

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 \$220,000.00 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 \$30,000.00 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 286 feet of 8" thick by 4'-10" high reinforced concrete foundation wall shall be constructed.
- 3.12 Footings 24" x 12" reinforced concrete.
- 3.13 Piers A reinforced concrete pier shall be built under each exterior column. Piers will be an integral part of the foundation wall and rest on an enlarged footing.
- 3.14 Anchor Bolts Steel anchor bolts of sufficient capacity shall be cast in the foundation.
- 3.15 Frost Protection Foundations extend a minimum of 4'-0" below finished grades.
- 3.16 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.

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| 3.17 | Engineering | Foundation drawing shall be reviewed and stamped by a structural engineer registered in the State of Maine. |
| 3.18 | Concrete | 3,000 PSI compressive strength in (28) days. |
| 3.2 <u>Floor Slabs</u> | | |
| 3.21 | Size | 5,002 sq. ft. of 6" 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. 837 LF included. |
| 3.27 | Sealer | All exposed concrete shall be properly sealed one (1) coat. |

DIVISION 4 – MASONRY/EIFS -----

4.1 Masonry

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| 4.11 | Architectural Block | Approximately 68 sq. ft. of 8" thick split face block accent wall shall be constructed. |
| 4.12 | Reinforcement | Walls shall be horizontally and vertically supported as required to meet loading and code requirements. |

DIVISION 5 – METALS -----

5.1 Metal Building System

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| 5.11 | Manufacturer | Varco-Pruden Building Systems, Evansville, WI. |
| 5.12 | Size | Width: 61'-0"
Length: 82'-0"
Eave Height: 20'-0"
Roof Pitch: 2:12 |

- 5.13 Loading Building Code: 2021 IBC (*Essential Building*)
 Ground snow load: 90 PSF
 Collateral roof load: 3 PSF
 Wind load: 115 MPH
 Thermal Category: Heated

5.2 **Framing**

- 5.21 Main Frames Building main frames to be Rigid Frame (RF) construction on 20'-0" centers.
 Endwall frames shall be 3 plate post and beam.
- 5.22 Secondary Framing 10" cold rolled roof purlins at 4'-0" o.c.
 8 ½" cold rolled wall girts at 5'-0" o.c.
 8 ½" cold rolled sections at framed openings.

5.3 **Roof System (Standing Seam)**

- 5.31 Roof Panels 24-gauge galvalume steel panels. Net 24" coverage, 3" high rib.
- 5.32 Roof Fasteners Panel to panel side joints shall have a factory applied sealant and lap joint at the high rib shall be seamed on site using a mechanical seaming tool.
 Panels are fastened to the roof framing by a special clip which allows movement in either direction to compensate for thermal effects. There will be no through-roof penetrations for fasteners except where roof panels overlap (roof slope over 4:1 only).

5.4 **Wall System**

- 5.41 Wall Panels Walls shall be 26-gauge galvanized steel "Panel-Rib" panels 36" net coverage.
- 5.42 Fasteners All wall fasteners are self-drilling with color matched heads.
- 5.43 Finish Wall panels shall have a baked on Kynar "KXL" finish on both sides.

5.6 **Building Accessories**

- 5.61 Trim Deluxe eave and rake fascia.
- 5.62 Canopy Furnish and install one (1) metal canopy with metal covering and trim.

DIVISION 6 – WOOD -----

6.1 Wood

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| 6.11 | Wood Bucks | 2 x 6 wood bucks shall be installed at the overhead door. |
| 6.12 | Wood Blocking | Wood blocking for windows, doors, plumbing and cabinetry as needed. |

DIVISION 7 – INSULATION -----

7.1 Metal Building System

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| 7.11 | Roof | 6" + 3 ½" thick (R-30) MBI Safety Liner System insulation with thermal blocks will be installed in the roof during construction. |
| 7.12 | Walls | 9 ¼" thick (R-30) MBI Safety Liner System insulation with insulation tape on secondary members will be installed in the walls during construction. |
| 7.13 | Vapor Barrier | Polypropylene scrim kraft laminated to the fiberglass batts. (PSK-VR) |

7.2 Finished Areas

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| 7.21 | Exterior Walls | 3 ½" thick (R-11) Kraft faced fiberglass insulation will be installed in all 4" perimeter stud walls and/or backer walls. |
| 7.22 | Interior Walls | 3 ½" / 6" unfaced insulation shall be installed at all stud walls. |

DIVISION 8 – DOORS AND WINDOWS -----

8.1 Overhead Doors

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| 8.11 | Doors | One (1) 10'-0" x 10'-0" insulated, steel sectional, upward acting door system will be furnished and installed. |
| 8.12 | Mounting | Continuous angle mount to wood bucks. High headroom lift as required. |
| 8.13 | Operation | Manual; chain hoisted. |
| 8.14 | Finish | Factory applied baked on epoxy enamel. |
| 8.15 | Accessories | Weather stripping, bottom seal. |

8.2 Exterior Pass Doors

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| 8.21 | Doors | Three (3) 3'-0" x 7'-0" and two (2) 6'-0" x 7'-0" premium quality insulated steel door systems. One (1) 3'-0" x 7'-0" door shall receive half lite bullet proof glass. |
| 8.22 | Hardware | Lever handle lockset, heavy duty latch guard, hinges, threshold, weather stripping, door sweep, closure. |
| 8.3 <u>Exterior Windows</u> | | |
| 8.31 | Windows | Five (5) 5'-0" x 3'-0" commercial glass units shall be furnished and installed. |
| 8.32 | Glass | 5/8" insulated (<i>bullet proof</i>). |
| 8.33 | Frames | Aluminum. |
| 8.4 <u>Storefront Glass</u> | | N/A |
| 8.5 <u>Interior Doors</u> | | |
| 8.51 | Metal | Thirteen (13) 3'-0" x 7'-0" hollow metal door(s) with hollow metal frames and passage sets. |

DIVISION 9 – FINISHES -----

9.1 Finished Interior

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| 9.11 | General | Approximately 2,100 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. Secure rooms are designed with gypsum wallboard on top of 1/2" plywood. |
| 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 \$20,000.00 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 Supply and install:
Two (2) H.C. toilet stall
One (1) Toilet stall
One (1) Urinal screen
Note: All stalls are assumed standard colors.

10.2 Bathroom Accessories

- 10.21 Bathroom Accessories Supply and install:
Three (3) sets of H.C. grab bars.
Five (5) 18" x 24" S.S. mirrors.

10.3 Countertops

- 10.31 Bathroom Vanity An allowance of \$3,000.00 has been carried for the sink vanity in the two (2) gang bathrooms.

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
 Four (4) water closets
 One (1) Urinal
 Five (5) Lavatories
 One (1) 4" floor drains
 One (1) 36" Fiberglass shower(s)
 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 Warehouse/Sally Port H.V.A.C.

15.21 Area 3,592 sq. ft.

15.22 Equipment Two (2) suspended, hot air, unit heaters, manufactured by McQuay, York Trane or equal.

15.23 Fuel Gas piping will be run from the foundation line to the most remote unit. Each area shall be serviced by an individual gas service.

15.24 Vents Double wall galvanized steel flues through the wall.

15.25 Wiring Power wiring by the electrical subcontractor. Control wiring including remote thermostats shall be by the HVAC subcontractor.

15.3 Office H.V.A.C.

15.31 Area 1,830 sq. ft.

15.32 Equipment Heating and A.C. split system by Carrier or equivalent.

15.33 Fuel Gas piping will be run from the foundation line to the most remote unit (gas service to the building by gas supplier).

15.34 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.

- 15.35 Wiring Power wiring by the electrical subcontractor. Control wiring including remote thermostats shall be by the HVAC subcontractor.
- 15.36 Start-Up Equipment start, test, and check by a qualified service technician. System air balance.
- 15.4 Exhaust N/A
- 15.5 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 Shop: Eleven (11) LED high bay lights.
Offices: Forty (40) LED flat panel lights.
Restrooms: Three (3) fan/light combinations.
Emergency Lights: Per Code
Exit Lights: Per Code
Yard Lights: Nine (9) 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 An allowance of \$30,000.00 has been included to cover the cost of security cameras and electronic access system.

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 **\$1,458,723.00**
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: \$40,000.00 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' exposure but with the ever-changing supply chain issues and price increases it has become impossible to hold all costs across a construction project.

ACCEPTANCE OF PROPOSAL

Offer _____ Date _____
 Jon Bell
 PATCO Construction, Inc.

Acceptance _____ Date _____
 Town of Effingham
