Meehleis Modular Buildings, Inc.

License No.

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November 23, 2015
Revised December 14, 2015
Revised January 4th, 2016
Revised February 26, 2016
Revised March 3, 2016

Prowest Constructors
22710 Palomar Street
Wildomar, CA 92595

Attn: Jeff Rising
Re: Murray Middle School

Meehleis Modular Buildings, Inc. (MMBI) is pleased to offer the following proposal for the New Murray Middle School. The budget pricing herein is based on plans produced by IBI Group Architects and Engineers dated August 17, 2015 and **MMBI Drawings Dated Nov 30th S-1, S-3A, S-3A2, S-3B, S-3C, S-3D1, S-3D2, S-3D3, S-3D4, S-3D5, S-3 and responsibility matrix.** Pricing may need to be adjusted due to DSA changes, blast resistant requirements, Navy and or district changes to standards outlined below.

This proposal includes 67,724 square *feet* of building space. All building is designed as a *Type V-B fire sprinklered* structures. Budget pricing consists of the following:

Division #1 – General Conditions:

1. Full-time project management and site supervision for the duration of our work.
2. MMBI standard construction trailer for use by MMBI only (we do not include costs for temporary power, telephone/fax, temporary water - except as required by OSHA for temporary restroom facilities).
3. Surveying/layout for MMBI scope of work (10' offset stakes for building corners, center pin for pad elevation and permanent project benchmark are to be provided to MMBI by others).

Division #2 – Sitework:

4. Staking of our work is not included in our scope (see item 3 above). Site contractor is to excavate to pad subgrade (bottom of 6.5" slab section) to within (+.05') and compact. Site contractor is to over-excavate building dimensions by a minimum five feet on all sides. Backfill after the foundations & slab is poured is by the site contractor. Sitework, demolition, clearing of debris or tree removal, compaction, benchmark(s), rough and finish grading, site drainage and all site improvements are not included. Unless noted otherwise, it is presumed that the site is flat.

5. Building utilities to be stubbed as follows: P.O.C. for sewer/water/electrical is 5 ft. beyond the edge of the structural slab. (Christy boxes / clean-outs / valves at P.O.C. are by others. Excavations, backfill, compaction of site utility trenches are by the respective trades performing that work.

Division #3 – Concrete:

6. **5"** concrete slab over **1.5"** of sand and 15 mil Stego Wrap, 12" x **24"** footings with **#3** rebar **18"** oc (flatwork by others)

7. Concrete Caulking and or sealing excluded.
8. We include standard imbeds / hold-downs required for modular construction.
9. We exclude rock excavation, erosion / dust control, SWPP, noise abatement.

Division #5 – Structural Steel:

10. Rigid Frame Prefabricated light-gauge Modular Frames for construction **as shown on MMBI Drawings.**
11. Buildings over 15' from FF will to be shear wall design with modular roof barges **as shown on MMBI drawings.**

Division #6 – Woods and Plastics:

12. Exterior walls consist of 2"x6" KD wood framing with 3\4"" plywood sheathing Hardi-Plank siding as shown on elevations. 2"x4" wood framing at interior partitions. 2x framing or suspended framing grid at gypsum board ceilings. All framing shall meet and/or exceed DSA minimum requirements.

Division #7 – Thermal Moisture:

13. R-19 Kraft-faced insulation at all exterior walls. Unfaced insulation for sound @ interior walls. R-30 Rigid insulation on metal roof deck.
14. GAF 60 Mil Single Ply Roofing
15. Downspouts to be 3" dia., 16 ga. galvanized steel, primed & painted. MMBI will make downspout connections to an above-grade hub tie-in (provided by site contractor) at base of wall.

Division #8 – Doors/Frames/Hardware & Windows:

16. Armortex or equal blast resistant doors
17. Schlage Everest Primus
18. Armor Tex or equal blast resistant windows

Division #9 – Finishes:

19. 5\16" Hardie HZ10 Smooth over weather barrier
20. Interior wall finish at classroom' Koroseal School Collection Fabric Osnaburg: 21oz 1\2" x 10' tackboard panels factory installed. Balance of classroom finish painted GWB.
21. Datile Group 1 or 2 max 2 standard colors where shown.
22. All interior and exterior painting as required (excludes painting of hardi-plank). Kelly Moore or Sherwin Williams, LOW VOC paints.
23. **NO carpet OFOI**

Division #10 – Specialties:

24. Markerboards as shown
25. Fire extinguishers (as shown) in semi-recessed factory-painted cabinet.
26. Toilet partitions and accessories as shown
27. Signage as shown

Division #12 – Furnishings:

28. Casework as indicated on drawings.

Division #13 – Special Construction:

29. Modular building design incorporating 11-11' and 10' wide, light gauge steel roof barges and pre-fabricated wall panels including shipping of components, installation and coordination (Project Manager/Full-Time Supervision) of modular construction by MMBI.

Division #15 - Mechanical

30. Complete building plumbing system (sewer/water/vent/condensate) stubbed 5' beyond slab
31. **Lennox LG Series**
32. Fire sprinklers as shown.

Division 16 – Electrical:

33. Complete building power and lighting systems. Site power conductors to be pulled into MMBI main panels and connected by others.
34. Interior lighting as shown on drawings
35. Plugs and data drops as indicated on drawings
36. Data/Telephone/Fire Alarm is conduit and back boxes (only) from the device locations to accessible ceiling. Fire Alarm system to include conduit and back boxes (only) stubbed accessible ceiling (not a full conduit system). Design, wiring, devices, final connections and testing of systems are excluded.

Additional "Scope of Work" clarifications:

a. Soils report and testing are by others. Over-excavation, re-compaction or other required procedures due to unsuitable soil conditions will be handled by others. Removal of underground obstructions or contaminated soils, if encountered, will be handled by others. Tree trimming or removal included roots by others.

b. A clear and maintained all weather access to the building site and buildings is required throughout construction. A level staging, modular storage and crane operation area must be provided for MMBI. Dollying of mods from the truck bed to the foundation has not been budgeted.

c. It is the responsibility of the Architect of Record to provide a code search/analysis and verify that all applicable codes and requirements of such are clearly defined and presented to MMBI.

d. The Architect of Record (AOR) is required to be at DSA backcheck appointments.

e. MMBI progress payment terms apply for both factory and field work. Invoicing will be processed on the 1st of the month. All retentions shall be held in an escrow account.

f. No other special conditions/procedures have been accounted for in this budget.

g. CHPS or LEED certification has not been figured in this proposal (Buildings will meet Cal Green Code)

h. MMBI reviewed the drawings provided by architect and has come as close as possible to matching the design intent while realizing the benefits of modular construction. Any modifications to our provided drawings may increase overall budget.

This budget has been based upon unapproved (DSA) documents and unapproved DoD review. MMBI reserves the right to make adjustments to this proposal after review of final approved plans / specifications.

Design Time Line: 60 days 50% set
7 days Architect review
30 days after Architect review DSA submission
90 days Approx DSA review (Sacramento)

MMBI Budget Breakout

MMBI engineering price (in addition to budget pricing below) **In total below**

Includes MMBI Structural drawings, foundation, mechanical, plumbing

Add Price to procure Protective Technologies services for Phase 2 **In total below**

Budget price below is based on the IBI drawings and the provided (MMBI wall details S-1,* S-3A, S-3A2, S-3B, S-3C, S-3D1, S-3D2, S-3D3, S-3D4, S-3D5, S-3.*) and Phase 1 PT Review MMBI has reviewed phase 1 report for all buildings produced by Protective Technologies.

A1
A2 (see add below to bring buildings to phase 1 blast design)
B (see add below to bring buildings to phase 1 blast design)
C
D1
D2
D3
D4
D5
Add 1" concrete to all buildings foundation slabs for 5" total
Deduct for rebar change to #3@18" on center.

Total ***$19,659,950***

<u>Value Engineering Ideas</u>

1) ***Allow installation of Hardiplank in the factory. Mod-line trim piece at each module as shown on attached Mendota Elementary School project.***
2) ***Reduce parapet to a maximum 14-0" AFF on all sides***
3) ***Eliminate or move window coverings to FFE***

Total: ***<$350,000>***

<u>Revisions to numbers above:</u>

1) ***Add to bring all buildings in compliance with Phase 1 PT Report***
2) ***Credit Kitchen Equipment Installation***
3) ***Add Conduit above ceiling for Fire Alarm\Telecom To all buildings***
4) ***Increase footing width to 24" from 12" per PT email***
5) ***Add price to use Tremco 60 mil in lieu of GAF 60 mil***

Total: ***$740,243***

District Owned Phase 2 blast requirements contingency ***$150,000***

Total: ***$20,200,193***

Budget is inclusive of items that may be in other bid packages.

1) ***Markerboards***
2) ***Toilet Partitions***
3) ***Signage***
4) ***Fire Extinguishers***
5) ***Toilet Accessories***
6) ***Ceramic Tile***
7) ***Science Casework***
8) ***Plastic Laminate Casework***
9) ***Fume Hood***
10) ***Gymnasium Flooring***
11) ***Gymnasium Athletic Equipment***
12) ***Final Cleaning of Buildings***
13) ***FRP Panels where shown in buildings***
14) ***Acoustical Wall Panels in Gymnasium***
15) ***Lockers, Benches and Telescopic Seating***

If you have any questions please do not hesitate to call.

Sincerely,
MEEHLEIS MODULAR BUILDINGS, INC.

Mark Meehleis

Mark Meehleis- Vice President