AFF
CRANE RAIL LOCATION/APPLIED VERTICAL LOAD: 10' CLEAR OF FURTHEST PROJECTION OF BUILDING
CRANE CORBEL MINIMUM LENGTH: 6" PAST CRANE RAIL LOCATION

CRANE SIDE THRUST, CRANE LONGITUDINAL THRUST/TRACTIVE LOADS, AND BUMPER IMPACT FORCE TO BE ACCOUNTED FOR IN DESIGN.
LOADS SHALL BE BASED ON ASCE 7-16, AISC DESIGN GUIDE 7 (3RD EDITION), OR AIST TR-13 (2021).
BUMPER IMPACT FORCE TO BE PROVIDED BY CRANE DESIGNER AFTER CRANE SELECTION.

AISC SPECIFICATION APPENDIX 3, DESIGN FOR FATIGUE, SHALL BE CONSIDERED IN CRANE CORBEL DESIGN

1
S2.1 CRANE RAIL PLAN SCALE: 1/8"=1'-0"



KP
S2.1 KEY PLAN SCALE: N.T.S.

FILE LOCATION: Z:\SHARED\PROJECTS\TRUCKS\40384\40384-ETTRM\EST_POR_ARCH\TRUCKS\CAD\ESTR\TRUCKS\SPRCL TRUCKING ORIGINAL SHEET SIZE ARCH/PULL BLED D (A4) X (3) INCHES - LAST MODIFIED BY: JAE LARKNESS
PRINCIPAL: JJ PROJECT MANAGER: SGT DESIGNED BY: SGT DRAWN BY: SGT CHECKED BY: JJ

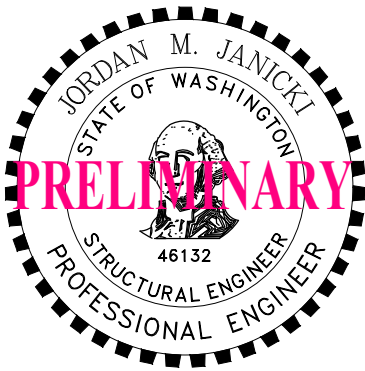
PORT OF PORT ANGELES
2138 W 18TH ST
PORT ANGELES, WA
PROJECT NUMBER: 2401-9217

SCHEMATIC DESIGN

CRANE RAIL PLAN

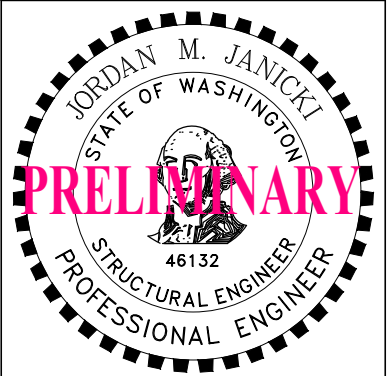
DATE: 9/25/2026
PLAN NUMBER:

S2.1



FACET
1366 Bouslog Road
Burlington, WA 98223
P: 360.899.1110
www.facetnw.com
FEDERAL WAY | WISHLAND | BURLINGTON | SEATTLE | SPOKANE | WINDYBET ISLAND

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PORT OF PORT ANGELES
2138 W 18TH ST
PORT ANGELES, WA
PROJECT NUMBER: 2401.9217

SCHEMATIC DESIGN

ROOF LOAD PLAN

DATE:	9/25/2026
PLAN NUMBER:	

S2.2

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\020410\0413000.CARLETT\24011504.PPT FACILITY DRAWINGS\SSCAD\RENTAL\FFLEPPA_FRAMING.DWG - ORIGINAL SHEET SIZE: A-CHILL BLEED D (24.00 X 36.00 INCHES) - LAST MODIFIED BY: JOEL HARKNESS

DRAWN BY: SGT CHECKED BY: JJ

DRAWN BY: SGT

DESIGNED BY: SGT
92N0 CARLETTI2401.9217_P

FILE LOCATION: Z:\SHA
PRINCIPAL: JJ

1 ROOF LOAD PLAN
S2.2 SCALE: 1/8" = 1'-0"

