



# Dealer Contract

12/19/2025 1:54 PM CST

By: Tom Jagodzinske

## Dealer

**WS Construction Management, LLC**  
3204 S Madelyn Ave Suite 200  
Sioux Falls, SD  
57106  
605-275-9726

## Customer

**WS Post Frame**

## Job Site

**Quote - Copy - Copy - Copy**  
N/A  
Sioux Falls, SD  
57107  
Minnehaha County

## Project Summary

### Building 1

Post Frame 4'  
80' 0" W x 100' 0" L x 18' 0" Tall

### Building 2

Post Frame 8' - Lean-To  
20' 0" W x 100' 0" L x 14' 0" Tall

## Production Facility: Graettinger, IA

### Building Colors

Ridge Cap: Unknown  
Gable Rake: Unknown  
Roof Steel: Unknown  
Fascia: Unknown  
Soffit: Unknown

Wall Steel: Unknown  
Wall Steel Corner: Unknown  
Wainscot Steel: Unknown  
Wainscot Cap: Unknown  
Wainscot Corner: Unknown  
Door / Window Trim: Unknown

\* If building ships from Perryville, Mo location steel galvanic protectant will be changed from Galvanized to Galvalume. EPS reserves the right to choose location for shipment and thus the steel galvanic protectant. \*



## Summary of Work

The general scope of this proposal is to provide EPS pre-engineered building package(s) to include building materials necessary to complete as outlined in scope below.

## Changes to Contract

Should it be necessary to make additions, deletions or alterations to this contract, the changes shall be made with prior written approval of both parties in the form of a written change order. Change orders will not however alter the terms or provisions of the original contract and they shall become, upon acceptance of both parties, a part of this contract.

## Engineering Information

2021 IBC

Risk Category = II

Wind Exposure = Exposure C

Required Ground Snow Load = 40

Additional Ground Snow Load = 0

Pg (Ground Snow Load, psf) = 40

Design Wind Speeds: Vult = 113, Vasd = 88

Windload design based on 2021 IBC Fig. 1609 (1) (3 sec gust)

## Building 1 - 80' 0"x100' 0"x18' 0" Post Frame 4'

### Building Information

Type of Building: Heated

Ct (Thermal Factor) = 1.1

Ce (Snow Exposure) = 1

Cs (Roof Slope Factor) = 0.93

Kh = 0.93

Ps (Sloped roof snow load (PSF)) = 29

Additional Roof snow load Requested by Dealer (PSF) = 6

Total Roof Snow Load (PSF) = 35

### Wall(s) to Include

Below are the minimum shear wall designs included to meet requirements.

Left End wall includes: Wall Steel, Girts 24" o.c. & Stitch Screws

Right End wall includes: Wall Steel, Girts 24" o.c. & Stitch Screws

Bottom sidewall includes: Wall Steel & Girts 24" o.c.

Top sidewall includes: Wall Steel & Girts 24" o.c.

All building walls with 36" tall Unknown wainscot, double angle trim provided at union

Unknown steel screw fastened on with #10 x 1-1/2" painted screws

EPS Standard Profile 3/4" major ribs 9" o.c.; (2) smaller ribs between

Extra 2 pcs of longest piece of gable end wall steel

House-wrap provided on exterior walls of building

1 row treated T&G SYP 2 x 8 splashplank

SP#1 or better 2 x 6 Endwall & Sidewall girts, spacing per spec book  
Continuous header on sidewalls at top wall between 8' o.c. columns  
2x8 Nail Laminated column @ 8' bay spacing  
Bottom Sidewall has Perma-Columns® supplied per column size(base of column 1' above grade)  
Left Endwall has Perma-Columns® supplied per column size(base of column 1' above grade)  
Top Sidewall has Perma-Columns® supplied per column size(base of column 1' above grade)  
Right Endwall has Perma-Columns® supplied per column size(base of column 1' above grade)  
If Perma-Columns®, Perma-Columns® will be embedded below grade.  
Will include (2) Perma-Columns® uplift angles.

## Roof System

4' 0" o.c. trusses with 35-5-5 lb roof loading, **3/12 roof pitch** with **0/12 bottom chord pitch**  
See building note #14 for deflection details.

SPF #2 or better 2"x4" continuous roof purlins flat on top.

Max spacing 24" O.C.

SPF #2 or better 2x4 continuous lateral & diagonal bracing as required

SPF #2 or better 2x4 bottom chord bracing

24" Eave overhang with continuous pre-cut aluminum vented soffit

24" Left endwall rake extension with continuous pre-cut aluminum vented soffit

24" Right endwall rake extension with continuous pre-cut aluminum vented soffit

Plastic insulation stop provided at eave.

**2, Pcs. 7/16" OSB attic draftstops**

3, Pcs. Attic access

Continuous vented ridge system with Uni-Vent vented closure under ridgecap

Angle trim provided along sidewall/fascia to accept future gutter

Unknown steel

Screw fastened on with #10 x 1-1/2" painted screws

Seams stitch screwed as needed by design

EPS Standard Profile 3/4" major ribs 9" o.c.; (2) smaller ribs between

Extra 2 pcs of longest piece of roof steel

Ridgecap, rake and corner trim, angle trim, and post trim

Single Piece Roof Steel

Standard ridge cap

## Interior

100' 0" LF of 30 Ga G60 Liner - Brite White - Vertical full height of wall

80' 0" LF of 30 Ga G60 Liner - Brite White - Vertical full height of wall

100' 0" LF of 30 Ga G60 Liner - Brite White - Vertical full height of wall

80' 0" LF of 30 Ga G60 Liner - Brite White - Vertical full height of wall

If Steel: Interior liner quality steel screw fastened on with

If Steel: #10 x 1" nichrome plated roof screws with neoprene washer

If Steel: EPS Standard Profile; 3/4" tall major ribs 9" o.c.; (2) smaller ribs between

If Steel: Modified Polyester paint system

If Steel: J-channel trim for top of wall steel

If Steel: Interior base molding trim for base of wall steel

Includes horizontal 2x4 girts to be mounted on interior face of columns. Approx 48" oc.

## Ceiling

Ceiling 1: 8000 sf, 30 Ga G-60 Liner (Brite White)

Screw fastened on with #10 x 1" painted roof screws with neoprene washer

EPS Standard Profile; 3/4" tall major ribs 9" o.c. & (2) minor ribs between major ribs  
Polyester paint system. 4 mil polyfilm vapor barrier also supplied

## Doors / Windows

(4) pcs - Overhead Door Opening (Door by others) 14' 0"x16' 0", Drawing Label: 400

(2) pcs - Plyco 20 Series 3'-0"x6'-8" walk door, White, Drawing Label: 100

Lite: 20x24 Single Glaze Lite

Lockset: Advantage Keyed Entry Chrome Lever

Deadbolt: None

(2) pcs - Plyco 20 Series 3'-0"x6'-8" walk door, White, Drawing Label: 101

Lite: 20x24 Single Glaze Lite

Lockset: Advantage Keyed Entry Chrome Lever

Deadbolt: None

(5) pcs - Framed Opening Window Framed Opening (WxH: 4' 0" x 3' 0"), Drawing Label: 300

## Other Standard & Custom Items

Specialty items per dealer request etc...

1 Each Gerkin Picture Windows

5) WHITE Fixed Gerkin Windows 4x3

1 Each Open Sidewall Lean

Deduct Wall Steel From Side wall of Lean

- Purlins at 24" O.C. for both the main and the lean to
  - o Purlin spacing to 20" O.C. for the middle 36' of the building (18' each side of ridge) for unbalanced snow
  - PF4 header to be (3) ply 2x12 SP MSR 2400 box header
  - Columns
  - o 8' O.C. sidewall = (4) ply 2x8 FJ
  - o 20' O.C. open lean to = (4) ply 2x8 FJ
  - o Endwall columns as (3) ply 2x8 FJ
  - 20' span lean to header (4) ply 11-7/8" LVL
- 3x3x24" angle iron uplift brackets  
5' long permacolumns, 4' embedded 1' out of ground.

## Building 2 - 20' 0"x100' 0"x14' 0" Post Frame 8' - Lean-To

### Building Information

Type of Building: Unheated

Ct (Thermal Factor) = 1.2

Ce (Snow Exposure) = 1

Cs (Roof Slope Factor) = 1

Kh = 0.87

Ps (Sloped roof snow load (PSF)) = 34

Additional Roof snow load Requested by Dealer (PSF) = 1

Total Roof Snow Load (PSF) = 35

### Wall(s) to Include

Below are the minimum shear wall designs included to meet requirements.

Left End wall includes: Contact Engineering

Right End wall includes: Contact Engineering

Bottom sidewall includes: Contact Engineering

Top sidewall includes: Contact Engineering

All building walls with 36" tall Unknown wainscot, double angle trim provided at union

Unknown steel screw fastened on with #10 x 1-1/2" painted screws

EPS Standard Profile 3/4" major ribs 9" o.c.; (2) smaller ribs between

House-wrap provided on exterior walls of building

1 row treated T&G SYP 2 x 8 splashplank

SP#1 or better 2 x 6 Endwall & Sidewall girts, spacing per spec book

Bottom Sidewall has Perma-Columns® supplied per column size(base of column 1' above grade)

Top Sidewall has Perma-Columns® supplied per column size(base of column 1' above grade)

Left Endwall has Perma-Columns® supplied per column size(base of column 1' above grade)

Right Endwall has Perma-Columns® supplied per column size(base of column 1' above grade)

If Perma-Columns®, Perma-Columns® will be embedded below grade.

Will include (2) Perma-Columns® uplift angles.

## Roof System

8' 0" o.c. trusses with 35-5-5 lb roof loading, **3/12 roof pitch** with **0/12 bottom chord pitch**

See building note #14 for deflection details.

2x6 SP#1 or better roof purlins recessed between trusses.

Max spacing 30" O.C. fastened in Simpson Saddle Hangers

T-Bracing on webs as required

SPF #2 or better 2x4 bottom chord bracing

24" Eave overhang with continuous pre-cut aluminum vented soffit

24" Left endwall rake extension with continuous pre-cut aluminum vented soffit

24" Right endwall rake extension with continuous pre-cut aluminum vented soffit

No insulation stop provided.

Continuous vented ridge system with Uni-Vent vented closure under ridgecap

Angle trim provided along sidewall/fascia to accept future gutter

Unknown steel

Screw fastened on with #10 x 1-1/2" painted screws

Seams stitch screwed as needed by design

EPS Standard Profile 3/4" major ribs 9" o.c.; (2) smaller ribs between

Ridgecap, rake and corner trim, angle trim, and post trim

Single Piece Roof Steel

Standard ridge cap



## General Selections

Positive Placement Teco Gun Nail Package is Included and to be used where applicable  
Gun Nail Package (30 Degree Round Head) is Included and to be used where applicable  
Dual-Fast staples to be used for polyfilm where applicable

NOTE: Aluminum ceilings/walls will have Stainless Steel staples

### **Freight is not unloaded**

Contractor must provide for unload at site.

Standard Prelim

1 set(s) of Engineered Stamped drawings supplied

Extra Lumber provided (1 Pcs. SPF 2 x 4x 20' supplied per column or per 6lf of building on Solid Core/

Ladder Frame)

## Other Add-ons and Adjustments

Specialty items per dealer request etc...

2 pcs. of Stainless Steel EPS Gable Oval Signs - 20" wide x 12" tall with Black lettering

**eQuote Warnings still active with Quote.**

**If submitted with errors additional costs could be incurred.**

Colors are Unknown for a portion of this building, please go to the Color selection and choose your colors.



**Dealer Contract**

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<b>Total Proposed Investment w/Freight \$</b>	<b>150,268</b>
<b>Sales Tax \$</b>	<b>6,311</b>
<b>Total \$</b>	<b>156,579</b>

Building must ship within 120 days of date ordered.  
Pricing & Terms may be changed or updated without notice.  
Down Payment of \$15,658 due for order process to be completed

**Requested Ship Date:**

**Dealer eSignature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Questions? Contact your EPS sales team today!**

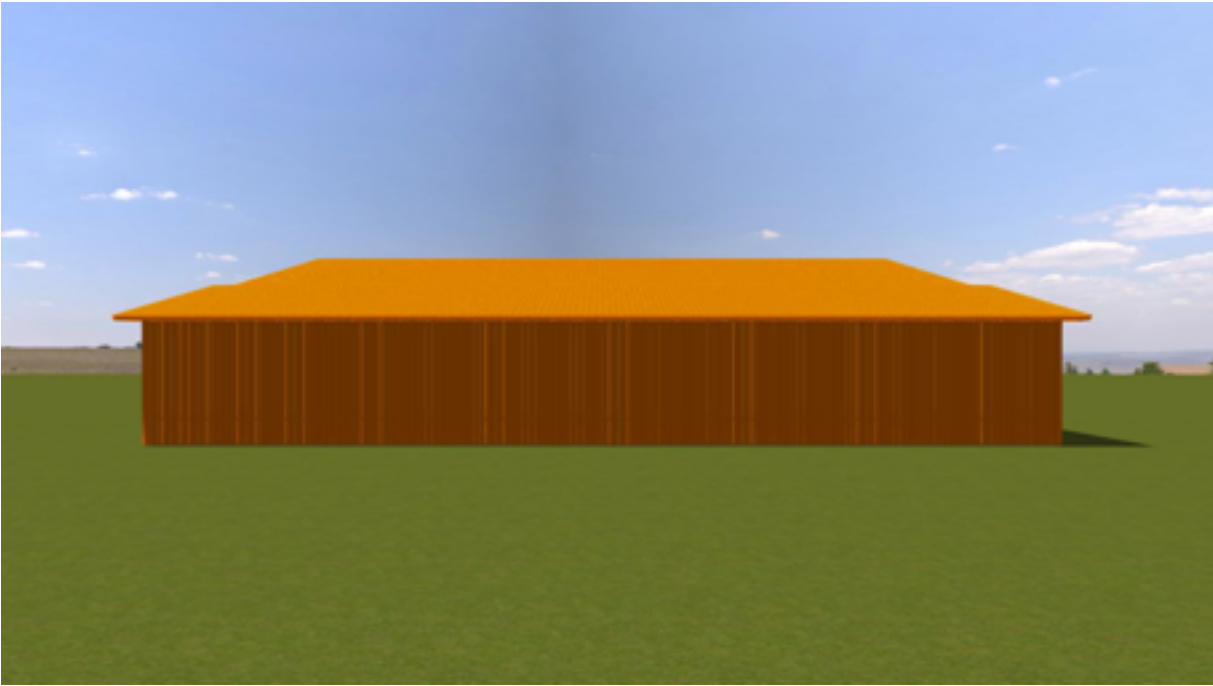
**District Sales Manager**

Tom Jagodzinske  
TJAGODZINSKE@epsbuildings.com  
Cell: 507-236-6662  
Office:

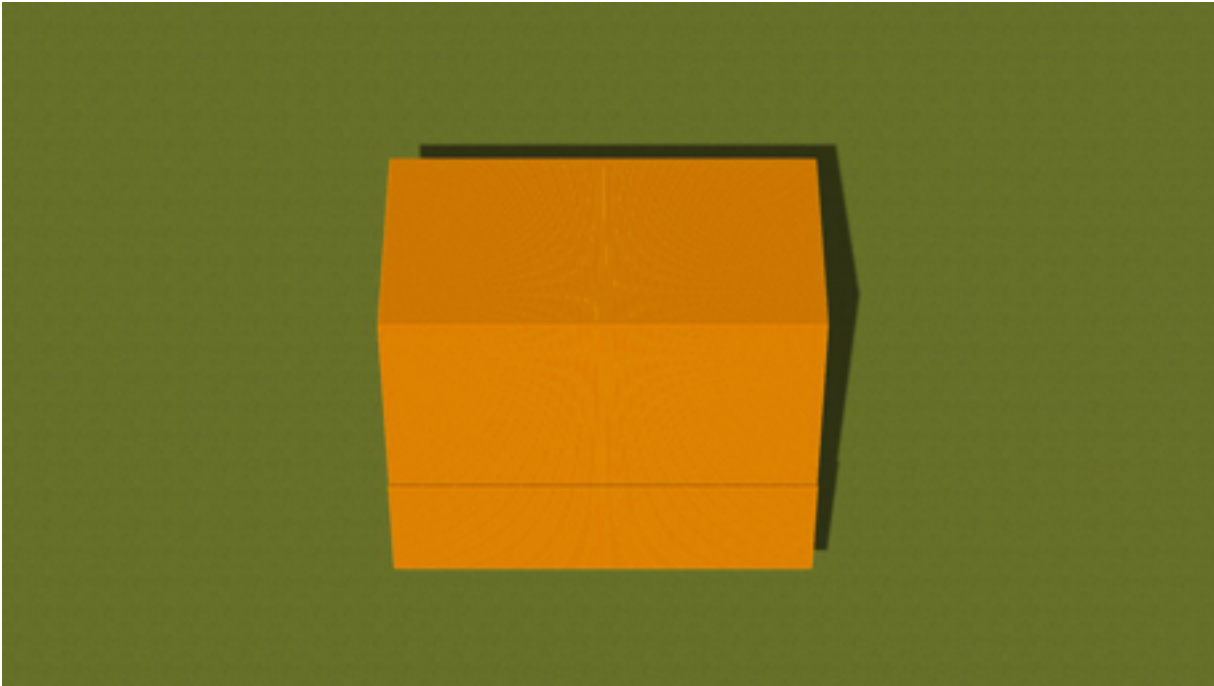
**EPS Inside Sales Person**

Christine McCoy  
cmccoy@epsbuildings.com  
Cell: 712-298-6119  
Office: 712-859-3219 Ext: (1011)

**Revision ID: bb4ffc3a-b9a7-4a5f-9678-c3d88dc906b7**







EPS eQuote 3D drawings are for conceptual purpose and may differ slightly from your finished project due to final engineering. Difference may be, but is not limited to truss heel height, truss profile, purlin spacing, truss bracing, column types, girt spacing, and wall framing. In addition, some items may be displayed but unless specifically mentioned in above contract are not included

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors may vary depending upon position and angles.



### Terms & Conditions

- 1) Payment terms are 10% non-refundable down payment (\$15027) plus applicable sales tax on the 10% with the submission of the order. Balance net 30 days (with prior credit approval). Accounts without net 30-day approval will be "PREPAY", which is full payment and must be received prior to orders going to production. A 1% monthly service charge on all past due accounts will be charged.
- 2) All prices are F.O.B. EPS factory, freight prepaid and included. Unless specified / selected on the order, all charges for unloading at the job site are at buyer's expense.
- 3) Prices subject to change without notice.
- 4) Sales tax quoted (if any) is subject to change based on rates in effect at the time of invoicing and location where Dealer takes possession of materials. No taxes of any kind except those itemized above are included. In addition to the purchase price buyer agrees to pay the amount of any sales, use, occupation, excise or similar tax applicable to the transaction.
- 5) I, the Owner/Builder, agree to EPS policies and procedures dated May 1, 2025 for this project. (See [www.epsbuildings.com](http://www.epsbuildings.com) for details)
- 6) Payment can be rendered to EPS via check (when approved), bank check, ACH, wire, or Credit Card. In states where allowed, a 2-1/2% processing fee will be added to payments made via Credit Card.
- 7) EPS will not accept back charges for delays in construction due to supply chain extended material lead times
- 8) EPS is not responsible for labor and all labor responsibilities are born by the "dealer".

### Freight

Suggested # of Freight loads are based on total package weight with the following rules/assumptions:

- 1) All Freight (including trusses) is calculated by the Total Package Weight. LBS./Truck may vary depending on Unload and/or the use of roll-off trailers.
- 2) All buildings 44' wide and under, may have trusses ship vertical on a flatbed in combination with other materials. Unloader must be able to unload trusses.
- 3) All buildings 46' and wider, some material may be loaded with trusses on roll-off trailers. Trusses themselves may be rolled off.
- 4) Trusses must arrive on site same time as materials.
- 5) Customer pickups are required to also pick up trusses, or subject to pay freight for such.
- 6) Any Specialty items added must be added to the weight box.
- 7) A fuel surcharge maybe added based upon the fuel price at the time of shipment.

### Warranty

- 1) Energy Panel Structures, Inc. standard 1-year warranty will apply to this project. See EPS warranty specific to this project for details.

### Building Notes

- 1) To assure compliance with code and/or insurance requirements, check with the local building official where the building is to be constructed.
- 2) If building is adjacent to a higher building special snow loading may be required, or if is adjacent to a lower structure unintended snow loading may occur on existing.
- 3) Exact building design components may vary depending on final engineering and availability of materials.
- 4) This is a structural framing package and is to be use for that purpose only, Codes regarding Fire Safety, Interior Finishes, Personal Safety and Injury are not addressed in the drawing and are the responsibility of the Owner.
- 5) See the 2021 IBC International building code Table 1604.5 for Risk Category classifications.
- 6) See the 2021 IBC International building code section 1609.4.3 for exposure factor definitions.
- 7) The Attic of this structure must be properly ventilated. Consult an HVAC Engineer for proper sizing of Eave Inlets, Ridge Openings, Endwall Louvers, or Mechanical Systems. Failure to properly ventilate the attic may cause

partition to separate at Roof/Ceiling, Condensation on Roof Materials, larger Air Conditioning Load, Mold or Mildew, Corrosion of Truss Plates, Premature Degradation of Structural Building Components.

8) If the Environment the Engineered Wood Trusses are to be placed within this Structure has the potential to be High Moisture and a Corrosive Atmosphere it is highly recommended to use additional protection for the Truss Gusset Plates. Please refer to Section 6.5 of ANSITPI1-2007 for Details of additional protection to be applied in the field. In addition the Structural Wood members should not be subject to Air Moisture levels such that the Moisture Content of the Wood Members exceeds 16%.

9) SIP Buildings are designed for minimal air infiltration. It is recommended that General Contractors/Owner work in conjunction with a HVAC professional to design a system to insure appropriate air quality and moisture control. Air exchangers are recommended.

10) EPS has designed the shell of this building in accordance to the desires of the owners. Final interior finish is the sole obligation of the owner. Owner understands and verifies that he/she will make the final finish in accordance to minimum life safety standards. Owner further states that EPS is NOT responsible for providing guidance in fulfilling these needs and owner assumes full responsibility for completing the interior in accordance with minimum life safety standards.

11) EPS does not provide for the design of the temporary bracing for this building, nor does EPS provide for the material for the temporary bracing. Both the design of and material for temporary bracing is the responsibility of the dealer, or contractor, or owner.

12) Your contractor should refer to and at all times comply with the Building Component Safety Information (BCSI) materials related to truss installation, restraint and bracing for the building that are provided with your building package.

13) If building includes clear span trusses 60 feet or > in length, you are required to:

A. Have EPS or another registered design professional (RDP) design temporary restraints/bracing used during construction. EPS can provide this service at an additional charge or you can hire your own RDP.

B. Have an RDP or your local inspection agency inspect both temporary and permanent restraints/bracing during and at complete of construction upon request, EPS can provide names of RDPs in your area, but makes no representation of any kind as any RDP.

14) The EPS building package is designed for the loads given. Any doors purchased and to be installed into this structure by a dealer, contractor, end owner, or whomever must be designed to match or be greater than the design loads of the EPS building package. A subpar door will become a weak point in the entire package and can cause premature failure of the entire structure.

15) Roof trusses have an allowable deflection between bearing location and center of truss span. These deflections are based on maximum designed loading spec'd, buildings width, ceiling selections, and assuming trusses are clear span. Deflection would be less for trusses spanning less distance i.e. if there are interior bearing walls.

A. The maximum allowable truss deflection for Building 1 is 2.67"

B. The maximum allowable truss deflection for Building 2 is 0.67"

#### **Storage Precautions**

Building package contains unpainted material. Special precautions must be taken.

If metal will not be used immediately, store roofing and siding panels in this pack in a dry area. Moisture from rain or condensation between sheets may cause water stain.

If material must be stored outside, protect with canvas or waterproof paper.

If plastic is used, DO NOT cover air tight.

If panels become wet, separate by putting dividers between each sheet and elevate one end 8" or stand sheets against a wall.

Avoid storing metal near alkaline materials such as fertilizer, cement, lime, etc.

\_\_\_\_\_ Initial

#### **Additional Storage**

\*\*Wet storage stain is not a finish failure.

\*\*EPS assumes no liability for sheets improperly stored.

\*\*Moisture trapped between panels will cause paint to bubble and/or white rust to form on panel.

\_\_\_\_\_ Initial (This is not warrantied.)



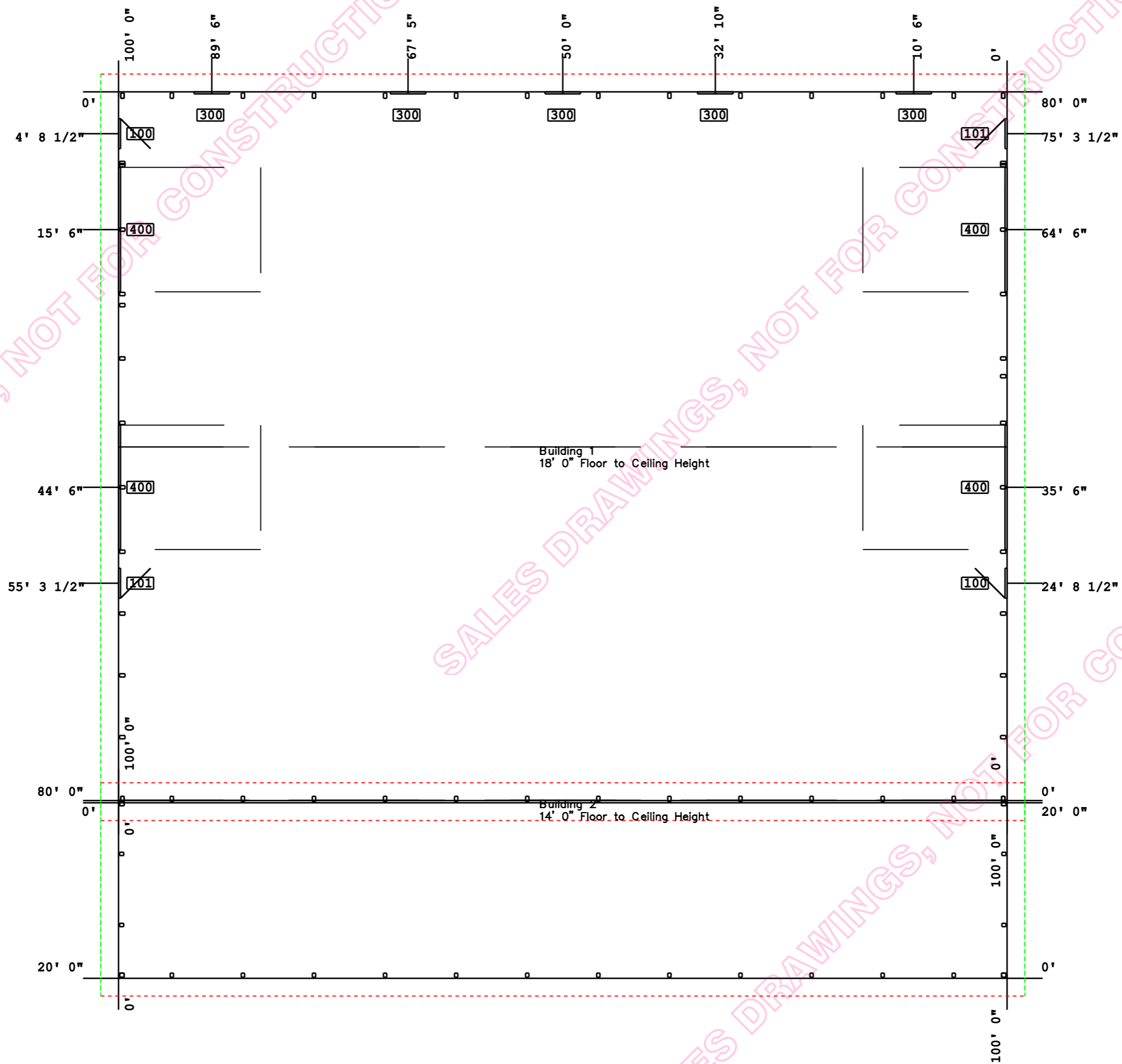
AN EMPLOYEE-OWNED COMPANY  
 ENERGY PANEL STRUCTURES  
 102 EAST INDUSTRIAL PARK  
 GRANTINGER, LA 51942  
 PHONE: 712-859-3219  
 FAX: 712-859-5175  
 WWW.EPSBUILDINGS.COM

**CUSTOMER NAME:**  
 WS Post Frame  
**DRAWN BY:**  
 Tom Jagodzinske  
**PRINT DATE:**  
 12/19/2025

**DEALER:**  
 WS Construction Management, LLC  
**PROJECT TITLE:**  
 Quote - Copy - Copy - Copy  
**Building Package(s):**  
 Post Frame 8' - Lean-To, Post Frame 4'  
**Project Number:**  
 bb4ffc3a-b9a7-4a5f-9678-c3d88dc906b7

**PROJECT STATUS:**  
 SALES  
 DRAWINGS

**SHEET:**  
 FLOOR  
 PLAN



SALES DRAWINGS, NOT FOR CONSTRUCTION

SALES DRAWINGS, NOT FOR CONSTRUCTION