Shanna Lodge
Township Manager
Willistown Township
688 Sugartown Road, Malvern, PA

March 20, 2025

Re: Willistown Township Public Works Building – BlueScope Construction Budget Proposal #24660 (Revised)

Dear Ms. Lodge,

BlueScope Construction is pleased to present our REVISED, Design-Build **FIRM** proposal for the Willistown, PA future Public Works Facility. We look forward to offering our service to your agency for this new facility.

By purchasing this facility through the Sourcewell contract, you can buy the building and construction services without going through the traditional bid process, saving you time and money. Additionally, the design-build process is collaborative and ensures you get the facility you desire at the price you have funded. Under this offering, we provide a firm fixed price so you can avoid the high cost of multiple change orders. You'll still get the local execution on the project you desire along with factory-direct pricing on the building shell. You'll find this method is much easier than typical procurement methods and helps you avoid the pitfalls of the low bid process.

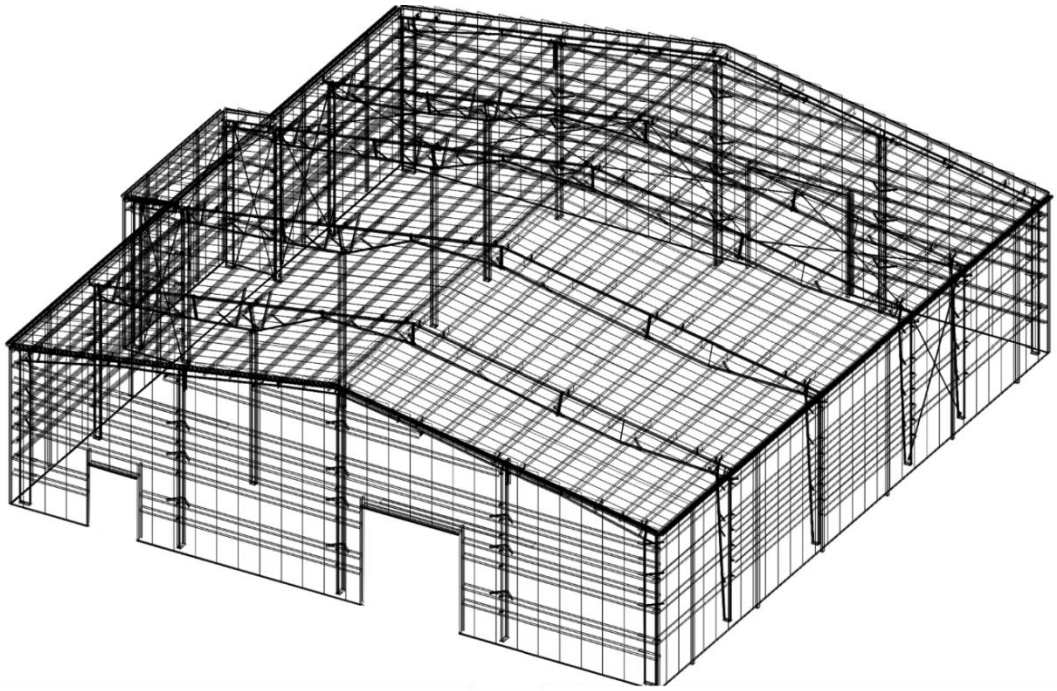
As General Contractor, BlueScope Construction is teaming with Gorski Engineering, Inc., our BlueScope Buildings' local builder in the role of Prime Subcontractor. As the prime subcontractor Gorski Engineering, Inc, will be responsible for coordinating their team of local designers, on-site trades and vendors. This is our typical project approach, utilizing local specialists known and trusted to perform at a high level of quality and service. We believe this approach will be the best value: national experience and oversight from BlueScope Construction and local presence and small business participation from Gorski Engineering, Inc.

We believe our proposal is the best value based on the following:

- BlueScope Construction is the ***preeminent supplier*** of pre-engineered buildings (PEB) with multiple North American manufacturing plants. BlueScope Buildings a member of the Metal Building Manufacturers Association, Design-Build Institute, and US Green Building Council.
- BlueScope Building PEB brands, including Butler Buildings, are the ***world's most popular brands*** with more total in-place square footage than any other manufacturer.
- As part of BlueScope Buildings, BlueScope Construction offers ***factory-direct pricing*** on the PEB at most favored customer pricing.
- The Butler-Cote™ standard finishing system on metal panels has a 25-year warranty guaranteeing ***resistance to chalking and fading*** of the paint. This includes blistering, peeling, cracks or chipping.
- The MR-24® metal roof system is the most specified standing seam metal roof in the industry and has an available ***20-year weather tightness warranty***.
- BlueScope Construction is a ***national contractor with*** a direct connection to a local general contractor network giving you a ***local presence and small business participation*** on your project.

- Our ***experienced team*** has built over 1,000 government projects. An experienced project manager will be assigned the project upon notice to proceed and will oversee the project and coordinate with the local builder.
- We offer ***unparalleled customer service*** with more than 85% of our business each year from repeat customers.
- BlueScope Construction and BlueScope Buildings have ***outstanding quality control*** and the capability to build to the highest levels of construction performance.

For these and many other reasons noted throughout this proposal, you will receive the best value facility by utilizing BlueScope Construction. Attached are the Scope of Work and Schedule of Values documents to complete our proposal. Please note that this estimate is based on a design-build solution and the Scope of Work defines the intent of our proposed offer to furnish and install this Project at or near the price listed on the Schedule of Values document, which is subject to change however, at this stage of the process.



Thank you for your interest in our BlueScope Construction team and our Sourcewell contract for your facility needs.

We welcome any questions or comments you may have regarding this proposal. Please contact me at the number stated below.

Regards,

Ryan McKay
Manager, Proposals and Estimating
Phone: 816.305.1863

ryan.mckay@bluescopeconstruction.com

Willistown Public Works
Willistown, PA
24660
March 20, 2025

BlueScope Construction

ATTACHMENT A

SCOPE OF WORK

BUTLER BUILDING MATERIALS SIN#332311P

Division 13—Special Construction

Building Structural System

General

The Building Structural System furnished by **Butler Manufacturing / BlueScope Construction** shall be as follows:

Shape	Width	Length	Eave Height	Structural Type	Roof Slope	Bays	Comments
Base Bldg.	105'-5'	110'	25'-6"	LRF	2:12	5 Bays; 2 @ 21', 1@15', 1@25' and 1@26'	Interior Columns for Office Mezzanine
Lean To	8'-0"	28'-0"	25'-6"	LT	2:12		For Elevator/Egress

Structural Type Description—General

Pre-engineered Building Systems (PEB)

Double slope pre-engineered structural steel building frame with tapered columns, beams, purlins, girts, overhead and personnel door framed openings.

Roof system - MR-24®, 24-gage Standing seam, Alzn (aluminum and zinc coated) finished metal roof panels.

22 Ext./26 Int. gauge, pre-finished, Butler KS Shadowline, Fineline style metal wall panels with 3" thermal insulation factory-installed rigid insulation board blocks, all trims, seals and fastening systems.

Prefinished gable trim.

Prefinished gutters and downspouts.

(13) Fixed 6'x3' Low E insulation clear glass windows.

Four (4) 3/0 x 7/0 single exterior (Premium 700 Series) standard doors. See table below for details.

	Option	Value
1	Door Size	3-0 x 7-0 (Flush)
2	Door Type	Standard
3	Door Swing	B - Right Hinge - Outer Swing
4	Door Leaf	3070 Door Leaf - 18 Gauge Standard
5	Door Panel	Lite Kit, Narrow Glass 1/4" Tempered 9" x 30" x 1/4"
6	Door Closer	LCN1461 w/o Hold Open Arm
7	Door Hinge	IVES 5BB1 4.5" x 4.5" NRP Satin Chrome
8	Door Lockset	Exit Panic Device, Von Duprin 99
9	Door Latch	None
10	Crash Chains	None
11	Kick Plate	None
12	Keying Group	Keyed Alike
13	Master Keyed	None
14	Curb Height	4/0/0
15	Girt Height	7/6/0
16	Girt Depth	3070 - 8 1/2" Girt Depth
17	Girt Ext.	None
18	Frame Up.	16 Gauge Standard 3070
19	Weather Seal	Standard Weatherstripping - 3070
20	Crating	Standard

Framed Openings for (3) Sectional OHD - (2) 16x16 (1) 8x10.

All Butler structural steel components shall be factory cleaned to remove all loose mill scale and other foreign material generally conforming to SSPC-SP 2 (Hand Tool Cleaning).

Domestic Steel and Mill Certificates

The design of the **Low Rigid Frame (LRF)** (a clear span structural system), shall consist of a rigid frame with tapered or straight exterior columns and tapered or straight roof beams. Roof beams will be solid web.

The endwall of the structural systems consist of rigid frames. The endwalls have not been designed for future building expansion.

In the longitudinal direction of these structural systems either rod or angle bracing, portal frames, fixed base columns, shear walls or a combination (TBD) of these may be used to resist longitudinal loads.

This primary framework supports **roof structurals** and **wall structurals,** which, in turn, support the roof panels and wall panels, respectively. Roof structurals will consist of cold form Z's or C's appropriately designed to meet design criteria. The wall structurals consist of cold form Z's or C's designed to resist horizontal loads from the walls.

Unless specified otherwise, BlueScope Construction will determine the structural system and the type and configuration of components that make up the structural system that satisfy the requirements necessary to meet codes, loads, building layout and clearances.

Design Criteria

Building Code	*International Building Code*
Edition (Year)	*2018*
Use Category	*II (Standard Occupancy Structure)*
Roof Loads/Other Building Shell Loads	
Live Load	*20 psf (reducible per code)*
Structural Dead Load	*Actual Structure Weight*
Ground Snow Load	*30 psf*
Minimum Roof Snow Load	*30 psf*
Collateral Load - Gravity	*8 psf*
Wind	
Speed	*111 mph*
Exposure	*C (Rural Setting, Open Terrain)*
Building Enclosure *	*Partially Enclosed*
Site Elevation Above Sea Level	*N/A*
Hurricane Prone Region	*No*
Wind-Borne Debris Region	*No*
Impact Resistant Covering	*Not Required*
Seismic	
	Ss =18.5% S1 =4.8%
Soil Profile	*Stiff Soil (D) - Default*
Seismic Design Category	*B*
Deflection/Sidesway Criteria	
Deflection-roof beams	*V/180 (Live load, Snow Load, 10-year Wind Load)*
Sidesway frames	*H/10 (Seismic), H/60 (Wind)*
Deflection-roof structurals	*V/150 (Live load), V/180 (Snow, 10-year Wind)*
Deflection-wall structurals	*H/90 (10-year wind, Seismic)*

Structural Steel Design

All structural mill sections or welded-up plate sections shall be designed in accordance with the *16th Edition of the AISC Specifications for the Structural Steel Buildings*. Cold-formed steel structural members shall be designed in accordance with AISI *Specification for the Design of Cold-Formed Steel Structural Members*. Steel bar joists shall comply with specifications of the Steel Joist Institute.

Welding

Welding procedures shall be in accordance with the American Welding Society Structural Welding Code.

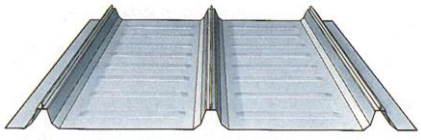
Exceptions/Clarifications

Use of ESFR sprinkler systems will require coordination of the sprinkler heads and the roof secondary members. If this coordination does not occur during the design of the steel building, field modifications may be required. The engineering and any field modifications required will be billed as a change order.

MR-24® Roof System

General

The roof shall be MR-24® roof system as furnished by Butler Manufacturing as follows:



Panels shall be factory roll-formed, 24" wide, with 2 major corrugations, 2" high (2¾" including seam), 24" on center. The flat of the panel shall contain cross flutes 6" on center perpendicular to the major corrugations the entire length of the panel.

Roof panels shall be factory pre-punched at panel end to match pre-punched holes in the eave structural member. Panel end splices shall be pre-punched and pre-notched.

Panel Material and Finish

Panel material and finish shall be 24 gauge steel coated both sides with a layer of acrylic coated Galvalume® aluminum-zinc alloy (approximately 55% aluminum, 45% zinc) applied by the continuous hot dip method. Minimum 0.55 ounce coated weight per square foot as determined by the triple spot test per ASTM Specification A-792. A clear acrylic film is applied for additional protection.

System Design

MR-24 roof system panel shall be designed in accordance with AISI *Specifications for the Design of Light-Gauge, Cold-Formed Steel Structural Members* or CAN/CSAS136 *Cold-Formed Steel Structural Members*—latest edition.

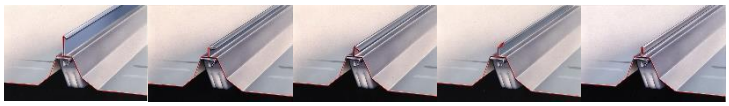
Panel system shall be designed to support design live load.

All endwall trim and roof transition flashings shall allow the roof panel to move relative to the wall panels as the roof expands and contracts with temperature change.

Fasteners

Connection of MR-24 roof system panel-to-structural members, except at eave, shall be made with clips with movable stainless steel tabs that are seamed into standing seam sidelaps.

MR-24 roof system panel-to-panel connections shall be made with a positive, field-formed standing double-lock seam, formed by a special lock seaming machine. The machine field forms the final 180 degrees of a 360-degree Pittsburgh double-lock standing seam; all sidelap sealant shall be factory applied.



The 360° double-lock standing seam on the MR-24 roof system is the same seam used on gas tanks and soda cans.

U. L. Uplift Ratings

The MR-24 Roof System carries an Underwriters Laboratories (U.L.) wind uplift resistance classification of 90 to ensure structural integrity and possible reduction of insurance rates (construction numbers 62, 62A, & 178).

Provision for Expansion/Contraction

Provision for thermal expansion movement of the MR-24 roof system panel shall be accomplished by the use of clips with a factory centered, stainless steel, moveable tab. A force of no more than 8 pounds will be required to initiate tab movement. Each clip shall accommodate a minimum movement of 1.25" in either direction.

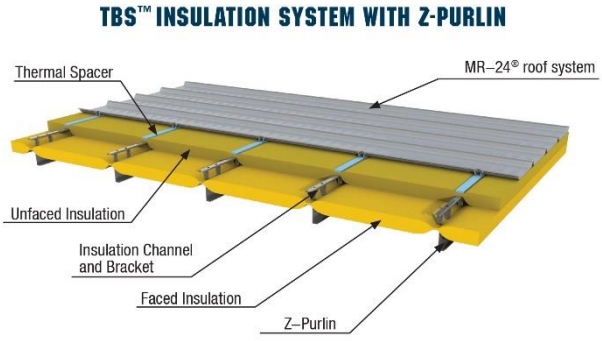
Energy Conservation

Purlins shall be insulated so as to eliminate “thermal short circuit” between purlin and roof panels. The heat loss (thermal short circuit) caused by compression of the blanket insulation between structural and panel is minimized by the use of a spacer block at each purlin location.

TBS™ Insulation System for MR-24® Roof System

General

The roof system shall be a TBS™ Insulation System for MR-24® Roof System (TBS) as furnished by Butler Manufacturing as follows:



TBS is a composite system consisting of

- Butler MR-24 Metal Roof System
- Roof Panel supports of pre-assembled 5-inch high “insulation bridge” members with
  - 4-foot long by 2-1/2" wide bridge channel to support flat of roof panels
  - 5-inch high zee clips fastened to bridge channel at 1' o.c. with factory-punched “tubulated holes” to provide for roof clip attachment and space for various thicknesses of insulation
  - Insulation bridges attached to roof purlins with Scrubolt™ fasteners
- Faced bottom layer of blanket insulation

Above the Purlin System

The TBS insulation system is installed faster than other industry standard systems and the channel and bracket solution keeps the insulation system ***above the purlin***. Because the insulation system is installed above the purlin, with no support banding, it does not interfere with purlin bracing or framing members. This allows the faced insulation to drape naturally as compared to other insulation systems, resulting in an improved appearance inside the building.

Insulation Values

The chart below details the tested U-factors and associated effective R-values that can be achieved with the TBS insulation system.

TBS™ System Assembly	Tested U-Factor	Effective R-Values
R-19 faced + R-30 unfaced	0.029	34.4

Roof Accessories

Gutter and Downspouts

Gutter shall be Butler contour type (4-½" wide x 5" deep) and shall be provided with downspouts (4" x 3") at eaves.

Gutter, downspouts, and collector boxes shall be fabricated from 26 gauge galvanized steel, ASTM A924, G90 coating, and shall be painted in a Butler-Cote® paint finish in standard color.

Gable Trim

Gable trim shall be Butler contour type and shall be provided at gables. Gable trim shall be fabricated from 26 gauge galvanized steel, ASTM A525, G90 coating, and shall be painted in a Butler-Cote® paint finish in a standard color.

Roof to Wall Flashing

Roof to wall flashings shall be provided as per Butler's standard design and details.

Insulation

Fiberglass shall be as outlined in the North American Insulation Manufacturing Association (NAIMA 202-96) specification, or equal. The fiberglass shall be faced with WMP-50 on one side. The composite of fiberglass and facing shall have surface burning characteristics not to exceed 25 flame spread and 50 smoke developed when tested in accordance with U.L. 723 test method or ASTM E84 test method.

Fasteners

Panel-to-structural connections shall be made using Scrubolt™ fasteners with Torx® heads or self-drilling screws with Torx heads. Panel-to-panel connections shall be made with self-drilling screws with Torx heads. All exposed fasteners shall be pre-painted to match wall color.

Wall System - Shadowline Insulated Wall Panel System

General

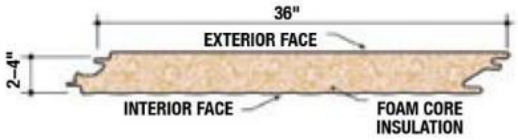
Exterior wall panels shall be KS Shadowline panels as furnished by Butler Manufacturing.

Panel Description

The panels shall be steel faced, shop assembled, factory foamed, insulated panel units. The panels shall have double tongue and groove, side joint design and fasteners concealed within the side joint.

The panels shall have a nominal thickness of 3".

The panels shall be Flat KS Shadowline panels. The exterior face shall be a nominal width of 36" and have a flat surface roll-formed from galvanized steel with a non-directional embossed finish. The interior face shall be roll-formed from pre-painted steel with an unembossed surface and 1/16" deep corrugations on 6" centers.



Panel Material and Finish

Material for Flat KS Shadowline exterior face shall be ASTM A 653, Grade 40, 22 gauge steel.

Panel material for the interior face shall be ASTM A 653, Grade 40, 26-gauge steel.

Sky-Web® Fall Protection & Insulation Support System

General

Butler's exclusive Sky-Web® fall protection system shall be installed to provide additional job-site safety for the roof system.System Application

The roof structural system shall be in place prior to installation of the Sky-Web system. The Sky-Web system shall remain in place after the metal roofing is installed.

Sky-Web® Fall Protection and Insulation Support System protects workers from falls from the leading edge of the roof while also protecting workers below from dropped tools. It increases worker productivity while improving safety. After construction it serves as a virtually invisible insulation support system.

ANCILLARY SERVICES (Under Separate Contract)

Architectural Services

Design code: International Building Code 2018

Preparing as-built drawings - documenting the final, built condition of a construction project, capturing any changes or deviations from the original design plans

INSTALLATION AND SITE PREPARATION SIN#238910

Division 1 - GENERAL REQUIREMENTS

General Conditions

Full-time, on-site project supervision throughout the duration of the project to oversee and manage various aspects of the construction process.

Project management

Safety meetings (safety toolbox talks)- Safety meetings are held on a regular weekly basis

Site Safety Program

Temporary water, electrical service for construction, electric cost paid by the owner

Construction office and storage

Site maintenance during construction

Temporary toilet facilities (portable toilets or porta-potties), placed in convenient locations within the construction site.

Weather protection

Tool and equipment rentals

Construction testing services to ensure that construction materials, components, and structures meet specified standards and requirements.

Daily Site and building clean-up during construction and maintaining a safe and organized work environment.

Dumpster rental and debris removal

Construction sign

Post-construction cleaning - all work to be “broom clean” unless noted otherwise

Performance and Payment Bonds

Division 2 – EXISTING CONDITIONS

Selective Demo

Assessment: Evaluate the building's structure, materials, and any potential hazards such as asbestos or lead

Permits: Obtain necessary permits and approvals from local authorities.

Planning: Develop a demolition plan, including methods, safety measures, and waste management

Utilities: Disconnect and secure utilities such as electricity, water, gas, and sewage.

Safety: Install fencing, signage, and other safety measures to protect workers and the public.

Salvage: Identify and remove any materials that can be salvaged or recycled

Demo existing Salt Shed/ Garage

Demo existing Public Works Building

Remove Millings Pile

Remove Timber Retaining Wall

Remove Utility Poles

Remove existing Generator

Disconnect/ Store Propane Tanks

Remove existing Septic Tank (pumped by owner)

Remove existing Laundry Tank (pumped by owner)

Remove Fuel Tank and Backfill

Division 3 - CONCRETE

Excavation and backfilling for building footings and foundations.

Reinforced concrete piers and footings for the building's structural foundations have a 4,000 psi capacity after 28 days.

Anchor bolts for the steel frames and wind columns.

7” thick 4,000 psi (at 28 days) concrete slab on grade with 6” stone base, vapor barrier

4” thick (office) 4,000 psi (at 28 days) concrete slab on grade with 6” stone base, vapor barrier

Footing and foundation for elevator pit

Elevator pit waterpoorfing

4.5" concrete on the second floor over a steel deck 4,000 psi (at 28 days)

Division 4 - MASONRY

The building perimeter has 8" thick standard foundation blocks along its exterior walls.

8” thick, 7’-4”, standard masonry walls on the side walls of the building as shown.

(≈2”) Thin layer of natural stone, which is applied to the exterior wall as shown, 7’-4” high around the exterior perimeter

An elevator pit constructed with reinforced Ivany blocks 8" thick.

8-inch masonry stair shafts, vertical passage that encloses a staircase, constructed from masonry concrete blocks

Division 5 - METALS

Drive-in overhead doors have an embedded steel angle for the edge of the concrete.

Eighteen (18) 6” diameter, concrete-filled steel bollards at each overhead door and fuel storage tank

Second Floor joist systems/components light-gauge joist framing and bearing walls

Second-floor B-Deck or similar on top of the joist and plywood

One (1) steel pan stairway for secondary access to the second-floor level of the office with mid-point landing and painted picket style and wall-mounted hand railing

One (1) elevator pit ladder, two (2) sill angles and one (1) hoist beam for the elevator.

Main entrance canopy.

(For roof and steel product information, refer to 'Special Construction' – Div. 13)

Division 6 - WOOD & PLASTICS

Blocking and rough hardware.

Break Room

Install Wood and plywood 14’-0” Upper and Base storage cabinets.

Solid Surface Countertop Wilsonart “Group 1” or equal

Attach cabinet doors, drawers, and hardware according to manufacturer instructions.

Appliances are not included.

Salt Shed pole building:

500 tons minimum

Excavation and backfill for building footings and foundations.

4,000 psi (at 28 days) Reinforced concrete footings & walls for the building structural.

14' high steel reinforced concrete wall 12" thick

Dimensions: 42'W x 42'L x 14'H Post frame on top of the concrete wall

3 ply 2 x 6 glu-laminated, poles 8' on center

Siding: 27 Gauge Frontier Panel 50 Year Warranty

42' Standard Trusses, 4' on center, 4/12 pitch, snow load by code and design

88 ft Gutter: 6K W/Downspout

2 x 6 Skirtboard .60 Treated with barrier tape

Division 7 - THERMAL & MOISTURE PROTECTION

Caulking of exterior window and door frames as well as masonry control joints.

2” thick extruded polystyrene perimeter foundation insulation extending 2’ below the grade on all exterior foundation walls.

Division 8 - DOORS & WINDOWS

One (1) 6/0 x 7/0 with side light storefront aluminum and glass at the main office entrance, with anodized or standard painted finish aluminum frames.

Thirteen (13) 3/0 x 7/0 Wood Doors – Rotary Cut solid core birch – Prefinished Standard Color. Hollow Metal Frames 18 gage primed cold rolled steel, polystyrene core. Hardware – Finish – Brushed Chrome / Sprayed Aluminum Sargent 6500 series levers

Four (4) 6/0 x 7/0 metal doors with Hollow Metal Frames 18 gage primed cold rolled steel

Four (4) 3/0 x 7/0 metal doors with Hollow Metal Frames 18 gage primed cold rolled steel

Hardware – Finish – Brushed Chrome / Sprayed Aluminum Sargent 6500 series levers or equal

Keying all doors by the owner.

440 sf fixed aluminum and glass windows with thermally broken, anodized Solarban 60 insulated glass

Refer to Special Construction for high windows and additional exterior man doors.

Overhead Doors

Two (2) 16'2" x 16 Haas model 616 V-groove panel 1-3/8" thick door - polyurethane insulated w/ thermal break (13.45 R-value) 26-gauge steel interior/exterior w/ steel end stiles, 84" hi lift clip mount to steel track, Torsion spring, Inside lock, Inside lock, Header seal and reverse angle jamb seals

Two (2) GCL-H 1/2 hp Heavy Duty Jackshaft Opener w/chain hoist, Wire wall stations & photo eyes in conduit, Wire power cords

One (1) 8'2" x 10 Haas model 616 V-groove panel 1-3/8" thick door - polyurethane insulated w/ thermal break (13.45 R-value) 26-gauge steel interior/exterior w/ steel end stiles, Vertical lift clip mount to steel track, Solid spring shaft, Inside lock, Header seal and reverse angle jamb seals

One (1) GCL-MH 1/2 hp Medium Duty Jackshaft Opener, Wire wall stations & photo eyes in conduit, Wire power cord

Three (3) Install opener and spring mounting pads

Division 9 – INTERIOR FINISHES

Metal Studs, Drywall and Ceilings:

The finished office area's interior walls are framed with 3-5/8" wide metal stud framing. 9 feet Standard ceiling height. Each side of the metal stud wall is covered with a single layer of 5/8" thick drywall. Level 4 finish.

3 -5/8" metal stud framing for the interior Shop / office-storage demising wall (to the underside of the structure), as shown on the plan complete with sound batt insulation and 5/8" drywall. Level 4 finish.

2nd floor ceiling - 3/4 in x 2 ft x 4 ft CertainTeed Performa Baroque Customline Second Look Reveal Panel - BQCL-224 with 15/16" aluminum grid and 6" batt insulation laid on top of the ceiling

1st floor ceiling - GWB 5/8" fire rated, level 4, 1-5/8" metal stud furring, 24" oc. support

Flooring:

VCT Shaw or equal in the Break Room Base/Wall Base installed on all drywall partitions.

2nd floor - Commercial grade carpet flooring throughout the office with a flooring budget furnished and installed of $35.00/SY

Wall base 4"h x 1/8"t throughout

Restroom Floor - porcelain tile - set floor tile in thin-set mortar & grout

Restroom walls 4 feet height - porcelain tile - set wall tile in mortar & grout

1st-floor finish same as garage space

Paint:

All surfaces not painted will be protected with drop cloths, plastic and tape.

All surfaces painted will be cleaned, sanded, caulked, wood filled and spackled.

All GWB walls will receive 1st coat: SW ProMar 200 Primer. 2nd coat: SW ProMar 200. 3rd coat: SW ProMar 200

Division 10 - SPECIALTIES

Accessories:

Restrooms

One (1) Set of Grab Bars - Each ADA stall will be equipped with grab bars for support and stability. The grab bars will be securely mounted to the walls and provide assistance for individuals with mobility impairments.

Three (3) toilet paper holder, fixture installed in bathrooms for holding and dispensing toilet paper. Stainless steel, chrome, or brushed nickel.

Three (2) 18" x 36" Stainless Framed Mirror

Three (3) Vertical, Surface Mount Soap Dispenser

ADA-compliant room signs include Grade 2 Braille.

One (1) Knox box emergency access key locker for the local fire department.

Fire Extinguishers & Cabinets

One (1) Larsens C2409R recessed, white enamel frame, bubble type cabinet)

Three (3) Amerex MP-10 10 lb ABC extinguisher (Inspection Tag included)

Division 11 – EQUIPMENT

Fuel Tanks

Above-ground storage tanks: 2,000-gallon fuel, 2,000-gallon diesel, and 1,000-gallon kerosene.

Install Veeder Root monitoring system.

Wash bay in the garage area with two spray wands.

Plastic sheathing for overflow protection.

Division 13 – INSTALLATION OF BUTLER BUILDING & SPECIAL CONSTRUCTION

Installation of Butler Building Materials, Summarized Above

Includes use of patented MR-24 Roof Seamer

Complies with BlueScope Construction Safety practices

Division 14 – CONVEYING EQUIPMENT

One (1) standard 2,500-pound capacity, two-stops passenger elevator based on standard Elevator specification and standard finishes.

Division 21 – FIRE SUPPRESSION

Materials used within this scope of work will be in accordance with NFPA #13 standards

Provide an underground rainwater tank and pump.

Provide design, fabrication and installation of (1) automatic wet pipe fire sprinkler system to meet NFPA #13 standards for the office space and the garage space. Design for the office area will meet NFPA #13 standards for a light hazard occupancy. Hydraulic design will be based on a density of .42 GPM over a design area of 2,000 square feet.

Starting at a flange within the building, we will install (1) double check detector check back flow device with tampered control valves, (1) water flow switch, (1) drain piped to the exterior of the building and (1) fire department connection and (1) electric bell.

From the riser assembly we will install a new compliment of pipe at the roof deck. Brass 11.2K factor brass upright sprinkler heads will be installed at no more than 100 feet.

Provide installation of a compliment of pipe for the office space. Install white 5.6K factor pendent sprinkler heads on UL/FM approved flexible sprinkler drops. Sprinkler heads will be installed within the center of 1'x1' portions of the ceiling tile pad

Provide operation and maintenance manuals, catalog cut sheets, testing documentation, training documentation and as built drawings upon project completion.

Division 22 – PLUMBING

Excavate for new PVC piping as shown on the floor plans

Install PEX water lines w/armaflex insulation to match the new bathroom, and break room fixtures

Supply and install one 1500-gallon oil interceptor, one 64'- 12" wide trench drain

Supply and install one hose per wall on the building, shop area hose bibs will also have interior hose connection.

Supply and Install Fixtures

One (1) ADA Kohler tank or American Standard style, floor mounted

Three (3) Lavatory sinks undermount, vitreous china, Kohler or equal

Three (3) single handle lavatory faucets Moen or American Standard

One (1) Breakroom under-mount stainless steel sink, and Moen or American Standard faucet

One (1) 24" x 24" x10" MOP service basin with integral stainless, FIAT sink/faucet

One (1) Water cooler- wall hang bi-level w/bottle filler Elkay

Division 23 – HEATING, VENTILATING & AIR CONDITIONING

Install three Reznor gas-fired propeller unit heaters in the garage area.

Units suspended from roof structure.

Combustion vents installed through roof.

Standard heating thermostats installed.

Install wall exhaust and intake fans for ventilation, includes rain hoods.

Install one Carrier split gas furnace-air conditioning system for office and storage areas.

16 SEER air conditioning unit, 95% AFUE condensing gas furnace.

Galvanized sheetmetal ductwork, externally insulated with R6 fiberglass insulation.

Ceiling supply diffusers, includes volume dampers.

Ceiling return grills

Programmable thermostat installed.

Code ventilation air ducted from wall hood.

Restroom exhaust fans vented to exterior.

Gas piping

Division 26 – ELECTRICAL

New 400-amp, 120/208 volt, 3 ph, 4 wire underground PECO service.

Complete PECO metering per utility requirements.

Provide/install PECO approved Transformer Vault and Grounding.

Provide/install 100’ of 1 – 5” pvc conduits from PECO pole to vault.

Install 3 – 1/0 Alum. 35kv PECO approved cables. Terminate at Transformer.

Install 100’ 2 – 4” pvc conduits from vault trough in building with 4 – 500mcm copper conductors.

Tap 500mcm conductors in trough and feed 2 – 200amp 3 phase 120/208v panels with 4/0 copper conductors.

Provide/install new 2 -200amp 3 phase 120/208v panels

Provide/install exit signs, wall packs and remote heads for emergency lighting

Provide feeder circuits to HVAC/Plumbing equipment

100amp 3 pole breaker in MDP

100 amp 3 pole shunt trip breaker for elevator

Power wiring to elevator

Install switching and lighting in the elevator shaft as required

Office/Garage

Complete LED fixture and device installation.

Install receptacles, GFI receptacles, and WP receptacles in office areas.

Install quad receptacles in garage area.

Provide and install cord drops in garage. (Qty 3)

Install floor box in office. (Qty 1)

Garage doors. (Qty 3)

Interior and exterior lightings controls

Building Exterior LED Fixtures (Above Exterior Doors Only). (Qty 5)

Division 28 – ELECTRONIC SAFETY AND SECURITY

Fire Alarm

Fire alarm control panel

Provide engineering shop drawings

Supply and install addressable fire alarm system

Heat and smoke detectors in the elevator shaft

Division 31-33 – SITE WORK

Selective Clearing

Soil & Erosion Control

Earthwork

Sanitary Sewer- 4" PVC sch 40, Stone Envelope (6" under to 1' over), 1500 Gallon Single Compartment HD Tank

Truck Wash/ Laundry Tank- 4" PVC sch 40, Stone Envelope (6" under to 1' over), 1500 Gallon Single Compartment HD Tank

Potable Water Line

Concrete Work

Paving – 3,140 sy

Signs/ Line Painting

Roof Drains

Signs/ Line Painting

Landscaping

Landscaping budget/Allowance **$16,400.00**

Conditions

This Work Scope and Pricing is based on material prices and prevailing wages labor as of the above date. Due to the volatility in the pricing of construction materials, the timing of construction will affect final pricing. The work will be executed during normal working hours. The permitting and review by governmental agencies along with all the related

fees are to be assumed by the Owner. No identification, handling, removal or disposal of hazardous materials is included. No relocation of utilities or extension of utility lines is included unless specifically mentioned.

This proposal was prepared on your behalf by BlueScope Construction and Gorski Engineering, Inc.

ASSUMPTIONS, CLARIFICATIONS AND EXCLUSIONS

Assumptions

A Standard Butler Color will be specified.

Prevailing wage is included.

Payment and performance bond are included.

Warranty; Includes one (1) Year Materials and Installation, per GSA Contract.

Connection to existing utilities, will be within 5 feet of building slab perimeter.

We include no utility relocations or extensions unless specifically noted

Utilities have adequate capacity for building needs

The gas service is to be provided by the owner and is not included in this proposal – we assume it can be extended from the existing gas service.

Progress Payment Invoicing, according to Schedule of Values, submitted with no more than one invoice per month.

Clarifications

PRIORITY OF PROPOSAL

This Proposal supersedes all other plans and specifications related to this Project. If there is a discrepancy between plans or specifications provided for this Project and this Proposal, the descriptions included in this Scope of Work, Attachment A to the Proposal, shall take precedence.

CONTRACTUAL RELATIONSHIPS

Sourcewell, as a cooperative purchasing entity, published a Request for Proposal to procure pre-engineered buildings with related materials, site preparation, installation, and ancillary services, and along with other firms, BlueScope Construction, Inc. submitted a Proposal to Sourcewell. Sourcewell evaluated the various proposals submitted, competitively selected BlueScope Construction, Inc.'s proposal, and entered into a cooperative contract with BlueScope Construction, Inc. Sourcewell cooperatively shares this contract with its members nationwide, including Owner herein.

In considering utilization of Sourcewell's competitively solicited cooperative purchasing contract, Owner requested BlueScope Construction, Inc. to submit a Proposal, including this Scope of Work, Attachment A, under the Sourcewell cooperative purchasing program. Should Owner accept the Proposal, including this Scope of Work, Attachment A, and Owner and BlueScope Construction, Inc. are able to reach mutually agreeable contract terms, upon which this Proposal is contingent, BlueScope Construction, Inc. and Owner shall enter into an Agreement and General Conditions of Contract between Owner and Design/Builder for

Construction Services-Construction Manager – Lump Sum (modeled after DBIA 525 and DBIA 535). This Proposal is based on a design/build solution.

In addition to entering into Agreement and General Conditions with Owner, BlueScope Construction, Inc. shall also enter into Prime Subcontractor Agreement with Gorski Engineering, who will provide design and/or construction services under the Proposal. Communications on the Project, including weekly meetings, daily reports, and scheduling, will conducted as follows: Owner-BlueScope Construction, Inc.-Prime Subcontractor or Prime Subcontractor-BlueScope Construction, Inc. - Owner.

OWNER RESPONSIBLITIES SHOULD BLUESCOPE CONSTRUCTION, INC. NOT PROVIDE DESIGN-BUILDER SERVICES TO OWNER

This Proposal is based on a design/build solution, but should Owner proceed with the Project and enter into an agreement with BlueScope Construction, Inc. as a builder only, and not as a Design-builder and/or Construction Manager, Owner understands and agrees that this Scope of Work, Attachment A to the Proposal, shall be shared with its design team/Designer of Record and with its construction management team, with those teams/entities entering into separate agreement(s) with Owner for design and construction management services (as enumerated in Attachment A to the Proposal, Scope of Work) for the Project. This Proposal and attached Scope of Work, Attachment A, shall supersede any third-party agreements the Owner may have for this Project, including the Owner's third-party agreements for design and construction management services.

Exclusions

All TAXES at time of this budgetary proposal

Builder's Risk Insurance coverage. Owner shall provide the Builder's Risk Insurance coverage.

We include no utility relocations or extensions unless specifically noted.

Rock excavation or unsuitable soils removal or replacement.

Storm Water Pollution Plan- provided by the owner prior to start of construction.

Site Survey.

Soil testing and remediation, groundwater testing and treatment, contamination investigation and site remediation included.

Local utility costs or fees, local authority costs or fees or utility connection fees.

Variances to municipal zoning.

Security, data or telephone wiring or systems included unless noted otherwise.

Any/all Utility Power and Communication charges.

No equipment, lift is included.

Temporary electric.

Roof penetration.

Liquidated damages.

Any/all Utility Power and Communication charges.

Identification of and protection of existing utilities.

Permits/Fees (including schedule allowance for permit approval process).

Compliance with LEED Certification or Air Infiltration requirements.

All Materials and Labor not specified above.

Company Information for Order Entry Includes:

BlueScope Construction, Inc.

Sourcewell Contract Number: 110822-BSC

Tax ID Number: 43-0949971

BlueScope Construction

ATTACHMENT B

SCHEDULE OF VALUES

Schedule of Values per Division as defined in Scope.

SCHEDULE OF VALUES		
Willistown DPW Building	**Proposal No.:**	**24660**
Willistown	**BSC Job No.:**	**24660**

Schedule of Values Line Item Number	Description	Price
1	**General Requirements**	$378,987
1A	**Design & Ancillary Services**	$15,258
1B	**Payment & Performance Bond**	$35,131
2	**Existing Conditions**	$142,515
3	**Concrete**	$354,226
4	**Masonry**	$585,566
5	**Metals**	$293,291
6	**Wood, Plastics & Composites**	$328,306
7	**Thermal & Moisture Protection**	$27,853
8	**Openings**	$169,734
9	**Interior Finishes**	$403,867
10	**Specialties**	$8,077

11	**Equipment**	$839,764
12	**Furnishings**	$0
13	**Special Construction (PEMB Installation)**	$443,114
13A	**Special Construction (BBNA Engineering & Materials)**	$476,663
13B	**Special Construction (Lester)**	$0
14	**Conveying Equipment**	$160,212
21	**Fire Suppression**	$241,814
22	**Plumbing**	$186,798
23	**HVAC**	$178,396
26	**Electrical**	$261,840
27	**Communications**	$0
28	**Electronic Safety and Security**	$90,522
31	**Earthwork**	$0
32	**Exterior Improvements**	$0
33	**Site Utilities**	$968,520
41	**Material Processing and Handling Equip**	$0
		$0
	Total PO Price	**$6,590,455**

Note: Tax is currently EXCLUDED from this budgetary estimate. Tax Exempt Certificate would be required.

The above is a **FIRM** proposal based upon the Scope of Work included in Attachment A. Pricing is good for 30 days from the date of this proposal.