

December 3rd, 2021 (Revised)

Perris Union High School District  
155 East Fourth Street  
Perris, CA 92570

Attn: Hector Gonzalez, Director of Facilities  
Re: DSA Approved 24x40 Concession Stand

American Modular Systems is pleased to provide our proposal for the DSA approved 24x40 Concession stand. Our pricing is based upon the AOR conceptual floor plans dated 7-28-21 attached to this proposal for reference. Perris Union High School District is utilizing the provisions of the Reef-Sunset Unified School District Facility Services Contract and the scope of work as listed below, and in the Inclusions and Exclusions as outlined. The omission of any item(s) not listed in the assumed scope shall not be construed to be included in this pricing.

**Base Building(s):** DSA approved modular restroom buildings, steel rigid frame construction, Type V non-rated construction, 20 lb roof load, 50+15 PSF floor load, 110 ULT wind load, 2016 CBC, Ss = 1.467, FOB Perris, CA 92570

(1) Each 24x40 DSA Relocatable Concession Stand	<b>\$428,480</b>
DSA Engineering Fee	<b><u>\$ 7,200</u></b>
<b>Total</b>	<b>\$435,680</b>

**Total 960SF**

Per AOR conceptual floor plans attached and refer to inclusions/exclusions list attached

**Terms:**

Monthly progress payment net 30 days. Quote good for 60 days. Design fees due at DSA submittal.

**Proposal Schedule:**

December 20th, 2021	Purchase order, letter of intent, or signed proposal
January 15 <sup>th</sup> , 2022	All product submittals approved
March 2022	DSA approval
September 2022	Shipping and installation
October 2022	Project substantial completion

**Attachments/Exhibits:**

AOR Conceptual floor plan dated 7/29/21



American Modular Systems  
787 Spreckels Avenue  
Manteca CA, 95336  
P 209.825.1921  
10-21-2021

Thank you for the opportunity to provide our proposal. Please contact me at (714) 404-4841 or via email at [Kari.S@americanmodular.com](mailto:Kari.S@americanmodular.com) If accepted, please check next to each option above, accepted or declined, and sign below accepting the standard terms and conditions of our Cooperative Purchasing Contract, and per the descriptions and pricing listed above.

**Accepted By:**

**Perris Union High School District**

**American Modular Systems, Inc.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

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Title

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Title

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Date

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Date

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## Inclusions:

### Building Envelope:

- 2016 CBC
- Engineering & Design per modular PC
- Below grade concrete foundation system- design only
- Standard delivery/Set-up
- Steel moment frame DSA PC design
- Garland 4 ply built up roofing
- 4-sided parapet, top of parapet 13ft. AFF
- Lightweight concrete subfloor over metal deck
- 2x6 wood framed exterior walls
- R-19 roof insulation, R-19 walls

### Exterior:

- (2) 18 ga exterior hollow metal doors
- 16 ga HMW door frames
- AMS standard Schlage Cylindrical door hardware & accessories
- Exterior stucco finish, site applied conventional 3 part with integral color (no paint)
- AMS standard 2x3 downspouts and gutters with scuppers and leaders heads
- AMS Standard Dunn Edwards paint
- Standard 3 color exterior paint scheme (body, trim & door)
- No overhangs
- (2) 10x2x 5 ½" still anodized clear aluminum framed windows, w/ horizontal service slider-self closing
- (2) Stainless steel windowsill, flush with interior wall and extending approximately 2" beyond the exterior wall surface
- Aluminum slat roll-up security shutter at each serving window
- Scupper and downspouts

### Interior :

- 9'T-grid ceiling w/ vinyl coated ceiling tiles
- FRP- non rated interior walls over ½" gyp FRP color white
- Epoxy floor finish- coved
- Full panel closeups

### Casework:

- 103"x 66" blocking for future lockers, per floor plan
- (2) 78" blocking for future freezer, per floor plan
- 78"x 36" blocking for future freezer, per floor plan
- 81"x 36" for future lockers, per floor plan
- (3) 57" blocking for SS shelf, per floor plan
- (2) 36" blocking for sink mounting, per floor plan
- Blocking for air fan curtain/ fly fan above door. Fly fan installed by others
- (2) West star SS shelves, per floor plan
- SS shelf above mop sink

- (2) SS counters, per floor plan

#### Lighting, Electrical, Data:

- LED Interior lighting
- Occupancy sensors
- (3) AMS standard exterior light at exterior doors
- All low voltage conduits in wall only stubbed to above ceiling, locations to be provided by AOR
- (1) single phase Nema 1 125 AMP electrical panel
- (12) dedicated receptacles per electrical plan

#### Mechanical and Plumbing:

- (3) Floor drains as required
- District Spec plumbing fixtures per attached plan
- (1) 30 gallon electrical tank water heater AO Smith Del 30 3000/3000 w/ dedicated floor sink
- (3) Ceiling exhaust fans
- (3) Floor sink 10" Zurn ZFD2376NH3
- AMS standard Mop sink & AMS standard faucet in janitor closet
- 3-1/2 ton wall mounted HVAC with supply and returns above t-grid
- Programmable t-stat
- Hand sink Advance TABCO 7- PS-80w/ T&S brass B1146-04 faucet
- ADA hand sink John Boos PBHS ADA-P-STD w/ soap & PT dispenser
- West Star custom 3 compartment sink w/splash mounted faucets- T&S Brass B-0290-14-WH4 & twist wastes w/overflows T&S brass B-3952-01
- West Star 2 custom compartment sink w/splash mounted faucets- T&S Brass B-0231-WH4 & twist wastes w/overflows T&S brass B-39552-01

#### Additional Features/Items:

- Project/contract supervision
- One year warranty
- Sales tax

### **Exclusions:**

#### General Specification, Fees, and Site Requirements:

- DSA approval, DSA plan fees, DSA inspection fees, DSA inplant/site inspection fees
- Architect fees
- Union Labor/ PLA agreements
- Builders Risk Insurance
- Site security to include the delivered buildings
- Airport proximity STC compliance
- Extreme climate zone HVAC coordination- Solar option design/approval

#### Foundation, Foundation Prep:

- Concrete foundations, foundation embeds, vent/access wells, drywells, foundation pit excavation, off-haul of

- spoils
- Surveying, site preparation/site improvements
- Plans showing grades, benchmarks, maintenance of benchmarks, setbacks, finish floor heights, etc.
- Adequate ALL WEATHER vehicle/trades access to building pad
- Soils testing, soils reports
- Special handling due to inaccessible site conditions

#### Equipment and Devices:

- Ramps/ramp transitions to grade deviating from approved AMS steel ramp shop drawing
- Fire sprinklers/risers
- Exterior/interior drinking fountain
- Fire alarm system
- Fume hoods
- Generators
- Fire rated walls

#### Electrical and Data:

- EMS systems, EMCS systems pathways and/or coordination
- Load monitoring provisions
- Low voltage systems, motion detectors, intrusion/security systems, cameras, keypads
- IDF cabinets, wires, devices or pathways, pull strings
- ALL Signage
- Projection screens, projectors, TV/monitor brackets, CCTV

#### Site, Final Connection, Drainage and Plumbing:

- Full-time supervision
- Temporary power/water/phone, job trailer, fencing, internet
- Dust control, project debris bin
- SWPPP
- Security, portable toilets, dumpster, storage
- Sidewalks, flatwork, curbs, mow strips, landscaping
- Utilities/connections
- RWL connections to underground

#### Miscellaneous:

- Sealing/waxing of finish floor coverings
- Walk-off mats at Special Education entry doors
- Changing tables
- Casework
- Epoxy grouts, grout sealers
- Window coverings, security screens, window/building awnings, side overhangs
- Appliances, furniture, soap/paper dispensers, hand dryers, changing tables, feminine hygiene dispensers
- Master keying
- Rated walls- Air balance reports/testing
- Water chlorination
- HVAC system in restroom building

**Special Notes:**

NOTE: The omission of any item(s) not listed in the assumed scope and exclusions shall not be construed to be included in this pricing.

Foundation design and engineering by AMS, installation by others. AMS is not responsible for quality of installation, inspections, nor acceptance of foundation. Any review performed by AMS shall be considered a courtesy to assist with the overall project success and does not remove the contractor's responsibility to comply with plans and specifications. Contractor performing foundation installation is responsible to ensure the foundation is complete per plans, specifications, and meets tolerance for modular buildings as described in drawings.

In the event engineering is required to accommodate error's or omissions, rework, or additional coordination/ engineering all expenses shall be reimbursed to AMS. In addition, a \$1,500 per hour back charge will occur if a delay due to grinding, leveling, etc.... are required at time of installation.

Subcontractor performing concrete foundation installation must meet the following qualifications.

1. A minimum of 5 years continuous and current experience installing modular (PIT set) foundations.
2. A minimum of 5 years continuous and current experience with Public Works projects specific to education.
3. A minimum of 5 years continuous and current experience working on Division of State Architect (D.S.A) approved and inspect projects.

District must provide an ALL WEATHER truck accessible level/compacted prepared pad. The pad shall be a maximum of 6" from grade level measured diagonally along long access. All sites exceeding 6" shall be charged on a site-by-site basis. Foundation pad over-excavation must be minimum 5' on all four sides.

Point of Connection Drawings (POC) as coordinated with the AOR and design team, supersedes any previous drawings and/or communications regarding POC's, including the DSA approved drawings. The locations and sizing reflected on the POC sheet are the responsibility of the Architect of Record to provide to the appropriate on-site contractors for coordination and execution.

AMS does not have the following included in our scope as listed above per the new requirements in 2016 CBC: exterior lighting back-up battery load monitoring provisions, EMCS systems pathways and/or coordination, airport proximity STC compliance, extreme climate zone HVAC coordination and solar option design/approval. AMS provides non-operable windows as standard for all projects unless otherwise coordinated.

The omission of any item(s) not listed in the assumed scope and/or exclusions shall not be construed to be included in this pricing. All projects per AMS standard PC guidelines, manufacturing methods, finishes and fixtures. AMS does not include direction and/or design for options not included in our scope unless otherwise stated or coordinated prior.

