



MATTHEWS
CONSTRUCTION CO., INC.

Corporate Office:

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Charlotte Office:

3411 Oak Lake Boulevard Charlotte, NC 28208 (704) 357-6095 FAX: (704) 357-0590

December 4, 2014

Per your request we hereby submit the following proposal for a new shell building in Alexander County, NC. The project consists of a 50,000 sf, 1 story precast concrete shell built for future tenant modifications and expansion. The building will be 26'-0" eave height (24'-0" clear), and 40' x 50' bays. Our proposal is based on our preliminary drawings as well as the clarifications and exclusions listed below. We have also included an alternate price for a Pre-Engineered Metal Building option, which is noted in clarification #36. Please review the following price and scope of work and we will be happy to answer any questions that you may have.

Clarifications

1. We have included supervision, project management, all labor, equipment, materials, general liability insurance, and clean up to complete the project.
2. We include all necessary design and engineering.
3. We have included soil and concrete testing.
4. Grading, Drainage, Roof Drainage, Erosion Control included per site plan.
5. Permanent seeding for stabilization and groundcover at disturbed areas, as well as ABC stone for future paving areas.
6. Foundation design is based on shallow reinforced concrete footings. We have figured 6'-0" x 6'-0" x 1'-0" thick column footings on the exterior, 7'-0" x 7'-0" x 1'-0" thick column footings on the interior, 4'-0" x 4'-0" x 1'-0" thick column footings for the canopy, and 2'-0" x 1'-0" thick strip wall footings. Concrete to be 3000 psi strength.
7. A turndown footing and slab strip has been included at the expandable metal wall and a slab strip has been poured where the dock doors are located. Slab strips are 3' wide. A 10'x10' viewing slab inside the main entrance is also included.
8. Building pad will be fine graded and 4" of ABC stone will be placed in the building.
9. 8" thick insulated precast concrete wall panels will be erected to form 3 of the exterior walls. Rough openings for doors and future doors are included as well as caulking of the wall panels.
10. Structural steel frame to include tube columns, wind columns to bolt to the slab strip at expandable wall, angle bracing, bar joists and girders. Front entrance canopy framing is also included.
11. Roof decking to be 22 gauge type "B" 1 1/2" thick.
12. 1 set of dock stairs with handrail is included.
13. Expandable back end wall to be constructed with pre-engineered metal purlins, reinforced insulation, and metal wall panels.
14. Roof to include 2 layers of 2.6" iso insulation for a total value of R-30 per energy code.
15. 45 mil TPO membrane roof. All parapet walls to be flashed up and over the top of the parapet. Roof comes with a 15 year manufacturer's warranty.
16. Fabricate metal coping cap, gravel stop flashing, 7" gutter, and 6"x6" downspouts.
17. (3) 3'x7' hollow metal doors and frames with panic hardware and locksets.
18. (1) 12'x14' insulated, high lift, ground door with manual operation.
19. (4) 8'x9' insulated, vertical lift, dock doors with manual operation.
20. Storefront and glazing have been figured to have clear metal framing with either blue or green reflective glass. We have included 1 glass and storefront entrance, as well as (4) 4'x5' windows.
21. Light gauge framing, sheathing, and EIFS finish are included to finish the canopy.
22. Painting to include exterior precast (2 colors), hollow metal doors, and dock stairs.

23. Mechanical scope includes (2) sidewall exhaust fans with backdraft dampers and weather hoods, and (4) combination louver/ dampers with 120v actuators and bird screens.
24. Electrical service includes (1) 200A, 120/208V, 3 phase, 3W service panel.
25. (1) 200A meterbase and service grounding.
26. 300' of 1" conduit outside building for future sleeves.
27. Power wiring for 2 fans and 4 louvers is included.
28. Interlock and time controls for fans/ louver systems.
29. (1) service receptacle at panel.
30. (10) T-5, 6 lamp high bay lights.
31. (8) 250W wallpacks.
32. (4) Exit/ emergency light combos.
33. (4) canopy lights at entrance.
34. (2) egress fixtures.
35. (6) emergency 2-head fixtures column mounted throughout.
36. Pre-engineered metal building alternate includes: 25'x50' bays, 26' eave height, Double lock standing seam metal roof panels- 24 ga with galvalume finish, 26 ga painted wall panels, gutters and downspouts, 9 1/2" vinyl faced roof insulation, 6" vinyl faced wall insulation.

Exclusions

1. Permit fees of any kind including but not limited to zoning, building, utility, erosion control, etc.
2. Payment and performance bond.
3. Unsuitable soils excavation, rock excavation, or other differing site conditions.
4. Asphalt paving, curb and gutter, and any other site improvements.
5. Landscaping beyond general seeding.
6. Concrete slab on grade or any other concrete not mentioned above.
7. We exclude any and all site utilities. We exclude any costs for the power company to bring service up to the building.
8. Painting interior of precast, interior structure, or any painting beyond what is stated above.

Thank you for the opportunity to work with you on this project. Let us know if you have any questions or require any additional information.

Regards,

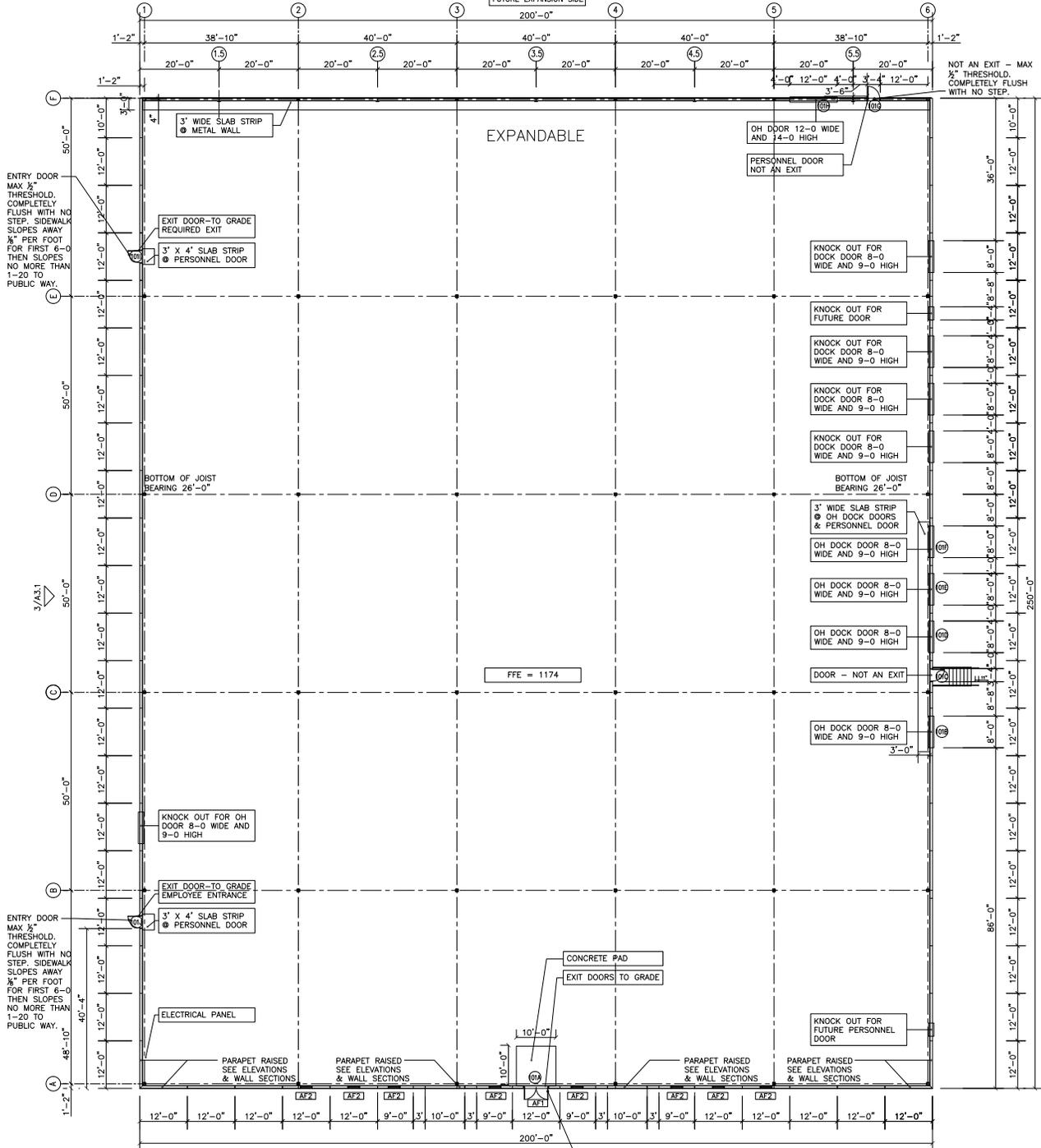
Matthews Construction Co., Inc.

Andrew E. Matthews, PE, LEED AP
Estimator

TYPE 2B
TO BE SPRINKLED when buyer upfits
60 feet clear unlimited area
Unoccupied at this shell stage

1/A3.2

FUTURE EXPANSION SIDE



PROVIDE KNOX BOX FOR ACCESS TO BUILDING. GC COORDINATE LOCATION NEAR FRONT ENTRANCE.
A PERMANENT ROOF ACCESS WILL BE PROVIDED DURING THE INTERIOR UPFIT.
FIRE EXTINGUISHERS WILL BE PROVIDED DURING THE INTERIOR UPFIT.
SPRINKLERS PLANS WILL BE PROVIDED AT A LATER DATE.
FIRE ALARM WILL BE PROVIDED AT A LATER DATE.

MAIN ENTRY DOOR - MAX 1/2" THRESHOLD. COMPLETELY FLUSH WITH NO STEP. SIDEWALK SLOPES AWAY 1/8" PER FOOT FOR FIRST 6'-0" THEN SLOPES NO MORE THAN 1-20 TO PUBLIC WAY.

1 FLOOR PLAN WITH NOTES & TAGS
A1.0 NOT TO SCALE

A1.0

DATE ISSUED: 08.14.2015

REVISIONS:

PRODUCTION: 494 15

PROJECT NO.:

DATE:

BY:

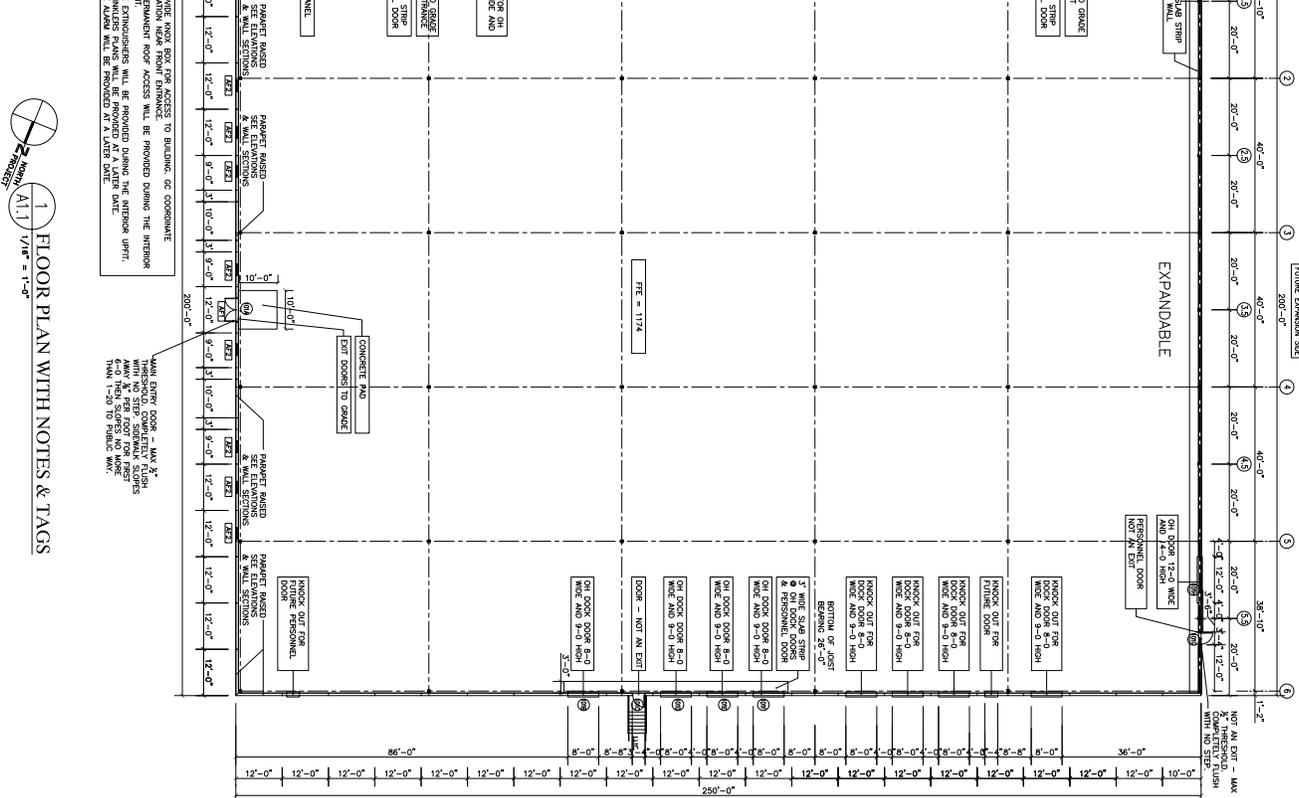
CHECKED BY:

APPROVED BY:

A NEW SHELL BUILDING FOR
ALEXANDER RAILROAD CO.
ALEXANDER INDUSTRIAL PARK
TAYLORSVILLE, NC 28681

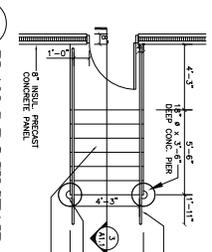
MC
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CAMPBELL
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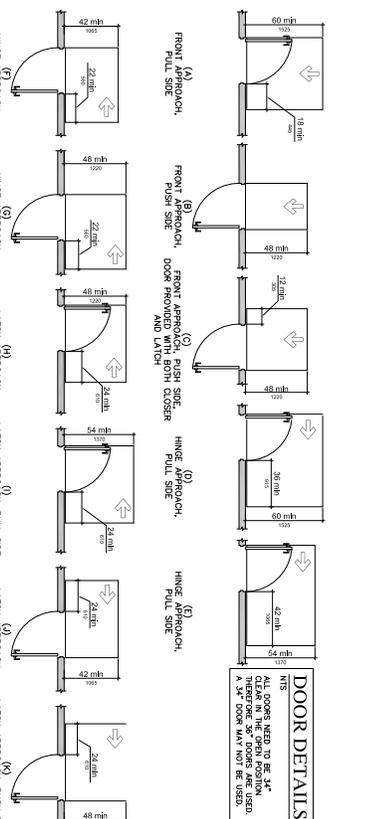
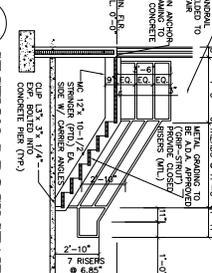


1 FLOOR PLAN WITH NOTES & TAGS
 1/8" = 1'-0"

2 PLAN @ DOCK STAIR
 1/4" = 1'-0"



3 SECTION @ DOCK STAIR
 1/4" = 1'-0"



- GENERAL NOTES:**
- DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS IN ORDER TO CORRECT THEM. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTION OF SUCH DISCREPANCIES OR OMISSIONS. THE ARCHITECT WILL SEND WRITTEN CORRECTIONS TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF SUCH DISCREPANCIES OR OMISSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTION OF SUCH DISCREPANCIES OR OMISSIONS.
 - EXISTING CONDITIONS: ALL EXISTING INFORMATION WAS TAKEN FROM THE DRAWINGS AND CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES OR VARIATIONS FROM THE CONDITIONS SHOWN ON THE DRAWINGS OR VARIATIONS FROM THE CONDITIONS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF SUCH DISCREPANCIES OR VARIATIONS.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF SUCH DISCREPANCIES OR VARIATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF SUCH DISCREPANCIES OR VARIATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF SUCH DISCREPANCIES OR VARIATIONS.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 NC STATE BUILDING CODE AND ALL OTHER LOCAL CODE REGULATIONS HAVING JURISDICTION.
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 - PROVIDE LATCH HARDWARE AT ALL DOORS TO PREVENT ADA ACCESSIBILITY. PROVIDE PANIC HARDWARE AT EXTERIOR DOORS FOR EGRESS.
 - SEE DOOR SCHEDULE FOR DOORS, FRAMES AND HARDWARE.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION AROUND AND UNDER THE SITE WHICH IS TO BE CONSTRUCTED.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONS USING THE SURROUNDING FACILITIES WHO COME IN CONTACT WITH THE AREA OF CONSTRUCTION. HE SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONS WHO COME IN CONTACT WITH THE AREA OF CONSTRUCTION.

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SHEET **A1.1**