

An allowance of \$20,000.00 has been included to cover the cost of the local planning board approval. This price is for meeting with local officials, preparing site plans and attending board meetings.

- 1.17 Guarantee Patco guarantees its work for a period of one year against any defects in workmanship and materials.

## **DIVISION 2 – SITEWORK**-----

### **2.1 Sitework Allowances**

- 2.11 Sitework An allowance of \$120,000.00 has been provided for all sitework including: clearing, grubbing, stripping, grading, importing and placing material, foundation excavation, backfill, trenching and site utilities, loaming, and seeding.
- 2.12 Paving An allowance of \$20,000.00 has been provided for all asphalt paving and curbing.
- 2.13 Landscaping An allowance of \$10,000.00 has been provided for all planting and mulch.
- 2.14 Misc. Site Costs N/A
- 2.15 Fencing N/A
- 2.16 Bollards N/A

## **DIVISION 3 – CONCRETE**-----

### **3.1 Foundations**

- 3.11 Walls 160 feet of 8" thick by 3'-10" high reinforced concrete foundation wall shall be constructed.
- 3.12 Footings 24" x 12" reinforced concrete.
- 3.13 Anchor Bolts Steel anchor bolts of sufficient capacity shall be cast in the foundation.
- 3.14 Frost Protection Foundations extend a minimum of 4'-0" below finished grades.
- 3.15 Bearing The foundation has been designed based on an assumed 2,500 PSF soil bearing capacity.

*Note:*

*Patco has not included test boring or any geotechnical study at this time. Any such testing shall be completed at the Owner's discretion and shall be paid as a contract change order.*

- 3.16 Engineering Foundation drawing shall be reviewed and stamped by a structural engineer registered in the State of Maine.

- 3.17 Concrete 3,000 PSI compressive strength in (28) days.
- 3.2 Floor Slabs**
- 3.21 Size 1,500 sq. ft. of 4" thick reinforced concrete slab shall be poured.
- 3.22 Base Slab shall be placed over a fine graded properly compacted base. Base preparation shall be by sitework contractor.
- 3.23 Concrete 3,500 PSI compressive strength in (28) days.
- 3.24 Reinforcement #6, 6 x 6 welded wire mesh.
- 3.25 Finish Smooth steel trowel finish.
- 3.26 Joints Cold formed or saw cut control joints as required. 220 LF included.
- 3.27 Sealer All exposed concrete shall be properly sealed one (1) coat.

## **DIVISION 4 – MASONRY/EIFS -----**

### **4.1 Masonry**

- 4.11 Stone Veneer Approx. 50 LF of a 2'-8" stone veneer wall shall be constructed with round stone.
- 4.12 Backer Wall Masonry veneer will be anchored with steel metal ties to a 2 x 4 stud backer wall with ½" CDX plywood and building paper.

## **DIVISION 5 – METALS -----**

- 5.1 **Metal Building System** N/A

## **DIVISION 6 – WOOD -----**

### **6.1 Wood**

- 6.11 Building All exterior walls shall be 2 x 6 construction and shall receive ½" CDX plywood as a substrate. Building then shall be wrapped with "TYPAR" or equivalent and finished with vertical board and batten vinyl siding as depicted on the sketches.

5.12	Size	Width: 30'-0" Length: 50'-0" Eave Height: 12'-0" Roof Pitch: 7:12
5.13	Loading	Building Code: 2021 IBC ( <i>Essential Building</i> ) Ground snow load: 90 PSF Wind load: 115 MPH Thermal Category: Heated
5.14	Roof System	30 year fiberglass architectural shingles on 5/8" CDX ply wood and GAF underlayment with ice & water shield on eaves.
5.15	Framing	Wood studs at 16" o.c. with pre-engineered wood trusses.
5.16	Siding	4" exposed vertical vinyl; Certainteed or equal.
5.17	Trim	Vinyl corners and perforated vinyl soffits.

## DIVISION 7 – INSULATION -----

### 7.1 Wood Building System

7.11	Roof	R-49 Igloo Loose Fill Cellulose will be installed in the roof during construction with 6m polyethylene vapor barrier.
	<i>Note:</i>	<i>Insulation system is based on current energy code 2021 IECC.</i>

### 7.2 Finished Areas

7.21	Exterior Walls	R-38 unfaced HP batt insulation with 6m polyethylene vapor barrier.
7.22	Interior Walls	R-11 unfaced batt insulation shall be installed in all full height stud walls.

## DIVISION 8 – DOORS AND WINDOWS -----

8.1	<u>Overhead Doors</u>	N/A
8.2	<u>Exterior Pass Doors</u>	



8.21 Doors Three (3) 3'-0" x 7'-0" premium quality insulated steel door systems. One (1) 3'-0" x 7'-0" door shall receive half lite glass.

8.22 Hardware Lever handle lockset, heavy duty latch guard, hinges, threshold, weather stripping, door sweep, closure.

### **8.3 Exterior Windows**

8.31 Windows Six (6) 4'-0" x 4'-0" sliding window units shall be installed.

8.32 Glass 5/8" insulated.

8.33 Frames Vinyl.

8.34 Accessories Fiberglass screens, locking hardware and weather stripping.

8.4 **Storefront Glass** N/A

### **8.5 Interior Doors**

8.51 Birch Twelve (12) 3'-0" x 7'-0" flush solid core birch with hollow metal frames and hardware.

## **DIVISION 9 – FINISHES -----**

### **9.1 Finished Interior**

9.11 General Approximately 1,500 square feet shall be partitioned and developed into a totally completed interior finish.

9.12 Walls 2" x 4" studs at 16" on center.

9.13 Wall Covering 5/8" gypsum board taped and finished. Moisture resistant board shall be installed in all "wet" areas and fire rated board shall be installed as required by code.

9.14 Painting All gypsum board, doors, frames, trim, etc. shall be painted two (2) coats. Common walls with warehouse shall be painted one (1) finish coat.

9.15 Ceiling Install commercial suspended ceiling system with 2' x 2 metal grid work and Armstrong lay in acoustical.

9.16 Flooring An allowance of \$15,000.00 for the installation of finish flooring has been included. Style and colors or carpeting,

vinyl composition tile, or sheet vinyl flooring shall be the Owner's choice.

9.17 Vinyl Base

All interior stud walls and perimeter backer walls shall receive a vinyl base.

## **DIVISION 10 – SPECIALTIES -----**

### **10.1 Bathroom Partitions**

10.11 Stalls and Screens N/A

### **10.2 Bathroom Accessories**

10.21 Bathroom Accessories Supply and install:  
One (1) set of H.C. grab bars.  
One (1) 18" x 24" S.S. mirror.

### **10.3 Kitchen Cabinets**

10.31 Cabinets An allowance of \$5,000.00 has been included for the supply and install of the kitchen cabinets and countertops.

### **10.4 Fire Extinguishers**

10.41 Fire Extinguishers Fire extinguishers are by Owner.

## **DIVISION 11 – EQUIPMENT -----**

11.1 Dock Equipment N/A

## **DIVISION 12 – FURNISHINGS -----**

12.1 Furnishings N/A

## **DIVISION 13 – SPECIAL CONSTRUCTION -----**

13.1 Special Construction N/A

## **DIVISION 14 – CONVEYING SYSTEMS -----**

14.1 Conveying System N/A

## **DIVISION 15 – MECHANICAL -----**

### **15.1 Plumbing**

- 15.11 General A complete and operational plumbing system will be installed. Fixtures will be Universal Rundel, American Standard, Crane, or equal.
- 15.12 Fixtures  
One (1) water closet  
One (1) Lavatories  
One (1) S.S. single bowl kitchen sink  
One (1) 50 gal. electric water heater
- Note: All fixtures shall have white finish with chrome hardware unless otherwise noted.*
- 15.13 Piping PVC waste, vent and fittings shall be schedule 40. Piping shall be run 5 ft. outside the foundation.

### **15.2 H.V.A.C.**

- 15.21 Area 1,500 sq. ft.
- 15.22 Equipment Heating and A.C. split system by Carrier or equivalent.
- 15.23 Fuel Gas piping will be run from the foundation line to the most remote unit (gas service to the building by gas supplier).
- 15.24 Ductwork Galvanized sheet metal supply and return ductwork, registers, grills diffusers, volume dampers, and flexible duct run outs. All ductwork to be insulated and designed for both heating and A.C.
- 15.25 Wiring Power wiring by the electrical subcontractor. Control wiring including remote thermostats shall be by the HVAC subcontractor.
- 15.26 Start-Up Equipment start, test, and check by a qualified service technician. System air balance.

**15.3 Exhaust** N/A

**15.4 Sprinkler** N/A

## **DIVISION 16 – ELECTRICAL -----**

### **16.1 Electrical**

- 16.11 Service The main service will be 200 AMP, 240 volt, single phase.

Complete installation is included to the foundation line,  
max 150 ft included.  
Any power company charges are not included.

16.12 Lighting

Offices: Thirty (30) LED flat panel lights.  
Restrooms: One (1) fan/light combinations.  
Emergency Lights: Per Code  
Exit Lights: Per Code  
Yard Lights: One (1) building mounted lights with  
photocells.

16.13 Power

Shop: 110V duplex receptacles.  
Office: 110V duplex receptacles.  
HVAC equipment: Power wire  
Water Heater: Power wire  
Power: Receptacle for phone (Phone system by others).  
Power: receptacle for security/fire alarm (Alarm system by  
others).

16.2 Site Lighting

N/A

16.3 Fire Alarm

Fire alarm system will be installed by Owner's alarm  
company or under separate bid. Alarm Company will be  
required to install their rough wiring at the same time as  
Patco's electrician. Alarm company will supply and install  
Knox Box if required by local fire department.

16.4 Security Alarm

N/A

## DIVISION 17 – PROPOSAL/PRICES/TERMS -----

17.1 Terms

17.11 The total price for your proposed structure built to the specifications previously listed  
without alternates is **\$647,820.00**  
Price is Subject to Town & Bank approvals.

17.12 If an item is not shown on the drawings or mentioned in the Building Specifications, it  
shall be assumed that it is not furnished.

17.13 Once the contract is signed by both parties, any further construction extras or changes  
will be paid for at the next scheduled payment.

17.14 Patco, or its agents and subcontractors shall not be responsible for any changes unless  
submitted in writing and agreed to by both parties.

- 17.15 In case of a discrepancy between drawings and the contract with the Detailed List of the Building Specifications, the contract shall hold precedence. Change orders signed by both parties would prevail after construction has begun.
- 17.16 All agreements are contingent upon strikes, accidents, or delays beyond our control.
- 17.17 THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.
- 17.18 It is anticipated that the concrete and masonry construction will be completed before/ after frost and weather are a concern. If it is not, the temporary heating units will be provided by Patco Construction, Inc. Any additional winterization cost of any kind, including but not limited to fuel, will be provided by the Owner.
- 17.19 Payments to be made as follows: \$20,000.00 due upon acceptance of this proposal. Thereafter monthly requisitions based on percentage complete, due in fifteen (15) days. There will be ten percent (10%) retainage on the individual payments. Final payment will be due thirty (30) days after final inspection. Satisfactory completion of the punch list will be completed during this time period.
- 17.20 Proof of financing shall be provided to Patco Construction, Inc. within 20 working days of the effective contract date. This will come as a letter of acknowledgement from your bank.
- 17.21 Insurances:  
Property Insurance - Property Insurance shall be purchased, prior to construction, on a special form Builders Risk policy, for the full contract price of the construction contract. This insurance shall include interests of the Owner, the contractor, subcontractor, and sub-subcontractors, in the work, as named insured, to include waiver of subrogation wordings and must be provided within 10 days of signing contract. If the Owner wishes for contractor to purchase such property insurances with special form coverages, in the necessary amount, the Owner shall so inform the contractor, in writing, prior to commencement of the work and Patco will purchase and bill Owner for reimbursement.  
  
Owners Liability Insurance - The Owner shall be responsible for purchasing and maintaining Owner's usual liability insurance. Optionally, the Owner may purchase and maintain other insurance for self-protection against claims which may arise from operations under contract.
- 17.22 Escalation:  
If during the performance of this contract, the price of materials significantly increases, through no fault of Patco, the price shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding 5% experienced by Patco from the date of the contract signing. Such price increases shall be documented through quotes, invoices, or receipts. The increase in cost will be charged out as a cost increase only and no markup will be applied. Where the delivery of materials is delayed, through no fault of Patco, as a result of a shortage or unavailability of materials, Patco shall not be liable for any additional costs associated with such delays. Patco will do everything we can to hold prices and order material in advance to minimize the customers' expo-

sure but with the ever-changing supply chain issues and price increases it has become impossible to hold all costs across a construction project.

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ACCEPTANCE OF PROPOSAL  
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Offer \_\_\_\_\_ Date \_\_\_\_\_  
Jon Bell  
PATCO Construction, Inc.

Acceptance \_\_\_\_\_ Date \_\_\_\_\_  
Town of Effingham

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