

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?

This style of construction is a very hardy wood frame with metal on the outside Roof and Walls. Commonly referred to as Stick Frame or Conventional Stud Wall Construction. The first step is to dig the footer around the perimeter of the foundation. This trench footing goes down past the frost depth. This will include 3 strands of # 3 re bar held in proper position using chairs. Once the footer has been inspected by the building department it will be poured. When the footer has cured we come in and build the concrete batter boards. The batter boards dictate the size, height and outside edges of the slab.

If the building is going to have bathrooms or a kitchen this is where our Licensed Arkansas Plumber comes in. Our customer will give us locations of where they want all drains. Our plumber will use the batter boards to measure for the exact location of the plumbing that is going into the floor. The plumbing

will be pressurized for at least 24 hours and inspected by the building department before any new work begins.

Now we bring in approximately 40,000 pounds of gravel which will be finely graded 4" thick for 1200 square feet. The next step is to put down a 6 mil thick poly vapor barrier to stop condensation coming up through the ground. We now put down 1200 square feet of cement wire mesh. The wire mesh adds both compression and tension strength to the floor. Now we pour. The concrete will be at least 4" thick and we will finish it with a nice warehouse quality finish. While the concrete is still green we will cut in approximately 140 linear feet on control joints. Each section will be 134 square feet each, well within engineering guidelines. The control joints help alleviate ugly spider cracking by telling the floor where to crack. This gives your floor a clean professional look to it. We will provide a temporary concrete wash out pit to comply with the law and respect your property.

The building kit comes in and we will unload the building and inventory it. We then bolt down the pressure treated sole plate to the foundation. We then frame in the 2" x 4" vertical studs 16" on center.(2" x 6" vertical studs on request and on buildings wider than 35') The vertical studs are placed so close together so you can screw sheet rock directly onto them.(this saves the customer a step when finishing out the interior) We then attach the top plates.(truss carrier) Set the engineered truss rafters 4' on center. Attach the horizontal 2" x 4" wall girts 24" on center. Attach the 2" x 4" roof purlins 24' on center. Frame in the windows, walk doors and overhead doors. We block between all of the roof purlins and wall girts in the corners of the building and around the framed openings for strength, appearance and air tightness.

Now we sandwich the Low-E Solar Guard Insulation with R-10 value between the wall girts and the wall sheets. We

run the 4' wide rolls of insulation horizontally so the seams don't show on the inside of the building. This gives the building a clean look. Once we have the wall sheets on the building has diaphragm bracing against the wind. We run the wall sheets 1 1/2" down below the finished floor height of the building so water can never back up into it. The building comes with a real nice base trim.(rat guard) This seals up the bottom of the wall sheets corrugations.

The next step is to square up and install the roof sheets. We sandwich the Solar Guard Insulation between the roof purlins and the roof sheets. We run the 4' wide rolls of insulation the length of the building so the seams are hidden behind the roof purlins. Once we have installed the roof sheets the building has diaphragm bracing against moments.(twist) We install the neoprene closure strips that help seal up the building against air intrusion at this time. Now we slow down and take our time installing the trim. The building comes with a real nice trim package that includes rake, eave, corner, framed opening and base trim. The trim is key to how well a building looks.

The last piece to the puzzle are the overhead doors. We have two 10' Wide x 10' Tall Insulated Overhead Doors. These are manual opening doors and come with a nice plastic inside back plate. The doors will be installed by professionally trained and insured overhead door installers. The doors come with a warranty and services agreement.

We clean up our trash on a daily basis as we build the building. Once the building is built we 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.

Schedule a "walk around" with you to make sure you are satisfied with our work. The purpose of the walk around is to

make sure the punch list has been punched. Together we go through that building, checking the walk doors, overhead doors, windows, trim and clean up. The walk around is not meant to renegotiate the price of the building or extract a pound of flesh. Anything reasonable will be addressed.

This is a reader's digest version of how we build these buildings. We know how to work the trim so the multiple pieces look like a solid part. We know how to make them look great! We have been doing this for a long time and have lots of buildings in OK, KS, MO and of course Arkansas our home state.

Ozark Metal Buildings carries two different individual million dollar insurance policies. So nothing falls through the cracks. We are a Licensed General Contractor in good standing. We play by the rules and our job site will not be shut down by OSHA. We pay all employees what was promised to 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 around here because they know their customer will get exactly what they asked for, in a reasonable amount of time and without complication.

If you have any questions or would like for me to go into greater detail,,, just call.

*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 building 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.

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

*A material handler will be used to set the trusses of your building. Expect rubber marks on the concrete floor. If this is unacceptable to you, please note this before a purchase order has been signed and we will price the building accordingly.

*No landscaping is included in this quote or price. Erosion control is the customer's responsibility.