



Project No.  
19122.00-38

## Elite Modular Leasing & Sales Inc.

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April 5, 2019

### Bakersfield City School District

“The following budget proposal is based upon Bakersfield City School District utilizing the Open Piggyback Contract Bid SSPB, #40-09/2016-17 with Savanna School District as outlined below.”

Attn: Robert Van Tassel (e-mail [vantasselr@bcasd.com](mailto:vantasselr@bcasd.com))

### Purchase Proposal for (1) 180' x 40' Custom Permanent Modular Library / Administration Building Complex @ Bessie Owens Primary School

### Item I – Project Total for (3) 60' x 40' Complexes with Seismic Separation to form Approx. (1) 180' x 40' Permanent Modular Library / Admin Building Complex

Total Project Cost	\$2,426,400.00
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NOTE: Prices may be subject to change for any CPI increase above 2% prior to production in 2020 per the outlined schedule.

### Item II Payment Schedule

Progressive billing and payment based upon approved schedule of values as outlined:

- A) 25% of contract due after receipt of DSA approved drawings
- B) 25% of contract due after completion of building manufacturing
- C) 25% of contract due after completion of delivery and crane onto foundation
- D) 20% of contract due after completion of installation
- E) 5% of contract due 30 days after completion of punch list, acceptance or occupancy

### Item III – Inclusions

- Delivery and Installation w/o any Obstructions
- Restroom and Classroom layout per district provide floor plans as applicable to the proposal
- Weld plates and connection to concrete foundation provided by others including all required flashing
- Light Weight Concrete floor system
- Mono Slope Roof with Custom Parapet upgraded 3/4" wood substrate and TPO finish
- Roof and Access Ladders (Location TBD)
- Fixed Exterior / Interior Non operable Windows (per elevation drawing as applicable)
- Shuttling and Crane of modules onto district provided concrete foundation system
- Estimated LF of Base and Upper Cabinets per Elite Proposed floor plan dated 3-15-20
- Fire Sprinklers within building envelope and (3) building risers connect 6" above grade to underground main supplied by others
- Insta Hot Water to service all RR and related sinks



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- Engineering & Design (2016 code design) & Contract and Project Supervision
- Ceramic Tile Walls and Floors in all restrooms
- **See attached Elite Modular/BCSD Supplemental Specification Inclusions dated 4-5-19**

### Item IV – Exclusions

- The omission of any item(s) not specifically listed in the above inclusions (Item III) scope of work shall not be construed on the pricing or scope
- All site work. Including but not limited to:
  - Site preparation and access
  - Spoils, asphalt or sod removal from site
  - Engineered pad
  - Connection of all utilities
  - Walkways, landscaping, and irrigation
  - Concrete curb and flatwork
- Soil testing and reports, Survey and Staking
- Upgraded building or foundation design if required due to poor soils test
- Grading, excavating, backfill and compaction around buildings
- Fees for blocking streets
- Special transportation routing
- Local permits, pilot cars, police escorts, if required
- Foundation vents and grates – Note: Installation of vents and grates by GC is followed after building installation (if required)
- Concrete slurry (2" slurry in crawlspace is necessary for enhanced air quality) (if required)
- Below grade concrete foundation system, concrete ramps, landings, handrails, or walkways required due to poor or unlevelled site conditions or soils reports requirements
- Under building drainage / drywells
- Site construction fences and gates
- In plant / on site DSA approved inspectors
- Any fire rating of building structure OR WUI requirements due to building location on site, geographical area or soils conditions
- Fire sprinkler FDC, Backflow Preventer, Pumps, bell install or wiring, dry valve, dry pipe or anti-freeze systems
- Water flow tests and rates (required for actual and final sprinkler design)
- Water system Chlorination testing/ certification
- Roof water testing/ Door flood test/ Flood test
- All permanent or temporary power, telephone, fencing, security, dust control, project trailer, and toilets
- All wire, controls, devices, equipment and connections for all low voltage systems including but not limited to energy management system, fire alarm, communication, signal, smoke and heat detector, and security systems
- Special back boxes for phone system, FA, security and intercom system
- Conduit, raceways, boxes, cable trays above ceiling



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- Electrical grounding system or components
- EMS system, wire mold, calibrations, control programming and all lighting inspections
- Motion sensors (exception: sensors for interior lighting controls)
- Utility meters, pressure regulators and shut-off valves
- Electrical transformers and main switch gear
- Architect and In plant Inspection Fees
- Building and Room Signage
- Marker boards and Smart boards
- Window shades- manual or operable
- Solatube Skylights or Dimmers
- Seamless gutters
- HVAC hard ducting (Except as required per code)
- Carpet / Finish Flooring (Ceramic Tile provided in RR areas)
- Full time superintendent
- Prevailing Wage in SCI Factory
- WUI Code
- PS, PLA, skilled and trained workforce / Labor Union Agreements – all site labor will be non-union
- Working weekends and/or holidays is not included
- Ramps and Landings
- All Furniture, Book Shelves, Desks, counters, Equipment or Door Stops
- All building and site related Overhangs, Canopies, Covers or Site built building connected Structures
- Bonds
- Anything not specifically included is excluded

### **Item V – Projected / Estimated Critical Path Schedule**

- 4-12-19-----EM receives accepted proposal subject to final board approval
- 4-18-19-----EM begins engineering of drawings and coordination with AOR
- April/ May-----BCSD Board approval of Savanna Piggyback and Elite Proposal
- Mid July-----EM sends drawings to AOR for site/building DSA submittal
- August 2019-----AOR submits to DSA
- March 2020-----Final DSA approval
- Sept-Oct 2020----Start of In Plant Production
- Dec 2020-----Buildings Ready for Delivery
- Jan 2021-----EM begins delivery and installation
- June 2021-----Completion of project



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***If the above proposal is acceptable, please sign below or provide a Letter of Intent subject to final board approval by 4-12-2019 to begin the drawings and coordination with the AOR.***

Sincerely,  
Elite Modular Leasing and Sales, Inc.

*Jeremy Goldenetz*

Jeremy Goldenetz  
President

*Lou Menezes*

Lou Menezes  
VP of Business Development & Operations

ACCEPTED \_\_\_\_\_ DATE 6/28/19

BY *[Signature]*

TITLE Assistant Superintendent

ESTIMATED SITE READY DATE \_\_\_\_\_  
(Month/Year)