



# Elite Modular Leasing & Sales Inc.

June 21, 2019 (Updated)  
April 5, 2019

## Bakersfield City School District

“The following Updated proposal is based upon Bakersfield City School District 6-19-19 request to revise the design and specifications from the original 4-5-19 proposal and design drawings in order to reduce overall cost”

Attn: Robert Van Tassel (e-mail [vantasselr@bcasd.com](mailto:vantasselr@bcasd.com))  
RE: EMS 5050 – PCR#1

### Purchase Proposal for (1) 84' x 40' Triple Classroom/Restroom Building Complex and (1) 96' x 40' Quad Classroom Building Complex @ Bessie Owens Jr High School

#### Item I – Current Base Project Total for (2) Custom Modular Building Complexes with a seismic separation

- |    |  |               |
|----|--|---------------|
| a) | (1) 84' x 40' Triple Classroom / Restroom Modular Building Complexes | \$ 940,125.02 |
| b) | (1) 96' x 40' Quad Classroom Modular Building Complex                | \$ 962,505.91 |

Total Base Project cost for (2) Various Classroom / Restroom Building Complexes for a total of 7- 24' x 40' CR and 1- 12' x 40' Restroom (7,200 SF) **\$1,902,630.93**

NOTE: Prices may be subject to change for any CPI increase above 2% prior to production in 2020 per the outlined schedule.

#### Item I-A – Deductive Alternate Pricing –Value Engineering Deductive Alternates to Total Base Project Cost

- |    |   |                                  |
|----|---|----------------------------------|
| 1) | <u>Deductive Alternate #1:</u><br>Revise all complexes roof and ceiling systems from 2:12 colored metal roof pitch to Elite Modular standard single slope mono 26 gauge (non colored) metal deck roof over ¾ plywood substrate, standard gutters and downspouts and revise interior ceiling from variable pitch to 9' flat ceiling. | <b>Deduct      -\$112,584.00</b> |
| 2) | <u>Deductive Alternate #2:</u><br>Delete all classroom cabinets/countertops/sinks and finished plumbing and provide rough in plumbing only as applicable. Provide required in wall blocking for cabinets by others.   | <b>Deduct      -\$129,712.00</b> |
| 3) | <u>Deductive Alternate #3:</u><br>Delete Solatube systems for (7) classrooms.   | <b>Deduct      -\$123,140.00</b> |



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4) **Deductive Alternate #4:**

Delete hard lid ceiling in restroom and provide a standard T-grid system with washable ceiling tiles.

Deduct            **-\$ 9,750.00**

5) **Deductive Alternate #5:**

Delete all Yale exterior door locksets (locks to be supplied and installed by district).

Deduct            **-\$ 7,312.00**

**Item I-B – Additive Alternate Pricing – Change building complexes from 84' x 40' & 96' x 40' to offsetting 48' x 40', 60' x 40' & 72' x 40' complexes (per revised site layout)**

- a) Includes engineering/design for building and foundations, separations, buildings structural, finishes and custom flashing separations as required.

\$ +97,341.00

**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 w/o any Obstructions
- Installation w/o any Obstructions
- Restroom and Classroom layout per Elite Modular attached proposal drawings as applicable to the proposal, PC and 2016 code
- Weld plates and connection to concrete foundation (foundation provided by others) including all required flashing
- Light Weight Concrete Floors
- Ceramic Tile floors, walls and base in restrooms (Including x1 floor drain per restroom)
- Shuttling and Crane of modules onto district provided concrete foundation system
- Sink cabinets with bubbler to have cold water only
- Six gallon WH in restroom located in chase per floor plan
- All restroom fixtures to be Middle School height (M/W - Staff to be adult)
- Engineering and Design (2016 code design)
- Contract and Project Supervision

***NOTE: Elite Modular/BCSD Supplemental Specification Inclusions dated 4-5-19 less any applicable deductive/additive alternates as selected by district. All deductive/additive pricing is inclusive of required additional engineering and design as applicable to the option as selected.***



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### 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
- 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 OR WUI requirements due to building sighting
- Fire sprinklers or assemblies
- Water flow tests and rates (required for 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 AND DISTRICT PROVIDED T-STAT with connection
- Special back boxes for phone system, FA, security and intercom system
- Conduit, raceways, boxes, cable trays above ceiling
- Electrical grounding system or components



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- 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 DSA In plant / onsite Inspection – Fees
- Building and Room Signage
- Marker boards, Smart boards or Projectors
- Window shades- manual or operable
- Ramps Landings or Door Stops
- Seamless gutters
- HVAC hard ducting (Except as required per code)
- Carpet / Finish Flooring (Ceramic Tile floors and walls provided in RR areas)
- Full time superintendent
- Prevailing Wage in SCI Factory
- WUI Code
- PSA, PLA, skilled trained workforce /Labor Union Agreements – all site labor will be non-union
- Working weekends and/or holidays is not included
- Bonds
- Anything not specifically included is excluded
- **Applicable selected deducted alternates**

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

- 6-24-19 ----- EM receives accepted proposal or UPDATED LETTER OF INTENT
- 4-18-19 ----- EM begins applicable changes to drawings as selected
- TBD ----- BCSD Board approval of Savanna Piggyback and Elite Proposal
- Mid August – EM sends drawings to AOR for site/building DSA submittal
- TBD ----- AOR submits to DSA
- TBD 2020 — Final DSA approval
- Sept 2020 --- Estimated Start of In Plant Production
- Dec 2020 ---- Buildings Ready for Delivery
- Dec 2020 ---- EM begins delivery and installation
- May 2021 ---- Completion of project



# Elite Modular Leasing & Sales Inc.

If the above updated change proposal is acceptable, please sign below or provide an updated Letter of Intent indicated selected changes by 6-24-2019 so that engineering redesign of the buildings can begin based on the deductive / additive alternates as selected below.

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 December 2020  
(Month/Year)

**Total Base Project Cost \$1,902,630.93**

**Deductive/Additive Alternates:  
(please select Yes or No)**

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Deductive Alternate #1	<b>-\$112,584.00</b>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Deductive Alternate #2	<b>-\$129,712.00</b>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Deductive Alternate #3	<b>-\$123,140.00</b>
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Deductive Alternate #4	<b>-\$9,750.00</b>
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Deductive Alternate #5	<b>-\$7,312.00</b>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Additive Alternate Pricing	<b>+\$97,341.00</b>

**Revised Final Total Project Cost \$ 1,634,535.93**  
(Including selected Deductives/Additive as applicable)