



REQUEST FOR ESTIMATE

Renkes Residence
785 Sagebrush Dr. Lot 8B
Jackson, WY

(Teton County)

Exhibits:

Exhibit A –Project Design Documents (47 sheets of drawings dated 3-27-17)

These plans govern any and all construction and material specifications.

Exhibit B-1 –Estimate Form

Exhibit B-2 –Cost Breakdown and Allowances

Estimates must be turned in to Riverbend on these forms.

Exhibit C –Riverbend Installation Requirements

Exhibit D – Construction Guidelines

Exhibit E– ICF Installation and Technical Manuals

http://advantageicf.com/lib/technical_library.html

Exhibit F – SIP Installation Manual

<http://www.insulspan.com/downloads/InstallationGuide>

Exhibit G - Permission to Reproduce Drawings

NOTICE TO CONTRACTORS:

It is the responsibility of the Contractor, in the event of any contradictions between the written specifications within this Request for Estimate and Exhibit A, the design plans, to submit a written Request for Information to the Riverbend Project Manager. In the event of an unforeseen contradiction, the design plans shall govern.

The home should be free from defects in workmanship and materials, compliant with applicable building codes and the generally accepted industry standards existing at the time of construction. The contractor will endeavor to secure costs at competitive market rates at location of the project.

DESCRIPTION OF WORK:

The Project consists of a residential home to be “complete” and in move-in condition, including all approvals from appropriate agencies for an occupancy certificate. It is hereby understood that the attached plans reflect only specific shell and core improvements that must be followed. Heating and cooling, electrical and plumbing are to be design build and are to reflect “typical” design features for homes of this quality and location. Interior finishes are shown schematically. Contractor and its subcontractors shall include in their pricing the cost of labor and materials to complete their area of work. The grade of materials shall be appropriate for the home and location that is to be built. The quality of materials to be used shall be representative of location and level of project design. At the appropriate time the Contractor and Owner shall review each of the subcontractors’ prices and shall determine if the level of quality is acceptable, or to increase or decrease as needed to satisfy Owner.

SCHEDULE:

Estimates are due June 2, 2017

Target Construction Start: Summer/Fall 2017.
Please include any known schedule constraints in your Estimate.
Construction in 2018 is not out of the question.

INQUIRIES:

All inquiries regarding this project may be directed to:

PFB Custom Homes Group
Michigan Office
9012 East US Hwy 223
Blissfield MI 49228
Attn. - Tom Schrock, Project Manager, 517-606-0112
tschrock@riverbendtf.com

Instructions

- A. Examine and carefully study the Project Documents, including any addenda and the other related data identified in the Project Documents;
- B. Make every attempt to visit the Site and become familiar with and satisfied with the general, local, and Site conditions that may affect cost, progress, and performance of the Work;
- C. Become familiar with and satisfied with all federal, state, and local laws and regulations that may affect cost, progress, or performance of the Work;
- D. Carefully study any reports of explorations and tests of subsurface conditions at or contiguous to the Site, if applicable, and all drawings of physical conditions in or relating to existing surface structures at or contiguous to the Site (except Underground Facilities) which may have been identified in the Project Documents;
- E. Obtain and carefully study (or assume responsibility for doing so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface and subsurface, if applicable) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Project Documents, and safety precautions and programs incident thereto;
- F. Agree at the time of submitting Contractor's estimate to the Owner that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of Contractor's Estimate for performance of the Work at the price proposed and within the times and in accordance with the other terms and conditions of the Project Documents;
- G. Become aware of the general nature of the work to be performed by Owner and others at the Site that relates to the Work as indicated in the Project Documents;
- H. Correlate the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Project Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Project Documents;
- I. Promptly give Riverbend and Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor discovers in the Project Documents and confirm that the written resolution thereof by Riverbend and Owner is acceptable to Contractor.

J. Determine that the Project Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work.

K. **Riverbend is contracted to provide** the Owner with the Material Package listed on the left side of the drawing sheet titled SPEC. It includes timbers, structural insulating panels (SIPs), insulating concrete forms (ICFs) and under-slab insulation (PlastiSpan). Riverbend is also providing the windows and exterior doors, not including the Entry door or Mudroom or Garage doors.

An overview of the Timber Framing included in the Materials Package is shown on drawing sheet **MP1**.

Riverbend will install the timbers shown on sheet **MP2** in coordination with the Contractor. The Contractor is responsible for unloading the timbers, and for providing suitable lifting equipment, including a crane and its operator. **Estimated time required to install the Timber Framing is 9 workdays.** See attached Riverbend Installation Requirements (**Exhibit C**).

The Contractor is responsible for installing the timbers shown on sheet **MP3**.

Insulating Concrete Forms (ICFs) are included in the Material Package as shown on drawing sheet ICF, foundation plans and sections. Rebar and concrete are not included. Contractor is responsible for unloading and installation. PlastiSpan rigid foam insulation is included for the basement slab.

An overview of the Structural Insulating Panels (SIPs) included in the Material Package is shown on sheet **SP1**. The SIP package is pre-cut and ready to assemble, and includes all associated lumber, fasteners, sealing materials and house-wrap. Riverbend provides 2 days of on-site technical assistance of installation of the SIPs, but Contractor is responsible for unloading and installation of SIPs. **Estimated time required to install the SIPs is 16 workdays.**

L. The home has been designed to meet the minimum requirements of the Design Criteria.

The submission of an Estimate will constitute an incontrovertible representation by Contractor that Contractor has complied with every requirement of the Project Documents, that without exception the Estimate is premised upon performing and furnishing the Work required by the Project Documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the Project Documents, that Contractor has given written notice of all conflicts, errors, ambiguities, and discrepancies that Contractor has discovered in the Project Documents and the written resolutions thereof by Riverbend and Owner are acceptable to Contractor, and that the Project Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

ESTIMATE CHECKLIST

The following items must be completed and accompany the Estimate unless noted otherwise.

1. The Estimate Form, including Exhibit B - Cost Breakdown and Allowances Template, must be completed with extensions and any other supporting information or your estimate will be rejected.
2. The Estimate must be signed with the name and address of Contractor typed or clearly printed, and the Contractor's License Number must be included if applicable.

The following items are to be executed after the contract is awarded:

1. Contractor's License and Registration information if applicable.
2. Owner/Contractor Contract - to be executed by successful Contractor.
3. Building permit submittal and approval.
4. Proposed construction schedule.
5. Pre-Construction - Lot clearing & septic permits (when applicable).

EXHIBIT B-1 ESTIMATE FORM

PROJECT IDENTIFICATION:

Renkes Residence

785 Sagebrush Dr. Lot 8B
Jackson, WY

THIS ESTIMATE IS SUBMITTED TO:

PFB Custom Homes Group
Michigan Office
9012 East US Hwy 223
Blissfield MI 49228
Attn. - Tom Schrock, Project Manager, 517-606-0112
tschrock@riverbendtf.com

- 1.01 The undersigned Contractor proposes and agrees, if this Estimate is accepted, to enter into an Agreement and Contract with Owner to perform all Work as specified or indicated in the Project Documents for the agreed upon price and within the times indicated in this Estimate and in accordance with the other terms and conditions of the Project Documents.
- 2.01 Contractor accepts all of the terms and conditions in this request for Estimate. The Estimate will remain subject to acceptance for 30 days after the Estimate opening, or for such longer period of time that Contractor may agree to in writing upon request of Owner.
- 3.01 In submitting this Estimate, Contractor represents, as set forth in the Agreement that
- A. Contractor has examined and carefully studied the Project Documents, the other related data identified in the Project Documents, and the following Addenda, (NONE)
 - B. Contractor made an effort to visit the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and performance of the Work.
 - D. Contractor has carefully studied all drawings and specifications noted in these Project Documents, and procedures of construction to be employed by Contractor, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Project

Documents to be employed by Contractor, and safety precautions and programs incident thereto.

- E. Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Estimate for performance of the Work at the price(s) bid and within the times and in accordance with the terms and conditions of the Project Documents.
- F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Project Documents.
- G. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Project Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Project Documents.
- H. Contractor has given Riverbend and Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Project Documents, and the written resolution thereof by Riverbend and Owner is acceptable to Contractor.
- I. The Project Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Estimate is submitted.

4.01 Contractor further represents that this Estimate is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation.

5.01 Contractor will complete the Work in accordance with the Project Documents for the following price(s):

6.01

BASE PRICE See attached Exhibit B - Cost Breakdown and Allowances Template

(\$ _____)
(Use Words) (Figures)

Contractor shall provide a Summary of Values prior to executing the Agreement with the Owner. This Summary of Values will be the basis of the monthly pay requests provided by the Contractor, and be basis for pricing of any change orders, credits or additions. Contractor agrees that the Work will be substantially completed and ready for final payment in accordance with Final Approved Construction Schedule on or before the dates or within the number of calendar days indicated in an Agreement.

SUBMITTED on _____, 2017.

State Contractor License No. _____. (If applicable)

Contractor is:

An Individual

Name (typed or printed): _____

By: _____
(Individual's Signature)

Doing business as: _____

Business Address: _____

Phone No.: _____ Fax No.: _____

A Partnership

Partnership Name: _____

By: _____
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): _____

Business Address: _____

Phone No.: _____ Fax No.: _____

A Corporation

Corporation Name: _____

State of Incorporation: _____

Type (General Business, Professional, Service, Untied Liability): _____

By: _____
(Signature – attach evidence of authority to sign)

Name (typed or printed): _____

Business Address: _____

Phone No.: _____ Fax No.: _____

EXHIBIT C

Riverbend Installation Requirements

UNLOADING

It is the responsibility of the Owner or Owner's Representative (Builder) to provide a forklift or other means of off-loading for the Riverbend Materials Package.

CRANE REQUIRED

It is the responsibility of the Builder to provide a crane and licensed crane operator for installation of the Riverbend Materials Package on-site. The crane must reach an adequate distance, carry an adequate weight at full horizontal extension and be capable of placing the timbers, trusses, or other timber assemblies at any place on the structure. **The heaviest timber assembly to lift on this project will weigh approximately 4,500 lbs.**

Timber installation for this project is expected to take approximately 9 workdays, assuming good site conditions, properly prepared substructures and sufficient materials and equipment. Riverbend does not guarantee the duration of installation. This duration is for the timbers that are to be installed by Riverbend, shown on **Sheet MP2**. The timbers shown on **Sheet MP3** bear on walls and must be installed by the builder as part of the stick-framing and panel installation work.

Panel installation is to be provided by the builder (not by Riverbend). Panel installation for this project is expected to take approximately 16 workdays, subject to the factors described above as well as the efficiency and experience level of the panel installation crew. This is how much time we expect will be required for the actual panel installation work, and does not include the time to build any stick-framed bearing walls, the second floor deck, etc. Riverbend does not guarantee the duration of installation.

A crew of four workers (plus crane operator) is ideal for most frame and panel installations. Crew members should have basic carpentry skills and at least two of them should be comfortable working at heights.

ADDITIONAL MATERIALS REQUIRED FOR TIMBER ERECTION

Temporary bracing and framing material to be provided to the installation crew as needed throughout installation. (20) 16' 2x4's and (20) 10' 2x4's should be adequate.

Adequate scaffolding for a crew of 4 to reach the ridge comfortably to be provided to the installation crew as needed throughout installation. Approximately ten sections of scaffolding with planks, braces, and wheels to stack two sets 5 high should be adequate.

Adequate ladders to be provided to the installation crew as needed throughout installation 2 - 12' "A" frame step ladders and 2 - 10' "A" frame step ladders and 1 - 32' extension ladder should be adequate.

EXHIBIT D

Construction Guidelines

Definitions

FURNISH: The term means supply and delivery, including customary accessories, to the project site ready for unloading, unpacking, assembly, installation and similar operations

INSTALL: The term install describes operations at the project site including the actual, unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning and similar operations to the work. All accessories, fasteners, miscellaneous materials and government insurance's and taxes to execute the installation of the work are included.

PROVIDE: The term provide means to furnish and install complete and ready for intended use.

All work must be performed pursuant to Riverbend Construction Drawings and Specifications (Exhibit A). Work specifically includes but is not limited to the following items, all of which are included in the unit and/or contract price.

Site Work/House Excavation:

Excavator is responsible for locating all existing utilities and is fully responsible within the coverage of their insurance for subsequent damage of utilities during the performance of their work.

- Erosion Control

- Site Clearing

- Excavation for the Building Envelope

- Aggregate Fill and Material

- Backfill and Re-Compaction

- Mobilization

- Foundation Drain System as per plan

- Final Grade

- Should blasting be required it will be an additional charge.

Site Clearing, Preparation and Demolition

Contractor shall coordinate with Owner all areas to be used for storage of construction materials.

Remove all slash and clear grub from site to be hauled away.

Clear materials staging areas as site permits.

Provide site road access to accommodate concrete trucks, semi-trailers, and cranes and lifts.

Excavation

Provide a rectangle of the build envelope with 5' beyond outermost faces of the foundation. Over-excavated foundation material must be replaced with compacted structural fill. Structural fill material shall consist of medium to dense gravel with sand. Excavate all footings for building, retaining walls and patios.

Treatment of exposed surface - The ground surface exposed by excavation shall be moisture conditioned to the proper moisture content for compaction, and compacted to at least 90% relative compaction prior to any fill placement or installation of structural components. Re-compaction shall be inspected prior to placing fill.

Structural Fill

Provide imported Structural Engineered fill for building slab, patio and foundation where required pursuant to existing and new elevations.

Only select structural materials should be used for fill and backfill. Structural materials imported to the site should be free of organic and other deleterious matter, and have low negligible expansion potential.

All structural fill must be spread in 8-10 inch; moisture conditioned, loose lifts and compacted to at least 90% relative compaction. No fill shall be placed, spread, or compacted when it is frozen or during unfavorable weather conditions.

Concrete Slab Areas

The ground surface exposed by excavation shall be scarified to a depth of six inches: moisture conditioned and compacted to at least 90% relative compaction.

Interior and Exterior Floor Slabs to be underlain as per plan or governing code. Aggregate base material in these areas shall be placed in layers not exceeding eight inches in thickness, compacted to at least 95% relative compaction and kept moist until placement of concrete.

Foundation Drain

Provide foundation perimeter drain system as per plan.

Backfilling

Placement of fill for all areas at footings, stem walls, retaining walls, and utility trenches. Compaction @ 8" vertical lifts 90 % max density 95% beneath asphalt areas. Backfilling needed to attain final grade in non-structural areas shall be placed in 12" vertical lifts 85% compaction.

Compaction Equipment

The Contractor shall provide and use sufficient equipment of a type and weight suitable for the conditions encountered in the field. The equipment shall be capable of obtaining the required compaction in all areas, including those that are inaccessible to ordinary rolling equipment.

Final Grade

Provide final grades to ensure positive drainage away from building and per plans, specs and details. Final grading includes the import fill where applicable. Stockpiled topsoil from initial site scraping to be re-spread and groomed around the building envelope and disturbed areas to a finished grade.

Concrete

Cast-In-Place-Concrete Footing and Foundation

Provide material and labor for all concrete work, including footings, stem walls, and piers, per plans, associated sections and details.

Install ICF components.

Provide concrete, rebar, and welded wire fabric for all work as shown.

Provide anchor bolts and hold downs, per Foundation Plan.

Provide Pumping for concrete as necessary.

Concrete Footing: to be constructed per Foundation Plan

Concrete Stem walls to be constructed per Foundation plan

Concrete Pier Pads: Provide all pier pads (exterior& interior) per plan

Follow drawing specifications for all expansion joints, sizing, drainage, plumbing and electrical rough-ins and details

Provide adequate time for sub trades to complete rough-ins prior to pouring slabs

Provide and apply waterproofing to exterior foundation wall

Provide cold weather protection for all concrete

All concrete placement and reinforcement shall conform to ACI318 Standards

Masonry

Provide all labor and equipment necessary for exterior and interior stone veneer masonry installation as well as any CMU substructures. All work shall be performed by skilled masons. Materials shall be applied evenly, level, and straight. All surfaces shall be properly prepared by cleaning, and covering as required. Protection of surrounding work from damage by Quikrete and mortar and by other substrates is required.

Adequate protection of any hardware, accessories, fixtures, tracks, etc. that cannot be removed is required. Cleaning of work space is required. Wire/Lath and Substrate Mortar to be provided by contractor and to be reflected in the proposal. Installation of all materials and labor customary for masonry system to meet all State and National codes.

Framing

Install timber materials components shown on Sheet MP3.

Install structural insulating panel components shown on Sheet SP1.

Except where explicitly shown as included in the Riverbend Materials Package, provide all necessary labor and materials for site assembly and installation of floor system(s),

floor sheathing, walls, wall sheathing, structural roof beams, roof rafters, roof trusses, roof sheeting, connectors, truss clips, hold-downs, hangers, strapping, blocking, backing, dropped ceilings, adjust spacing of joist to accommodate mechanical trades as plans indicate, installation of roof over frames, and crickets as required, installation of all draft fire-stop as required for framing, back out of interior per plans. Supply forklift for off-loading of framing materials, nails for framing, hoisting equipment (i.e. crane, forklift) for structural wood framing portion of construction. Provide necessary scaffolding, work platforms, for framing portion of the project.

Proposal to include all necessary labor and materials to install fascia, soffits, window and door trim, siding, and decking.

Estimate to include labor for installation of exterior windows and doors utilizing specified windows and doors per manufactures specifications. Labor to install flashing and fastening devices, (i.e. straps and screws) as required by manufacturer.

All framed connections to timber materials must be set to plan layout dimensions, square, true and plumb with special attention paid towards air infiltration and finish work casement, trim, etc.

Contractors will be responsible for any fasteners, hardware, hangers, and anchors associated with conventional framing.

Provide fall protection for all work per OSHA requirements and standards.

Insulation

Provide all labor, tooling and materials required for a complete furnish and installation of residential insulation as per associated codes. Adhere to all insulation R values and types specified on the drawings. (Insulation is inherent in the Structural Insulated Panels.)

Roofing

Provide all labor, tooling and materials required for a complete installation of residential roofing as per associated codes and details on drawings. Include required ice and water shield, drip edge and all required flashing.

Drywall

Provide all labor, tooling and materials required for a complete installation of residential drywall and finish as per associated codes and details on drawings.

Painting and Staining

Provide all labor, materials and equipment necessary for exterior painting, staining and/or wood finishing. Surfaces not specifically mentioned shall be the same as similar surfaces. All work shall be performed by skilled painters.

Flooring

Supply and installation of all material, labor and tools required for a residential carpet, floor tile, and /or hardwood installation. All surfaces shall be made smooth and free of trash, construction debris and squeaks.

Finish Carpentry

Provide all labor and materials required for completion of all finish trim materials in complete working order set level, plumb, and damage free.

Including but not limited to:

All doors and windows (interior & exterior)

Sills, casing, baseboards, and jamb extensions.

Shelving in closets

Cabinetry including hardware, crown moldings, and toe kicks

All hardware

Specialty ceiling finishes

Mechanical Systems

HVAC

Supply all labor and material including load calculations, duct and/or manifold design, permitting and final installation of a functioning HVAC system as specified on the drawings adequately sized and designed for proper comfort control and efficiency for the subject residence.

Plumbing

Supply and installation of all materials and labor required for a residential plumbing system meeting all state and national plumbing codes. Water heaters shall be energy efficient, located as indicated on plans and integral with any radiant heating system if applicable. Plumbing contractor shall be responsible for supplying and installation of all materials and labor required for a residential propane or natural gas piping system.

An allowance for plumbing fixtures must be provided in the Estimate.

Electrical

Supply and installation of all materials and labor customary for a residential electrical system meeting all state and national electrical codes. Beyond customary wiring, switching, disconnects, panels etc. this contract shall include power wiring to all HVAC equipment, doorbell wiring and installation, cablevision wiring, telephone wiring and installation of telephone system.

An allowance for electrical fixtures must be provided in the Estimate.

Fireplaces

Supply of all labor, materials and tools required for a residential manufactured fireplace installation meeting all state and national codes. Contract to include piping, inspections, testing, and set up.

Fire Suppression System (NOT applicable)

Provide full architectural, hydraulic and mechanical calculations and design for a fully engineered and permitted fire suppression sprinkler system pursuant to applicable jurisdictions and regulations. Provide applicable design drawings, submittals, inspections, and necessary permitting.

Appliances

Provide all appliances including delivery, setup, and operation.

Allowances and Level of Finish

The quality of materials to be used shall be representative of local standards and level of project design. The allowances and level of finish are to be clearly defined and described. Note on Exhibit B - Cost Breakdown and Allowances Template or separate attachment(s).