

Typical 50' x 100' x 16' Pre-engineered Steel Building Construction Letter Based on the building having five 20' bays with standard bearing frame end walls.

Somebody has to write the specs. On government and large commercial construction projects usually a architect 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?

If you hire us to pour the foundation we will put down a continuous footing around the perimeter of the building down past frost depth. The footing will have three strands of #3 rebar held in position using chairs. We will put in 8 piers for the main frames to sit on, each being approximately 3' x 3' x 3' and will include #3 rebar cages. We will put in rebar uprights every 4' around the perimeter. We will put in 2' long grade stakes every 2' around the perimeter. This is the footer. Once the footer has been inspected we pour. When the footer is cured enough we can work with it we will build the batter boards for the concrete floor. The inside of

the batter boards will be the exact size of the concrete floor. The batter boards is what our plumber will uses to locate the plumbing drains.

Now is when our Licensed Arkansas Plumber comes in. You will give us a drawing showing where you want your drains. Once the plumbing is finished it will be pressure tested for at least 24 hours. After it has been inspected by the building department he comes back and puts the final touches on it making it ready to pour.

We will put down approximately 200,000 pounds of base rock inside the footer. When finely graded it will produce a 4" thick rock base. We then put down a 6 mil thick poly vapor barrier. We then put down #3 rebar on a 2' x 2' grid pattern held up in proper position using chairs. The purpose of the rebar is to give the concrete grip. This adds both compression and tension strength. For the main frames, we will cast in place the old fashioned $\frac{3}{4}$ " J bolts in the wet cement. These J bolts will be placed in the pier in such a way that they will grab rebar. We drill in and set mechanical anchor bolts for the end walls and door jambs. We put in the sheeting notch around the perimeter so the wall sheets run down past the inside finished floor height. This is done so a driving rain storm cannot back water up into the building. We will recess(notch) the concrete floor for the overhead doors so they sit approximately 1" lower than the inside finished floor height. This is done so a driving rain storm cannot back up water into the building from the doors. While the floor is still green we will cut in approximately 600 linear feet of control joints. Each expansion joint section will be 179 square feet, well below the engineering guidelines of <400 square feet. These control joints help mitigate ugly spider cracking in the floor. This gives the building a clean and professional look to it. The finished floor will have a nice warehouse quality finish to it.

This is a engineered foundation using standard construction practices. If you want or need the wet seal on the drawings that cost another \$2,000.00 dollars. Whether or not you opt for the wet seal,,, the foundation will not change.

If you look at the upper left hand corner of the drawings labeled "AnDwg3" it tells you how much pressure our steel building is going to put on your foundation in the form of kips. A kip is a unit of force. It equals a thousand pounds-force. This building will pull upwards on the foundation with 10,500 pounds of vertical force, per main frame, per side(V-Max 10.5) based on a full wind load. This building will kick out with 4,500 pounds of horizontal thrust, per main frame, per side (H-Max 4.5) based on a full snow load. This also covers the seismic coefficient of 0.2846(which is a low number), and the seismic zone of "C" which is the location of the job site zip code, 72756.

Our steel building is A.I.S.C.(American Institute of Steel Construction) and built to M.B.M.B.(Metal Building Manufacturers Association) specifications. These two qualifications are protection to the consumer that this is of uniform construction and meets all industry standards. All the parts have specific part numbers ink jetted on to them. The construction drawings show those same part numbers. Very little real welding, cutting or drilling has to be done on the jobsite. The pre-engineered steel building kit just bolts and screws together.

Our professionally trained erectors will build the building in a safe manner following OSHA rules and regulations. This will include installing the 3" Poly Skrim Kraft backed fiberglass insulation as the Roof and Wall sheets go on sandwich style. Our guys know how to stretch it tight, so it gives the customer a clean professional look on the inside. We will install the walk doors and windows. We know how to work the trim with the small color coordinated rivets to make multiple pieces look like

one solid part. Ozark Metal Buildings keeps a clean jobsite by cleaning up daily. Once we are finished we double check for any trash and run the magnetic roller to pick up any errant screws or small bits of metal that has been trimmed. These are trained iron workers that know what they are doing. We have a lot of experience with this. Anybody that steps foot on your property will have over a million dollars of insurance on them to protect you.

The Insulated Overhead Doors are four 14' Wide x 14' Tall. Each door includes a electric opener with eye beams, inside control box and a four button remote control. These doors will be installed by professionally trained installers. The doors come with a warranty and service agreement.

The last step is for us to schedule a walk around with you.

This is a reader's digest version of how we build these buildings. We know how to make them look great! OMB carries two different individual million dollar insurance policies. This is so nothing can fall through the cracks. We are a licensed General Contractor in good standing. We play by the rules and our jobsite will not be shut down by OSHA. We pay all employees what was promised them for their work on your building. We offer a lien release after final payment to protect you. We have a great reputation with the local bankers. They know their customer will get exactly what they ask for, in a reasonable amount of time and without complication. This is a lot of information being thrown at you, if you have any questions just call and I will walk you through any aspect of building a building like this.

*This is meant to be a description of our standard 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 main frames. Expect rubber marks on the concrete floor. If this is unacceptable let us know before hand and we will price the labor cost accordingly.

*If somebody else pours the foundation and the cast in place anchor bolts are out of place and we have to fix the piers or modify the base plates of the building, in order to make it work, we charge money for that.(you back charge your concrete finisher our bill)

*This quote is based on flat land for us to build on. If dirt work is need, that is a service at an additional cost. I will need to visit your job site and shoot grade to give dirt work options.