

Typical construction letter for a 40' Wide x 60' Long x 14' Tall Post Frame Metal Building.

Somebody has to write the specs. On government and large commercial construction projects usually a architect or engineer is hired to write the specifications. Based those specs the General Contractors submit a bid. The architectural fee usually runs 10%-12% of the overall project cost. The purpose is for everybody to bid the same or explain their alternative. This is the old slogan "apples for apples" and it ensures that the end customer is not shorted on their building.

When building a 5,000 square foot building or smaller hiring a architect is not economically viable. The time it takes for a architect to generate drawings and specs can be quite lengthy. By OMB providing our customers with a written construction letter with every quote we give our customers the ability to compare "apples for apples". You know what you are getting for your money. If you get a quote from another company and they do not provide a detailed construction letter you have to ask yourself why. What is being left out? Are they doing it right?

The purpose of this letter is for Ozark Metal Buildings to explain to you what is included and what is not included in our quote. This also gives you realistic expectations and the normal sequence of events. The building will be a Post Frame Metal Building type, often nick named Pole Barn.

We start off by drilling down into the ground 3 1/2 feet deep, 10" in diameter. We pack the bottom of the holes with six inches of gravel and pack it hard. This puts the post 3' deep into the ground. We pack in 6" of gravel and repeat till we are up to grade. We don't pack the post in the ground using dirt because dirt holds moisture. We don't cement the post into the ground because cement holds moisture. By packing the pressure treated post in gravel we get air circulation and the post last longer.

Once we have the post in the ground and plumb and square we add in the base band. The base band sets the height of the building and acts as the concrete batter board. Once we have the base band on we attach the trusses carriers at the top. With the base band installed and the trusses carriers installed we can start working on the floor.

The next step is for us to bring in the gravel. We have approximately 80,000 pounds of gravel figured for this building. We will finely grade it at least 4" thick. The next step is putting down a 6 mil thick poly vapor barrier. This is critical to keep moisture from coming up through the ground and causing your building to sweat from inside out. We then put down the cement wire mesh. The wire mesh adds both tension and compression strength to the floor. We then pour the floor at least 4" thick. We will give it a warehouse quality finish. While the floor is still green we will cut in 280 linear feet of control joints. Each section will be 160 square feet each, well within engineering guidelines. The purpose of the control joints is to tell the concrete where to crack. This will give your building a nice professional look to it.

Once the floor is hard enough for us to work on we attach the all of the 2" x 4" side wall girts 24" on center. Next we will set the trusses 5' on center. The 2" x 4" roof purlins are the next step and they are set 24" on center. We frame in the walk door and overhead door framed openings. We install bird blocking in all four corners and around all of the framed openings. The bird blocking helps seal up the building, plus we pick up some additional strength and it looks more complete on the inside.

When the building is completely framed we start sheeting the walls. The base trim (rat guard) goes on first. The base trim seals up the bottom of the wall corrugations and helps keep nonsense out. Once the walls have been sheeted the building now has shear wall bracing (diaphragm). The next step is to sheet the roof. We sandwich the Solar Guard insulation between the roof purlins and the roof sheeting. Once the roof has been sheeted the building now has diaphragm bracing against moments (twist).

We slow down and take our time installing the trim. This building comes with a real nice trim package. The rake, eave, corner, base and framed opening trim will all be worked till we get it straight and true. We also install neoprene closure strips at the top, which helps keep out air intrusion.

The last piece of the puzzle are the overhead doors. This building includes 2-12' wide x 12' tall Insulated overhead doors and include inside locks. Both doors are manually operated. The doors will be

installed by trained and insured professionals. These doors come with a warranty and service agreement.

We will clean up our trash on a daily basis as we build the building. Once the building is built we will double inspect for any trash. Run the magnetic roller to pick up any errant nails, barn spikes, screws or small bits of metal that has been trimmed.

The last detail is the walk around. The walk around is where OMB and the customer go through that building. Making sure that the trim is strait, the walk door works, the overhead doors work, the cleanup has been completed. The walk around is to ensure that the punch list has been punched. It is not intended to renegotiate the price of the building or extract a pound of flesh. Anything within reason will be addressed.

*Concrete is it's own entity, it gets hard, it shrinks and it cracks. OMB will take all known precautions to get the best results possible. OMB does not guarantee that the concrete will not crack outside of the control joints. Our personal odds are about 1 in 50 cracks outside the control joints, this is the customers risk. No discount will be given, just a sincere apology.

*No landscaping is included in this quote or price. Erosion control is the customers responsibility.

*If the wind is blowing when we are sheeting the building we may run the insulation vertically. To run the insulation horizontally the entire wall has to be insulated first. By running the insulation vertically, we only have to insulate the wall 4' at a time. We do this to complete the shell in a timely manner.

*This letter is meant to be a description of our construction practices. Specific job conditions can vary greatly. We reserve the right to make changes as needed if job site conditions require us to do so.

*A material handler will be used to set the trusses of your building. Expect rubber marks on the concrete floor. If this is unacceptable please indicate before the contract is signed and we will reprice the building accordingly.

This is the first step, it is based on the customer having a suitable pad to start work. If the customer likes this, the next step is for Scott Yarbrough to meet you at your job site. Scott will stake out the four corners of the building. From there we break out the transit and put the laser on it. From the elevations, a price for "Dirt Work" can be generated. The quote comes first, then the job site visit. This is for information purposes only; a specific construction letter will come with a specific quote.

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