Form
Carmel Unified School District

Revised July 29, 2022
July 20, 2022

Carmel USD
100 Nyland Drive
San Juan Bautista, CA 95045

Re: DSA Building for Learning Center

Attn: Yvonne Perez
Chief Business Officer

As a follow up to your recent inquiry, American Modular is pleased to provide a proposal for the above referenced project. Our proposal is based upon the HGHB conceptual Floorplan attached here and the inclusions/exclusions attached.

Carmel Unified School District is utilizing the provisions of the Santa Cruz City Schools Facility Services Contract and the scope of work as listed below, and in the Inclusions and Exclusions as outlined as the base of this contract. The omission of any item(s) not listed in the assumed scope shall not be construed to be included in this pricing.

**Base Proposal:**
DSA approved modular various buildings, steel rigid frame construction, Type V non-rated construction, 20 lb roof load, 50+15lb floor load, 99 basic wind load, 2019 CBC, Ss=1.251, Climate Zone 3, Non-WUI, FOB Carmel, CA.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1ea 96x40; 3,840 SF Learning Center</td>
<td>$1,007,840</td>
</tr>
<tr>
<td>Design &amp; Engineering Fees</td>
<td>$26,700</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,034,540</strong></td>
</tr>
</tbody>
</table>

**Terms:**
Monthly progress payment net 20 days. Quote good for 60 days.

**Schedule:**
- Letter of Intent: 07/29/22
- PO/Contracts by: 08/21/22
- Colors on or Before: 09/01/22
- Procurement of Materials: 09/09/22
- DSA Submittal: 10/01/22
- DSA Approval: 02/02/23
- Start In-Plant Production: 02/10/23
- Delivery/Set: June/July 2023
- Ready for Occupancy: August/September 2023

The Project Schedule is an estimation contingent upon building material availability as well as agency approval requirement(s) and is subject to change. The materials listed are based on the understood availability at the time this proposal was generated and may be substituted or altered by AMS in order to maintain the project schedule.

**Attachments/Exhibits:**
AMS conceptual Plans attached
Inclusions/Exclusions
Thank you for the opportunity to provide our proposal. If accepted, please sign below accepting the standard terms and conditions of our Cooperative Purchasing Contract, and per the descriptions and pricing listed above.

Accepted By:
Carmel Unified School District

Yvonne Perez, Chief Business Official
8-24-22
Date

American Modular Systems, Inc.

Dan Sarich/asm
Signature
Dan Sarich, President
07/29/22
Date
Inclusions:

**General Inclusions**
- Coordination of building design/obtain DSA approval with District Architect
- 2019 CBC
- Coordination of points of connection with District Architect
- Delivery, Installation, Standard Craning and Rigging, Supervision
- Design of Concrete foundation – PC Based with 12" Footings and 18" Crawl Space

**Building Envelope**
- Steel Moment Frame DSA PC design, lifted structure for nominal 13.5’ height
- Steelscape PVDF Colored metal roof, 22 ga galv. single-sloped roof, nominal 3/4:12 slope,
- 6 ft. front overhangs, 3 ft. rear overhangs, insulated enclosed soffits
- 1 ft. nominal side overhangs
- Cement Board fascia w/ single coat factory applied stucco soffit
- Lightweight Concrete over metal deck sub-floor
- 2x6 Wood framed non-bearing walls
- R-19 roof insulation, with 1” rigid insulation and plywood roof sheathing & R-19 walls

**Exterior**
- (4) 3'-0"x7'-0" 18 gauge HMD Exterior Doors w/ 16 gauge welded frames with side lite & nominal 1'-10" transom
- (7) 3'-0"x7'-0" 18 gauge HMD Exterior Doors w/ 16 gauge welded frames with nominal 1'-10" transom
- (1) 8'-0"x7'-6" 18 gauge HMD Exterior Double Doors w/ 16 gauge welded frames, (pair of 4'-0"x7'-6" doors)
- (3) 8050 Low-E dual-glazed tempered non-operable windows per plan, nail-on aluminum frames
- Hybrid Stucco with Integral color Exterior finish, modline flashing to be painted to match stucco
- Low to no VOC Primers and Paints - "Dunn Edwards", 3 color scheme

**Interior**
- 9' suspended T-bar ceilings with Armstrong 2’x4’ lay-in mineral ceiling tiles throughout
- Painted Gypsum Ceiling in Restrooms
- AMS Standard carpet 28 oz. rubber wall base in Offices and conference space
- Sheet Vinyl Flooring with 6" self-coved base in Restrooms
- Sealed concrete floors in Storage Room
- AMS Koroseal School Collection vinyl tack board interior wall covering over ½” gyp-board with full panel enclosures
- FRP Wall covering at Restrooms
- 40LF operable wall, Modernfold Acousti-seal Series 900 or equal
- (1) Solid core interior white birch wood doors
- Painted Medex window trim

**Mechanical and Plumbing**
- Copper water piping, ABS waste piping
- (3) Indoor floor mounted single phase electric, HVAC units for Conference room & Storage room
- Single phase 2 – zone electric ductless split system w/ ceiling cassette air handlers and interlocked single zone
- ERV HVAC System for offices (condenser pad/fencing by others)
- Programmable T-Stats
- Standard ducted supply registers, ducted returns
- Exhaust fans at Restrooms (unconditioned)
- Standard AMS Wall Hung Plumbing fixtures per attached floor plan
Inclusions: (con’t)

**Electrical**
- AMS Standard LED Interior lighting
- Occupancy Sensors all rooms
- AMS Standard LED Exterior Light at each door
- Single phase lockable interior wall electrical panel stubbed to outside
- All low voltage conduits in wall only stubbed to above ceiling per plan provided by AOR (further coordination required) quantity per approved PC
- All in-wall Fire Alarm conduits and back-boxes per plan provided by AOR (further coordination required)

**Additional Features/Items**
- AMS Spec Casework, AMS Standard Wilsonart selection, (1) 48” ADA Just SS sink cabinet, (5) 36” base cabinets with countertop
- Standard AMS RR accessory package – mirrors, grab bars, & recessed toilet paper dispensers
- Semi-recessed fire extinguisher cabinets as required
- All site labor will be non-union prevailing wage
- Standard Schlage D-series, D-keyway cylinder locks, construction cores, VD99L where required by code and standard accessories
- AMS standard gutter and 2x3 downspouts
- Project/contract supervision
- Two-year warranty
- Contract & Project Management
- Crane charge
- All building POCs per forthcoming AMS coordination shop drawing
- Sales tax
- AOR of PC drawings – coordination & support of Project AOR

Exclusions:

**General Specification, Fees, and Site Requirements:**
- Local health department/other jurisdiction requirements
- Architect fees
- Union Labor
- Builders Risk Insurance
- Site security to include the delivered buildings
- DSA plan fees, Architect fees
- DSA inspection fees, lab testing both on-site and in-plant
- CHPS/LEED Commissioning fees
- Site Improvements/Underground Improvements & Infrastructure
- Import soils and/or soils tests
- Utilities/connection – (water, power, sewer, low voltage, gas, etc.)
- HVAC Condensate drywells
- Underground utilities to pad
- Water/Waste Connections
- All Under Floor Connections
- Condensate Drain Connections
- Special handling due to inaccessible site condition
- Crane Size over 120-ton
- Off-site staging of modular sections or lowering of modules to one crib
- Concrete flatwork, asphalt flatwork, curbs, retaining walls, mow strips
Exclusions: (cont’d)

**Foundation, Foundation Prep:**
- Foundation pit excavation, off-haul of spoils or repair of underground hazards/unforeseen site conditions
- Foundation area drain, all drainage, Concrete foundation drywells
- Foundation pad preparation/engineered fill or controlled low strength material (CLSM)
- Import/export of all foundation spoils/foundation backfilling,
- 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
- Counterflashing
- Robert barrier

**Equipment and Devices:**
- Fire alarm system
- Ansul type fire suppression systems
- Restroom Accessories – soap dispensers, paper towel dispensers, feminine hygiene disposals, waste receptacles
- Fire Sprinkler System, Devices, Wiring, and Flow Report
- Sprinkler Start-up

**Electrical and Data:**
- Electrical Panel Connections to Main Electrical Panels under building
- Fire alarm system, devices, wire, controls
- 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
- Master distribution panels or electrical main distribution panels, transformers, and wiring to electrical sub-panels
- Low voltage systems, devices, pathways, wiring, controls, or connections to site including EMS
- Low Voltage Conduits/Trays in Chases/Attics
- IDF Cabinets
- EMS Systems or Connections
- Dedicated phone lines
- Public address system or intercom system
- Fire department radio speakers or associated wiring
- Intrusion system or motion detectors

**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
Exclusions: (con’t)

Miscellaneous:
- Sealing/waxing of finish floor coverings, walk-off mats at entry doors
- Window coverings, security screens, window/building awnings, side overhangs
- Appliances, furniture, soap/paper dispensers, hand dryers, changing tables, feminine hygiene dispensers
- Master keying
- Fire rated walls
- Exterior door stops
- Air balance reports/testing
- Water chlorination
- Gas
- Signage
- Seamless gutters
- Rated exterior walls
- Chlorination of water lines
- In-swinging exterior doors (all exterior doors to be out-swinging)

Notes:
1. 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.
2. All AMS site labor will be non-union prevailing wage.
3. Working Saturdays and/or Holidays, is not included in this quote.
4. District must provide an ALL WEATHER truck accessible level/compacted prepared pad.
5. 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.
6. Point of Connection Drawings (POC) as coordinated with the AOR and design team, supersedes any previous drawings and/or communications regarding POCs, including the DSA approved drawings. The locations and sizing reflected on the POC sheet are the responsibility of the Architect of Record to provide the appropriate on-site contractors for coordination and execution.
7. Concrete foundation design & installation is based on DSA PC. If site conditions require a custom foundation, additional engineering and installation costs may be required.
8. HGHB drawings are for conceptual reference only. Final design and layout by AMS.
9. Route Survey to be performed upon contract, to determine if special escort/access is required.
10. Proposal assumes Default Soil Class C. If a soils report finds soil type to be different, a cost savings/add may be needed.
11. 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 completed per plans, specifications, and meets tolerances for modular buildings as described in drawings.
12. If foundation is provided by others, in the event engineering is required to accommodate errors 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.
13. All AMS products are to be considered relocatable at any future date after the initial installation.
14. Modules being stored at factory over 90 days will require payment.
15. The Project Schedule is an estimation contingent upon building material availability as well as agency approval requirement(s) and is subject to change. The materials listed are based on the understood availability at the time this proposal was generated and may be substituted or altered by AMS in order to maintain the project schedule.
<table>
<thead>
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<th>COR No.</th>
<th>Description</th>
<th>Received</th>
<th>Reference</th>
<th>Amount</th>
<th>Time Ext</th>
<th>Approve</th>
<th>Reject</th>
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<tr>
<td></td>
<td>Base Contract</td>
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<td>$1,034,540.00</td>
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<td></td>
<td>Previously Approved Change Orders</td>
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<td>$0.00</td>
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<td>1</td>
<td>Add instahot water heater at storage room sink</td>
<td>9/23/2022</td>
<td>Owner Req</td>
<td>$880.00</td>
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<td>Add 10 solatubes with adjustable dampers</td>
<td>9/23/2022</td>
<td>Owner Req</td>
<td>$29,520.00</td>
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<td>3.1</td>
<td>Change to tank type toilets in restrooms for sound attenuation</td>
<td>9/26/2022</td>
<td>Owner Req</td>
<td>$2,173.00</td>
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<td>Change folding partition wall to markerboard finish both side and</td>
<td>9/23/2022</td>
<td>Owner Req</td>
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<td>increase sound transmission class to 50</td>
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<td>5</td>
<td>Remove casework from large conference rooms</td>
<td>9/23/2022</td>
<td>Owner Req</td>
<td>$(2,640.00)</td>
<td>0</td>
<td>X</td>
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<td>6</td>
<td>Change HVAC system to in-attic split system for energy efficiency and</td>
<td>9/23/2022</td>
<td>Owner Req</td>
<td>$20,490.00</td>
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<td>sound attenuation</td>
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<td></td>
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<td>7</td>
<td>Delete carpet</td>
<td>9/23/2022</td>
<td>Owner Req</td>
<td>$(8,064.00)</td>
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<td>Total Revised Contract (Base + Change Orders)</td>
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<td>$50,679.00</td>
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</table>

|         | $1,085,219.00                                                              | 0              |           |              |          |         |        |
To: American Modular Systems  
787 Spreckels Ave.  
Manteca, CA 95336  
(209) 825-1921

Customer: Carmel Unified School District  
Site Address: PO Box 222700  
Carmel, CA 93922

Change Order #: 1  
Initiation Date: 
AMS Project 1716-22  
Location Learning Center

Change initiated by: CUSD

AMS is directed to make the following changes in the contract:

The District would like to add (1) instahot water heater at the sink in storage sink.

Bid Item #218, Instant flow tankless electric water heater  
$880/each, 1 total  
$ 880.00

The contract sum will be increased by this change order:  
$ 880.00

The contract time will be unchanged by:  
_____ days.

New project completion date:  
na

American Modular Systems  
By: Erica Moreno  
Director of Business Development  
Date: 9/23/22

Owner or Owner Representative  
By:  
Title Superintendent  
Date: 10/20/22

Note: All conditions and terms of the contract order will apply except as herein changed.
To: American Modular Systems
787 Spreckels Ave.
Manteca, CA 95336
(209) 825-1921

Change Order #: 2
Initiation Date: 

AMS Project 1716-22
Location Learning Cen

Customer: Carmel Unified School District
Site Address: PO Box 222700
Carmel, CA 93922

Change initiated by: CUSD

AMS is directed to make the following changes in the contract:

The District would like to add Solatubes to the project.

Bid Item #314, Solatube Skylight w/adjustable damper, $2,880/each, 10 total $28,800.00
Bid Item#269, Engineering and design, $360/hr, 2 hours total $720.00

The contract sum will be increased by this change order: $29,520

The contract time will be unchanged by:

_____ days.

New project completion date:

na

American Modular Systems
By: Ericka Moreno
Director of Business Development
Date: 9/23/22

Owner or Owner Representative
By: 
Title Superintendent
Date: 10/19/22

Note: All conditions and terms of the contract order will apply except as herein changed.
To: American Modular Systems
787 Spreckels Ave.
Manteca, CA 95336
(209) 825-1921

Customer: Carmel Unified School District
Site Address: PO Box 222700
             Carmel, CA 93922

Change Order #: 3.1
Initiation Date: 

AMS Project 1716-22
Location Learning Center

Change initiated by: CUSD

AMS is directed to make the following changes in the contract:

The District would like to have tank toilets in lieu of wall hung for the four single occupancy restrooms located in the building. This will require us to have additional labor onsite rather than completing the restrooms in factory.

Labor $1,860.00
15% MU $279.00
Bond 1.6% $34.22

The contract sum will be increased by this change order: $2,173

The contract time will be unchanged by:

New project completion date: na

American Modular Systems
By: Ericka Moreno
    Director of Business Development
Date: 9/26/22

Owner or Owner Representative
By: 
Title Superintendent
Date: 10/19/22

Note: All conditions and terms of the contract order will apply except as herein changed.
To: American Modular Systems  
787 Spreckels Ave.  
Manteca, CA 95336  
(209) 825-1921

Customer: Carmel Unified School District  
Site Address: PO Box 222700  
Carmel, CA 93922

Change Order #: 4  
Initiation Date:  
AMS Project 1716-22  
Location Learning Center

Change initiated by: CUSD

AMS is directed to make the following changes in the contract:

The District would like to Folding Partition wall to have markerboard wall finish to allow for writing on it on both sides, and increase STC to 50. This is the cost difference for the wall.

<table>
<thead>
<tr>
<th>Material</th>
<th>$7,121.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>15% MU</td>
<td>$1,068.15</td>
</tr>
<tr>
<td>Bond, 1.6%</td>
<td>$131.03</td>
</tr>
</tbody>
</table>

The contract sum will be increased by this change order: $8,320

The contract time will be unchanged by: na

New project completion date: 9/23/22

American Modular Systems  
By: Ericka Moreno  
Director of Business Development  
Date: 9/23/22

Owner or Owner Representative  
By:  
Title Superintendent  
Date: 10/19/22

Note: All conditions and terms of the contract order will apply except as herein changed.
To: American Modular Systems
787 Spreckels Ave.
Manteca, CA 95336
(209) 825-1921

Customer: Carmel Unified School District
Site Address: PO Box 222700
Carmel, CA 93922

Change Order #: 5
Initiation Date: 
AMS Project 1716-22
Location Learning Center

Change initiated by: AMS

AMS is directed to make the following changes in the contract:

During a revision to the proposal, the District elected to remove some casework from the larger conference room. This credit was not picked up in the revised proposal. This PCO credits 9LF of basecabinet and countertop.

Bid Item#167, Lower Base Cabinet, $880/each, 3 total $ (2,640.00)

The contract sum will be decreased by this change order: $ (2,640.00)

The contract time will be unchanged by:

New project completion date:

American Modular Systems
By: Ericka Moreno
Director of Business Development
Date: 9/23/22

Owner or Owner Representative
By: 
Title Superintendent
Date: 10/19/22

Note: All conditions and terms of the contract order will apply except as herein changed.
To: American Modular Systems
787 Spreckels Ave.
Manteca, CA 95336
(209) 825-1921

Change Order #: 6
Initiation Date: 
AMS Project 1716-22
Location Learning Center

Customer: Carmel Unified School District
Site Address: PO Box 222700
Carmel, CA 93922

Change initiated by: CUSD

AMS is directed to make the following changes in the contract:

For energy efficiency and better sound attenuation, the District is changing the HVAC system from contracted Bard Itecs to Mitsubishi Trane In-Attic Split Systems. This is the PCO for the delta charge between the two systems.

Net upcharge $6,830/zone, 3 zones

$ 20,490.00

The contract sum will be increased by this change order:

$ 20,490.00

The contract time will be unchanged by:

_______ days.

New project completion date: na

American Modular Systems
By: Ericka Moreno
Director of Business Development
Date: 9/23/22

Owner or Owner Representative
By: [Signature]
Title Superintendent
Date: 10/19/22

Note: All conditions and terms of the contract order will apply except as herein changed.
To: American Modular Systems  
787 Spreckels Ave.  
Manteca, CA 95336  
(209) 825-1921

Customer: Carmel Unified School District
Site Address: PO Box 222700  
Carmel, CA 93922

Change Order #: 7
Initiation Date: 
AMS Project 1716-22
Location Learning Center

Change initiated by: CUSD

AMS is directed to make the following changes in the contract:

District would like to supply and install their own carpet for the project. This PCO credits the AMS standard 26oz carpet and rubber base for the offices, and main conference area.

2,280sf x $2.80/SF  $ (8,064.00)

The contract sum will be decreased by this change order: $ (8,064.00)

The contract time will be unchanged by:

New project completion date:

American Modular Systems
By: Ericka Moreno  
Director of Business Development  
Date: 9/23/22

Owner or Owner/Representative
By:  
Title Superintendent  
Date: 10/19/22

Note: All conditions and terms of the contract order will apply except as herein changed.