

CONSTRUCTION CONTRACT

Aluminum Storefront System

PROJECT INFORMATION

Project Name:	Riverside Retail Plaza - Phase 1
Project Number:	P2025-002
Owner:	Riverside Development Group
General Contractor:	BuildRight Construction
Location:	789 Commerce St, Bellevue, WA 98004
Contract Date:	November 04, 2025
Contract Value:	\$285,000.00

SCOPE OF WORK

Division 084113 - ALUMINUM-FRAMED STOREFRONTS

1.1 STOREFRONT SYSTEM

A. Total Area: Approximately 2,500 square feet of storefront

B. System: Kawneer 451T thermal storefront system

- Clear anodized aluminum finish
- Thermal break construction
- 2" x 4-1/2" framing members

C. Glazing:

- 1" insulated glass units (IGUs)
- Low-E coating on surface #2
- Clear tempered outer lite
- Clear tempered inner lite
- Argon gas fill
- U-value: 0.29, SHGC: 0.37

1.2 ENTRANCE DOORS

A. Quantity: Two (2) pairs of entrance doors

B. Type: Medium stile aluminum entrance doors

- Clear anodized finish to match storefront
- 3' x 7' door size
- Panic hardware with key override
- Surface-applied door closers
- Threshold and weatherstripping

1.3 HARDWARE

- Panic devices: IML P8900 series, aluminum finish
- Closers: LCN 4040XP surface closers
- Threshold: Pemko aluminum threshold with integral weatherseal

1.4 SEALANTS

- Perimeter sealant: Dow Corning 795 structural silicone, aluminum color
- Joint width: 1/2" minimum
- All joints to be tooled smooth and uniform

1.5 PERFORMANCE REQUIREMENTS

- Air infiltration: 0.06 cfm/sq ft @ 6.24 psf per ASTM E283
- Water penetration: No leakage @ 12.0 psf per ASTM E331
- Structural: Withstand 50 psf design load per ASTM E330
- Thermal: Assembly U-value 0.45 or better

SCHEDULE OF VALUES (DRAFT)

Item	Description	Value
1	General Conditions & Submittals	\$28,500
2	Aluminum Storefront Framing	\$95,000
3	Insulated Glass Units	\$105,000
4	Entrance Doors & Hardware	\$42,500
5	Sealants & Installation	\$14,000

TOTAL CONTRACT VALUE

\$285,000