

**Exhibit “A”**  
**BUILDING SPECIFICATIONS**  
**FOR CONSTRUCTION BETWEEN OWNER AND CONTRACTOR**

**PROPOSAL SUBMITTED TO:** Steve Hovland

**PROJECT NAME:** Causeway Commerce Park

**NAME OF OWNER:** Causeway Commerce Park LLC

**PROJECT LOCATION:** Lee County Florida

**PROJECT DESCRIPTION:** 39,140 sf Light Industrial Renovation and Perimeter Site Work of Park

**DATE:** 7/11/17

This Contract is for Building “M”, 39,140 SF, and Perimeter Site Work Required with Causeway Commerce Park

**THIS DOCUMENT IS THE CONSTRUCTION QUANTITIES AND SPECIFICATIONS PORTION OF THE CONSTRUCTION CONTRACT BETWEEN FORT CONSTRUCTION GROUP, INC. AND THE OWNER LISTED ABOVE. ANY DEVIATIONS FROM THIS PORTION OF THE CONTRACT ITEMS MUST BE IN THE FORM OF A CHANGE ORDER SIGNED BY BOTH PARTIES PRIOR TO IT BECOMING A PART OF THE PROJECT SCOPE. ANY ITEMS REQUIRED NECESSARY TO OBTAIN ALL APPLICABLE GOVERNMENTAL PERMITS THAT ARE NOT INCLUDED WITHIN THE SPECIFICATION QUANTITIES, SHALL BE ADDED TO THE CONTRACT IN THE FORM OF CHANGE ORDERS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.**

**THESE SPECIFICATIONS ARE SUBJECT TO ACCEPTANCE WITHIN TWENTY DAYS OF ISSUANCE, OR THE QUANTITIES AND/OR PRICE MAY BE REVISED AND/OR CHANGED BY FORT CONSTRUCTION, INC. PRIOR TO ACCEPTANCE.**

CONTRACTOR. \_\_\_\_\_

OWNER \_\_\_\_\_

**DIVISION-1  
GENERAL REQUIREMENTS**

- 1.1 CONSTRUCTION SURVEYS.
- 1.2 ARCHITECTURAL AND CIVIL ENGINEERING
- 1.3 BUILDERS RISK AND GENERAL LIABILITY INSURANCE.  
BUILDERS RISK AMOUNT IS ON A PER PROJECT BASIS  
GENERAL LIABILITY INSURANCE COVERAGE \$2,000,000.00
- 1.4 ALL UTILITY SERVICE AND TRASH REMOVAL FEES DURING THE CONSTRUCTION PROCESS.
- 1.5 JOB SITE CONSTRUCTION AND PROJECT NAME SIGN.
- 1.6 EQUIPMENT RENTAL.
- 1.7 FINAL BUILDING CONSTRUCTION CLEAN.
- 1.8 BUILDING IDENTIFICATION NUMBERS TO OBTAIN CERTIFICATE OF OCCUPANCY.
- 1.9 ONE YEAR GENERAL WARRANTY AND TEN YEAR STRUCTURAL WARRANTY.  
ANY MANUFACTURER WARRANTY WILL BE ASSIGNED TO OWNER.
- 1.10 PERMIT FEES INCLUDED, IMPACT FEES ARE NOT INCLUDED AS IT IS EXISTING BUILDING.

**DIVISION-2  
SITE WORK**

- 2.1 CUT AND GRADE EXISTING ASPHALT AS REQUIRED.
- 2.2 1.5" ASPHALT PARKING LOT.
- 2.3 TRASH PADS AND SIDEWALKS SHALL BE 4" CONCRETE WITH LIGHT BROOM FINISH UNLESS SPECIFIED OTHERWISE ON THE BUILDING CONTRACT DOCUMENTS.
- 2.4 SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING DRAWINGS.
- 2.5 1 ½" WATER METER.
- 2.6 3500 SF DECORATOR CONCRETE SIDEWALKS
- 2.7 1500 LF CONCRETE CURBING
- 2.8 1 DUMPSTER ENCLOSURES
- 2.9 LANDSCAPING
- 2.10 (4) 12' ANNODIZED LED PARKING LIGHTS

CONTRACTOR. \_\_\_\_\_

OWNER \_\_\_\_\_

**DIVISION-3  
CONCRETE**

- 3.1 PROVIDE 3" CONCRETE BUILDING SLAB TOPPING
- 3.2 SLAB REINFORCING WILL BE PROVIDED WITH EITHER 6 X 6 - W1.4 X W1.4 WELDED WIRE FABRIC OR FIBER MESH. 6' X 6' SAW CUTS.

**DIVISION-5  
METALS**

- 5.1 2,425 LF 3 5/8" INTERIOR METAL FRAMING
- 5.2 PARAPET TO CONCEAL HVAC.
- 5.3 NEW STANDING SEAM ROOF.
- 5.4 CORRUGATED GALVANIZED WALL PANELS.

**DIVISION-7  
THERMAL / MOISTURE PROTECTION**

- 7.1 ROOF FLASHING SHALL BE INSTALLED AROUND ALL ROOF PENETRATIONS TO ELIMINATE RAIN AND MOISTURE PENETRATION.
- 7.2 VINYL ROOF INSULATION
- 7.3 WALL INSULATION

**DIVISION-8  
DOORS AND WINDOWS**

- 8.1 23 QTY. SINGLE STOREFRONT DOORS
- 8.2 46 QTY. SAFE AND SOUND INTERIOR SOLID CORE DOORS – WITH SCHILAGE HARDWARE.
- 8.3 2,800 SF IMPACT GLASS STOREFRONT
- 8.4 23 10' X 12' INSULATED OVERHEAD DOOR WITH OPENERS WITH OPENERS

CONTRACTOR. \_\_\_\_\_

OWNER \_\_\_\_\_

**DIVISION-9  
FINISHES**

- 9.1 WALLS AND CEILING  
SKIP TROWEL DRYWALL 2,300 BD. QTY.
- 9.2 INTERIOR PRIMED WALLS
- 9.3 DRYFALL PAINTED CEILINGS
- 9.4 RUBBER BASE
- 9.5 CONCRETE SEALED FLOOR
- 9.6 LAY IN CEILING IN OFFICE AND BATHROOM

**DIVISION 10  
SPECIALTIES**

- 10.1 HANDICAP ACCESSORIES PER PLANS.
- 10.2 FIRE EXTINGUISHERS 46 QTY.

**DIVISION-11  
EQUIPMENT**

- 11.1 RESERVED

**DIVISION-12  
FURNISHINGS**

- 12.1 RESERVED

**DIVISION-13  
SPECIAL CONSTRUCTION**

- 13.1 FIRE SPRINKLER SYSTEM
- 13.2 FIRE ALARM SYSTEM

**DIVISION-14  
CONVEYANCE SYSTEM**

- 14.1 RESERVED

CONTRACTOR. \_\_\_\_\_

OWNER \_\_\_\_\_

**DIVISION-15  
MECHANICAL**

- 15.1 PLUMBING FIXTURES: SPECIFIC TYPES AND QUANTITIES SHOWN BELOW  
COLOR: WHITE
- 23 QTY. WALL MOUNTED LAVATORIES - BRIGGS OR EQUAL
- 23 QTY 1.6 GPF HANDICAP WATER CLOSET - BRIGGS OR EQUAL
- 3 DRINKING FOUNTAIN UNIT
- PEX SUPPLY LINES AND PVC SEWER AND VENT PIPE
- 15.2 15 QTY 3 TON HVAC WITH ELECTRIC HEAT STRIPS WITH FIBERGLASS DUCTWORK.
- 6 QTY 5 TON HVAC WITH ELECTRIC HEAT STRIPS WITH FIBERGLASS DUCTWORK
- 2 QTY 3.5 TON HVAC WITH ELECTRIC HEAT STRIPS WITH FIBERGLASS DUCTWORK

**\*\*ALL PLUMBING FIXTURES ON UNITS ARE BRUSHED NICKEL FINISH AS MANUFACTURED BY MOEN OR EQUAL.**

**DIVISION 16  
ELECTRICAL**

- 16.1 800 AMP ELECTRICAL SERVICE
- 16.2 EXIT LIGHTS PER CODE.
- 16.3 WALL MOUNTED EMERGENCY LIGHTING REMOTE HEADS AT EXTERIOR DOORS.
- 16.4 187 DUPLEX RECEPTACLES (WHITE) GFI AS REQUIRED.
- 16.5 185 LED HANGING LED INTERIOR LIGHTING
- 16.6 23 DISCONNECT FOR AC
- 16.7 23 125 AMP PANELS
- 16.8 8 LED WALL PACKS

CONTRACTOR. \_\_\_\_\_

OWNER \_\_\_\_\_