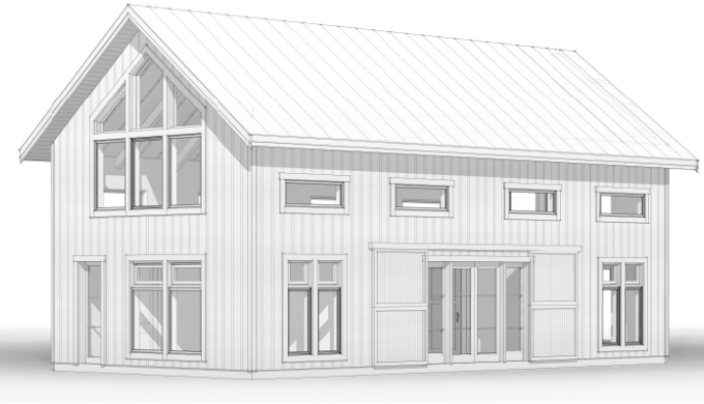




STRUCTURES

Lake Orion Retail Building

Stillwater 24' x 48'



Prepared For:

Lake Orion Downtown Development Authority

Matthew Gibb Owner's Representative

118 N. Broadway Street

Lake Orion, Michigan 48362

P: +12484640307

E: gibb@downtownlakeorion.org

Property Address:

215 S. Broadway Street

Lake Orion, Michigan

48362

Prepared By:

Scott Desbiens

P: 503.793.8895

E: scott@dcbuilding.com

DC Structures

11251 SE 232nd Ave.

Damascus, OR 97089

Document Date: July 11, 2025

The base package price expires after 180 days of the document date listed above, upon expiration current market pricing will be applied and a new signature required.



Drawings Included in the Design Development:

Schematic Design Package:

- Floor Plans
- Elevations
- Sections View
- Exterior 3D Views
- Interior Views
- Window and Door Schedule
- Exterior Finish Specifications (Siding, Roofing, Stone, etc.)
- Mechanical & Plumbing (Equipment location)
- (Up to 5 revisions, upon the 6th request for revision design fees will apply at **\$130/hr**)

Structural Design Package:

- State Specific Structurally Stamped Engineered Plans
- Framing Plans (Foundation, Floor, Shear Walls, & Roof(s))
- Structural Details

(Any customer changes made after engineering is complete, additional fees will apply)

The following items are additional services, DC Structures can provide but are NOT included in the following proposal (unless otherwise specified) and may be required by your local permitting authority. Please discuss these things with your project coordinator, additional fees will apply.

Additional services available by DC Structures, ADDITIONAL FEES WILL APPLY:

- Lighting Plan (Equipment location, fixtures, switches, outlets, and basic wiring)
- Interior Finish Schedule (Flooring, Wall & Ceiling Coverings, Fixture Types, and/or Fireplace Finishes)
- Site Plan (Basic Utility Locations & Building Placement)
- Exterior Color Renderings & Animation Package
- Interior Color Renderings & Animation Package
- Architectural Stamped Plans (Building Code, Energy Code, Fire & Life Safety Code, Accessibility Code, Additional review of submittal package)

Additional 3rd Party Services That May Be Required, ADDITIONAL FEES WILL APPLY:

DC Structures may be able to help facilitate these things based on the project and its location

- Title 24 Report and/or Energy Requirements
- REScheck

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- MEP Engineering
- Civil/Drainage Plan
- Topography/Grading Plan
- Soils/Compaction Testing
- Solar Consulting
- Fire Sprinkler Design, Fire Alarm, Fire Egress, Fire Access & Water Storage

Prefabrication Included:

Flat square foundation required (shim plates are provided for a minimal variance). Any changes made to the foundation need to be communicated prior to procurement to adjust post lengths.



- All posts are cut to length, slotted for knife plates, drilled for bolt connections, relief cut to allow welds on column caps to sit flush
- All beams cut to length, drilled for bolt connection where applicable, valley beams cut to length with proper angles.
- All rafters cut to length with proper seat cuts and plumb cuts. Cut to allow wall sheathing and continuous ridge blocking.
- Deck beams cut to length, deck rail posts cut to length and slotted for connection.
- Floor trusses fabricated to final plan spec.
- Wall components are cut, labeled, and wrapped individually. Ready for field assembly with minimal cutting required. Layout binder provided for assembly.

Note: Prefabrication scope does not include interior framing, siding, exterior trim, sheathing, hardware installation, Arena exterior walls.

Material Package Items	Price	Quantity	Subtotal
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<p>The Stillwater Material Package</p> <p>Includes:</p> <ul style="list-style-type: none"> • 24' x 36' First Floor Footprint • 1,101 Sq. Ft. Home • Open Concept Floor Plan w/ Vaulted Ceilings Throughout • 26' 9" Ridge height • 9/12 Pitch • Pre-Manufactured Parallel Chord Roof Truss System • Appearance-Grade Glulam Loft Beams • 237 Sq. Ft. Open Loft w/ 14" Open Webbed Floor Truss System & T&G Floor Sheathing • Insulation-Ready 2" x 8" Exterior Wall Construction • CDX Roof Sheathing • Exterior Wall Protection System w/ Vapor Barrier Throughout Exterior • Interior Wall Framing (per Plan) • 4' Wide Interior Stair Framing (Excludes Finish Railing) • Select Tight Knot Cedar Board & Batten Siding Throughout the Exterior • Select Tight Knot Cedar Belly Band & Fascia • 2" x Select Tight Knot Cedar Exterior Door & Window Trim • (2) Detailed Blueprints w/ Engineering (County-specific engineering upgrades available) • Detailed Digital Blueprints w/ Standard Structural Engineering • Builder support throughout construction from our licensed builder team • Live 3D walk-through of the final design (Upon Request) <p>Standard Engineering Included</p> <ul style="list-style-type: none"> • Snow Load: 35 lbs. per Sq. Ft. • Wind Load: 115 mph (3-sec gust) • Exposure Class: C • Seismic Zone: D • Loft Load: 60 lbs. per Sq. Ft. <div data-bbox="152 1398 734 1732">  </div>	\$105,582.00	1	\$105,582.00
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<p>The Stillwater 12' Extension</p> <p>Includes the additional material as follows:</p> <ul style="list-style-type: none"> • Pre-Manufactured Parallel Chord Roof Truss System • Appearance-Grade Glulam Loft Beams • Insulation-Ready 2" x 8" Exterior Wall Construction • CDX Roof Sheathing w/ Vapor Barrier • Select Tight Knot Cedar Board & Batten Siding • 2"x Select Tight Knot Cedar Window Trim • (high side wall) to match existing clerestory windows every 12'. <p>Note: This extension is for the open living area. Does not include any loft area.</p>	\$12,762.00	1	\$12,762.00
<p>CREDIT - Select Tight Knot Cedar Board & Batten Siding</p> <p>Includes:</p> <ul style="list-style-type: none"> • 1" x 10" Select Tight Knot Western Red Cedar Boards • 1" x 3" Select Tight Knot Western Red Cedar Battens <p>Note: Calculated by the square foot.</p>	-\$13.60	2160	-\$29,376.00
<p>Woodtone Rustic Board & Batten - Replace All Cedar Board and Batten Siding</p> <p>Includes:</p> <ul style="list-style-type: none"> • 4' x 10' Hardie Traditional Fiber Cement Board Treated with Woodtone Rustic Series Color of choice. • 4/4" x 3" Hardie Traditional Fiber Cement Trim Treated with Woodtone Rustic Series Color of choice. • Color Select Trim & Fascia • 30-Year Color Coating Warranty. • ESTIMATED PRICING ON TODAY'S MARKET • PRICING WILL BE VERIFIED UPON PROCUREMENT PAYMENT <p>Note: Priced by the square foot. There are 18 colors to choose from at www.woodtone.com. Ask your project coordinator for samples. Does not cover damage to the siding. Trim is not available in these colors and comes primed for paint or Woodtone solid Color Select.</p> <div data-bbox="152 1682 456 1843"> <p>COLOR:</p>  <p><small>*The colors represented here may vary from actual product. Learn.more.</small></p> </div>	\$12.80	2160	\$27,648.00

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CREDIT - Loft Includes: <ul style="list-style-type: none"> • 2" x 12" Douglas Fir Loft & Rim Joists • 1-1/8" T&G Edge Gold Floor Sheathing • Select Grade 6" x Douglas Fir Beams and Appearance Grade Glulam Beams • All Required Structural Connection Hardware <p>Note: Loft Space is priced by the square foot. The scope is based on 12' beam spans, a 60 lb. per Sq. Ft. load, and a finished height of 11'. If these criteria change, we may need to update the cost depending on the requirements</p>	-\$21.30	237	-\$5,048.10
CREDIT - Standard Staircase Includes: <ul style="list-style-type: none"> • 2" x 12" Douglas Fir Stringers & Treads • 4' x 4' Landing with 1 1/8" Edge Gold T&G Plywood • 6" x 6" Douglas Fir Railing Posts <p>Note: Price is based on an 11' 2nd-floor height and will be impacted if that height varies. Railing not included</p>	-\$1,730.90	1	-\$1,730.90
Lighting Plan Includes: <ul style="list-style-type: none"> • Rough layout of fixtures • Switch location • Outlet location • Basic wiring • Fixture legend (showing symbols) • Smoke alarm location • Electrical panel location • Fixture schedule (Type mark, count, type, comments including height) • Exhaust fans • Ceiling fans <p>Note: This is a rough layout and does not include engineering.</p>	\$1,000.00	1	\$1,000.00

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Commercial Design Review Cost is based on Overall Square Footage Commercial Design Review <u>Building Code -</u> International Building Code (IBC) California Building Code (CBC) <ul style="list-style-type: none"> • Located on Code Review Plan • Use • Occupant load • Allowable area • Allowable height • Executed by DC <u>Electrical Code -</u> National Fire Protection Agency (NFPA) IBC <ul style="list-style-type: none"> • Located on Code Review Plan • Identify relevant edition • Executed by MEP consultant International Plumbing Code (IPC) <ul style="list-style-type: none"> • Located on Code Review Plan • Water closets required • Sinks required • Mop sinks required • Drinking fountains required • Execution of design and routing of systems is the responsibility of the MEP consultant <u>Energy Code-</u> Calgreen Breem Living Future <ul style="list-style-type: none"> • Located on Code Review Plan • Identify relevant edition • Executed by MEP consultant <u>Fire Code-</u> International Fire Code (IFC) NFPA <ul style="list-style-type: none"> • Located on Life Safety Plan • Sprinklers required or not required • Rated wall requirements • Fire extinguisher cabinet locations • Smoke alarm locations • Rated wall assembly • Separation distance • Execution of all items above by DC • Execution of sprinkler design by MEP consultant <u>Life Safety-</u> NFPA IBC	\$2.85	1152	\$3,283.20
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<p>ANSI</p> <ul style="list-style-type: none"> • Located on Life Safety Plan • Exits required • Exit widths required • Exit distances required • Dead-end corridors • Executed by DC <p><u>ADA + ANSI -</u></p> <ul style="list-style-type: none"> • Located on Code Review Plan and relevant floor plan + enlarged plan • Enlarged compliant bathroom plan • Fixture + Accessory mounting heights • Executed by DC <p><u>County Specific Requirements-</u></p> <ul style="list-style-type: none"> • Located on Code Review Plan • Identify location-specific restrictions • Executed by DC <p><u>Homeowner's Association Requirements (HOA)</u></p> <ul style="list-style-type: none"> • Located on Code Review Plan • Identify location-specific restrictions • Executed by DC <p><u>Architectural Site Plan</u></p> <p>Includes:</p> <ul style="list-style-type: none"> • Existing and proposed lot lines • Building Placement • Basic new utility layout (septic, well, power) • Setbacks • Existing and proposed driveways • Existing natural features (slope, contours) <p><i>*Disclaimer: Based on jurisdiction, DC will provide the above items. For anything else, the client will give the markups on existing utilities, wetlands, drainage ways, rivers, streams, trees, etc. In addition, DC will include the on-site plan.</i></p> <p><u>Note:</u> This compliance review must be completed for all commercial projects to ensure the design and floor plan meet the proper design criteria and meet any local and federal codes.</p>			
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<p>Architectural Stamped Plans Included in Commercial Design Review Above</p> <p>Commercial projects (some residential) require a Design Professional of Record (typically a licensed architect). In those cases, DC Structures works with clients in coordinating Architectural Services with collaborating licensed architects when the need arises as an Additional Service fee.</p> <p>The architect coordinates with civil, mechanical, and electrical consultants designated to the project to combine a plan set ready for building department submittal. During the process, we work closely with the architect in designing the project to ensure the project meets the commercial building code. Some components include verifying egress widths, exit distances, fire extinguisher cabinet locations, and total building occupancy, among other essential requirements to help determine fire code specifications and an overview of code compliance for fire and life safety for your project. In addition, this process helps streamline the submittal review process with state and local jurisdictions.</p> <p>This service does not include fire sprinkler plans, but we can coordinate them for an additional fee.</p> <p>Note: This compliance review is required to be completed for all commercial projects to ensure the design and floor plan meet the proper design criteria and will meet any local and federal code.</p> <p>Pricing is based on the total square footage of the structure.</p>	\$0.00	1	\$0.00
Michigan Structural Engineering Stamp Included	\$0.00	1	\$0.00

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Project Notes <ul style="list-style-type: none"> Parcel # and/or Coordinates (if needed): Jurisdiction (city or county, please clarify): Oakland HOA: No Elevation: 991' Roof Snow Load: 35 lbs Wind Speed: mph WUI Requirements Apply? No Proximity to coast? Stainless steel hardware (exterior) required within (2) miles Provided by: <ul style="list-style-type: none"> Doors: Windows: Railings: Siding: Chair Rail: 	\$0.00	1	\$0.00
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Material Package **\$114,120.20**

Window, Door and Equine Items	Price	Quantity	Subtotal
Windows and Doors TBD in Schematic Design	\$0.00	1	\$0.00

Window, Door and Equine Package **\$0.00**

Material Package Items	\$114,120.20
Window, Door and Equine Items	\$0.00
Total	\$114,120.20

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**Pending final engineering calculations.*

**All engineering questions should be requested from DC Structures not directly requested from the Engineering Firm*

**Every project is unique therefore there are factors that can affect procurement time as well as engineering and costs associated to your project*

Payment Schedule

Description	Price
10% Payment Schematic Design Package: <ul style="list-style-type: none"> • Elevations • Sections View • Exterior 3D Views • Interior Views • Window and Door Schedule(s) • Exterior Finish Specifications (Siding, Roofing, Stone, Etc.) • Mechanical and Plumbing (Equipment Location ONLY) • <u>Up to five (5) Revisions, Upon sixth (6th) Revision, Additional Charges Will Apply.</u> 	\$11,412.00
30% Payment Structural Design Package: <ul style="list-style-type: none"> • Structurally Stamped Engineered Plans • Foundation Plans • Framing Plans • Shear Wall Plans with Hold-down(s) • Roof Plans • Structural Details • <u>Any Client Changes Made After Completion of Engineering, Additional Charges Will Apply.</u> 	\$34,236.00
60% Final Payment <ul style="list-style-type: none"> • Procurement of All Material Package Components • Manufacturing of Prefabricated Components • Assembly Drawings and 3d Model • Project Binder with Instructions • Master Ship List • <u>Upon Procurement Payment, Material Package Must Ship within 180 days or Material Package Price is Subject to Current Market Conditions</u> 	\$68,472.20
Window, Door and Equine Payment <ul style="list-style-type: none"> • Collected at Time of Procurement and Final 60% Payment 	\$0.00
Total	\$114,120.20

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Shipping Information: All shipments will be made via FOB origin from the DC Structures Inc. warehouse located at 11251 SE 232nd Ave, Damascus, OR 97089. Please note that shipping costs are not included in the sale price and will be contracted directly with the shipping broker.

Tax Responsibilities: The Owner is responsible for all applicable taxes stemming from this sale, including but not limited to sales tax, use tax, and custom duties. The Owner agrees to comply with all tax regulations and is responsible for filing and paying any taxes due from this purchase.

Approval

Scott Desbiens

07 / 11 / 2025

Scott Desbiens

Matthew Gibb

This Proposal is Valid for 14 days.

Terms & Conditions

Owner (i.e., the person(s) accepting the foregoing Proposal from DC Structures (“DCS”)) and DCS agree that the following terms are included in and supplement the foregoing Proposal. All references to Owner or DCS include such parties’ officers, agents, employees, heirs, successors, legal representatives, and assigns.

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1. **Pricing.** The base package price in this proposal will be locked for 180 days of the document date listed on this proposal. ***In the event of any changes to the project detailed in this proposal (including without limitation any design or engineering alterations, material type or quantity changes, shipment date changes) or in the event of changes in market conditions outside of DC Structures control which impact cost. DC Structures will update all material pricing in this proposal to current pricing based on the new document date and will require a new signature of approval.***
2. **Payment.** Unless otherwise stated in the Proposal, an initial payment of 10% of the total Proposal price is due upon Owner's acceptance of the Proposal, this payment is nonrefundable upon the design beginning and owner will be provided with the design materials that have been created up to that point should they choose to cancel. Payment of 30% of the total Proposal price is due prior to the CD and engineering phase, this payment is nonrefundable upon construction details being completed or plans being stamped by the engineer of record. The remaining 60% is due prior to procuring, manufacturing, and creating assembly drawings/instructions, this payment is nonrefundable upon the procurement of materials beginning. Separate from and in addition to these payments, Owner agrees to a pricing adjustment based on current company pricing and agrees to subsequent payment that may occur if owner elects to change ship date from the mutually agreed upon date in the DCS shipping agreement.
3. **Shipment Pickup; Title; Risk of Loss; Transit Waiver & Release; Offloading;** The Owner agrees that their site can accommodate the material package delivery by an 80' truck and trailer and will have a 6,000 lb. reach forklift onsite to offload the material package. Unless otherwise stated in the Proposal, DCS material packages will arrive to Owner via FOB from DCS' headquarters or other originating location(s) of the materials ("Shipment"), and title to and risk of loss of the materials will pass to Owner upon leaving DCS headquarters. The date of pickup agreed to is not the date of arrival or delivery to owner's location. DCS shall not be liable for, and Owner waives and releases DCS from any and all losses, damages, penalties, or expenses arising after the Shipment that relate in any way to the transit and delivery of materials, including without limitation delays in transit. The third-party logistics company assumes liability during delivery. The Owner will be provided with a DCS shipping document providing more detail. Owner shall inspect and make an inventory of materials delivered to Owner's location and report to DCS, within 72 hours of the materials' arrival at Owner's location, any claim or issue relating to the quantity, quality, or suitability of materials in the Shipment(s). Owner must submit time-stamped photographs and a copy of the bill of lading with any missing or damaged

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materials clearly marked. DCS will ship any replacement material direct to site in a timely manner.

4. **Limitation of Actions.** No action arising out of or relating to this agreement may be commenced against DCS more than 12 months after the date of delivery of materials to Owner's location.
5. **Security Interest.** Owner hereby grants to DCS a security interest in the materials sold to Owner under this agreement and any proceeds therefrom (including accounts receivable), until DCS has received payment in full for the materials. Upon DCS' reasonable request, Owner shall sign and deliver to DCS any document necessary or appropriate to evidence, perfect, or enforce this security interest.
6. **Taxes.** Owner shall pay all taxes directly to the appropriate taxing authority and pay any third-party expenses imposed on, in connection with, or measured by, the transaction arising from or relating to the proposal.
7. **Force Majeure.** DCS will not be liable for delays in performance or for non-performance due to unforeseen circumstances or causes beyond DCS's reasonable control.
8. **Assignment; Delegation.** Owner may not assign any of Owner's rights under this agreement or delegate any performance or obligation under this agreement, except with the prior written consent of DCS. Any purported assignment of rights or delegation of performance in violation of this section is void.
9. **Governing Law; Waiver of Jury Trial Right; Designation of Forum; Attorney Fees.** The laws of the state of Oregon shall govern this agreement, without regarding to choice-of-law principles. Any claim or dispute arising from or relating to this Agreement shall be subject to binding arbitration, and judgment on the arbitration award, if any, may be entered in accordance with applicable law. The parties to this agreement acknowledge and hereby waive right to jury trial with regard to this agreement. The parties agree that the forum for arbitration proceedings will be in Oregon. At any time, Owner and DC may collaborate in reaching a resolution of a claim or dispute by negotiation or mediation. In any arbitration or litigation arising from or relating to the Project or this Agreement, the prevailing party shall be entitled to recover from the other all reasonable expenses including reasonable attorney fees, in addition to all other sums provided by law.
10. **Entire Agreement; No Amendments.** This agreement constitutes the entire agreement between the parties with respect to the subject matter of this agreement and supersedes all other agreements, whether written or oral, between the parties. No amendment or modification to this agreement will be effective unless it is in writing and signed by both parties.

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11. **Counterparts; Electronic Signatures.** This agreement may be signed in one or more counterparts, which together will form a single agreement. This agreement may be signed electronically.
12. **CAD Release (\$1,000).** Files are offered in “DWG” format and are provided from the “A” sheet files of Floor Plans, Roof Plans and Elevations only. Not available: 3D views, cross sections, structural plans. No exceptions.
13. **Residential Lighting Plan (\$1,500).** Files are offered in “PDF” format and are provided only to show the rough layout of fixtures, switches, outlets, and basic wiring design. Plan contents will show “placeholders.” Only licensed electricians will be able to comply with county electrical plan requirements. Change to “DWG” files add \$200 for set.
14. **Structural Changes (\$1,500).** Non-building department changes. Builder or Architect requests (changing foundation, adding details not required by the county). Soils/Geo Tech reports arriving after engineering is complete and plans are completed. Engineering to be charged separately.
15. **Expiry of Proposal.** The pricing on an accepted proposal will remain valid for 180 days of date listed on this proposal, upon commencement of that 180 days DC Structures reserves the right to reprice the material package with current market pricing unless otherwise agreed upon in writing by DCS and the client.
16. **Cancellations, Returns, Refunds.** DCS purchases are non-refundable. The client will be provided with the services or materials they have paid for regardless of if they decide to cancel at any point. If the client chooses to resume the same project in the future the payments made will be applied, but the overall price is subject to change. If the client chooses to cancel the project and has made a future milestone payment(s) (whether those services were for design or procurement) and have not begun, a refund will be provided in the amount of that future milestone payment, minus 20% for company overhead and operating costs. If the owner chooses to change the delivery date within 90 days of the ship date after making the final payment, DCS reserves the right to charge a stocking fee of \$175.00 a day. DCS will only accept returns for exchange or refund, for items damaged in transit within 72 hours of delivery.
17. **Applicable Codes, Laws, and Regulations:** All construction documents, details, plans, and calculations identified in the Proposal shall be designed and produced in conformance with or exceeding all applicable codes, laws, and regulations within the authority having jurisdiction within the identified project's locale. The Owner shall not be held responsible for identifying the applicable codes, laws, and regulations to which the structure shall be designed to, nor liable for any nonconformance of the final construction

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documents, details, plans, and calculations to any applicable codes, laws, and regulations.

18. **Right to Refuse Service.** DC Structures Inc reserves the right to refuse service or performance of contract milestones laid out in the payment schedule of this agreement to any person or entity, for any reason not excluded by law, in its sole discretion. DC Structures Inc will provide a refund upon cancellation for any contract milestone paid for and not provided.
19. **Missed Ship Dates.** If the Client selects a pickup date and elects to change that date, the client may be subject to a current market pricing adjustment and subsequent payment, DCS warehouse calendar availability and a stocking fee.
20. **Weather.** In severe weather, we may determine it is not safe to load or allow pickup at the DCS warehouse and cancel that day's pickup. When this occurs, we will reschedule the pickup as soon as weather permits. Please help assist us with the rescheduling.
21. **Storage.** The owner and/or owner's representative are responsible for storing materials to insure the preservation of their quality and fitness for construction. DC recommends they be placed on wooden platforms or other hard clean surfaces not directly on the ground and should be placed under covered storage when available. We do not recommend storing your materials for longer than three months outside of a dry covered storage building due to potential weather damage. DC is not responsible for replacing materials damaged due to inclement weather and new materials will need to be purchased via change order.
22. **Provided by Others Items.** The Owner acknowledges and agrees that any materials provided by them for the purpose of manufacturing shall be free from defects and compliant with all relevant regulations and standards. DC shall not be held liable for any loss, damage, injury, or expense arising from the use of the materials provided by the Owner, including but not limited to, any defects, non-compliance issues, design issues, size issues, or inherent risks associated with said materials. The Owner agrees to indemnify and hold harmless the DC, its employees, agents, and affiliates from any claims, demands, or liabilities arising out of or related to the materials provided by the Owner. This release of liability shall survive the termination or expiration of the manufacturing contract.
23. **Wall Panels:** If DC and the client choose to incorporate wall panels they shall be designed and manufactured in accordance with the specifications in the plan set associated with this project and approved via DocuSign by the owner. The panels shall



be constructed using high-quality materials that meet industry standards for durability and aesthetics. The design shall incorporate all specified items as agreed upon by both parties in this agreement and on the approved plan set. The manufacturing process shall adhere to strict quality control measures to ensure consistency and precision in the fabrication of each panel. All panels shall be inspected prior to delivery to ensure they meet the agreed-upon specifications and are free from defects.

Installation of the wall panels is not included in this contract and shall be the responsibility of the owner or a third-party contractor hired by the owner. DC shall provide detailed installation guidelines and support to assist the owner or their chosen contractor in the proper installation of the panels. Any damages incurred during transportation or installation shall be the responsibility of the owner or their appointed contractor. DC shall not be liable for any issues arising from improper installation or handling of the panels by parties other than themselves.

24.

Client & Contractor Expectations

- A 6k rated forklift is the minimum required to unload materials.
- There will need to be access to the job site for a semi-truck and trailer or a sufficient alternative staging area to receive material.
- Any and all secondary delivery to the job site will be the client's responsibility to be available to receive.
- DC Structures will provide the builder with a master construction binder printed on 11" x 17" paper. Layout for all the timbers, rafters, and wall components. Window and door cut sheets if provided by DC Structures. Cut sheets for all specialty equipment provided by DC Structures.
- DC requires that upon delivery everything be inspected for damage as well as take an inventory of all items to ensure all items have been delivered
- Upon receiving delivery, if any units are damaged before being unloaded, please note on the BOL (driver will have) the possibility of damage on a specific package number. Also take pictures of any damage before unloading and forward to support@dcbuilding.com. This will ensure a quick replacement of any damaged item.
- The owner and/or owner's representative are responsible for the preservation of the quality and fitness of materials for construction.



From DC Structures Warehouse

Pre-Fabricated Items

- Post and Beam
- Rafters
- Wall Framing
- Corbels
- Timber Trusses if applicable

Misc. Framing Items

- Stair components
- Floor sheathing
- Temporary Bracing
- Sub Fascia
- Connection Hardware
- Sill Seal
- Pressure Treated Sill Plate
- Interior Framing

Siding and Exterior Trim

- Exterior siding
- House Wrap
- Window, door, and corner trim
- Finish Fascia
- Decking
- Railing

Vendor Direct Shipping

Sheet goods will arrive the same week as the items mentioned above. A forklift may be required to unload these items as well.

- Roof and wall sheathing will be delivered locally
- Floor or roof trusses
- Windows
- Doors
- Specialty items such as Breezeway Doors, Dutch Doors, and Stall Equipment (Forklift Required)

Job-site Recommendations and Expectations

If there is currently no access to the job site, we would require a gravel access road as well as gravel surrounding the jobsite for adequate area to turn around a semi-truck. This will also help during construction to keep the working area from becoming too muddy to work in. Also staging material in a gravel area vs dirt will give better access and less cleanup during construction. Bails of straw during the wet season can also help keep the area drier and cleaner.



We would recommend there be adequate power on the job site within 100 ft of the building. Portable toilets for any workers on site. Also, a dumpster or designated area for waste to keep the job site clean during construction as well as being able to separate specific material for building purposes away from any item that may be misused

DC Structures will provide shim plates for the knife plates in the case that the slab is not perfectly level. However, we would recommend that the framers purchase composite shims to ensure the walls are level and at the right height in the case the slab is not perfectly flat as all the wall components are precut before delivery.

If there are any questions or concerns please reach out to your project coordinator or call 888-975-2057.

☐

I have read the client and contractor expectations

☐

I agree to the [Terms and Conditions](#)

☐

I have read the [Limited Warranty](#)

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