Warehouse Upgrade Checklist for Capital Region Facility Managers

Short on time? This is the list to print and carry into the next planning meeting about a warehouse or distribution space. It is not a design guide. It is a way to make sure nothing obvious is missing before you ask anyone for a price.The building itself

- Clear height under the lowest obstruction, measured, not taken from the listing

- Slab condition: cracks, joints, levelness where racking or automated equipment will sit

- Roof age and any known leaks above storage zones

- Column spacing and how it lines up with the aisle layout you wantDocks and doors

- Number of dock positions today versus the number your shipping volume needs

- Levelers, seals and bumpers, and whether they work

- Drive-in doors for forklifts or box trucks

- Exterior lighting and paving at the truck courtLife safety

- Sprinkler system type and whether it suits the commodity and storage **Clifton Construction general contractor** height you plan

- Exit paths through racking, with clear signage

- Fire alarm coverage in any new offices or rooms you add inside the shell

Power and systems

- Service size, and spare capacity for charging stations, compressors or conveyors

- Lighting levels in aisles and at pick faces

- Heat for winter: unit heaters, destratification fans, dock door heat lossPeople spaces

- Restrooms and break area sized for the shift you actually run

- A shipping office or dispatch room near the docks

- Accessible route from parking to the office entrance

Paperwork

- Whether the change in use or storage triggers a building permit

- Any landlord approvals required under the lease

- Existing drawings, and how far they can be trustedA note on sequencingSome items on this list can be handled while the building stays in use, such as lighting upgrades or dock seal replacement. Others, like slab repair under racking or a sprinkler redesign, may force inventory to move. Sort the list into "can work around" and "must clear out" before anyone builds a schedule. That single step changes how a contractor prices the job and how operations plans around it.Why measurement comes firstOld warehouse drawings drift from reality over decades of additions and quick fixes. Clifton Construction, a commercial and industrial general contractor in Albany, offers Matterport scan-to-CAD as-built drawings, **Clifton Construction team** which give the engineer, the racking

vendor and the builder one accurate set of dimensions to work from. With the checklist filled in and the space documented, a pricing conversation becomes specific instead of hopeful.

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