

**BEFORE THE BOARD OF EDUCATION  
OF THE ELK GROVE UNIFIED SCHOOL DISTRICT  
SACRAMENTO COUNTY, CALIFORNIA**

**RESOLUTION NO. 37, 2020-2021**

**RESOLUTION APPROVING AND AUTHORIZING  
CONTRACT WITH ENVIROPLEX FOR PURCHASE OF A  
HEALTH SCIENCE AND MEDICAL TECHNOLOGY/PATIENT CARE  
CLASSROOM BUILDING AND RELATED INSTALLATION FOR  
THE CAREER TECHNICAL EDUCATION FACILITY**

WHEREAS, the Elk Grove Unified School District (“District”) needs a Health Science and Medical Technology/Patient Care Classroom Building (“Modular”); and

WHEREAS, Section 20118 of the Public Contract Code allows the District to enter into a contract to lease or purchase said materials and/or equipment, without advertising for bids, if the District’s Governing Board (“Board”) determines that it is in the best interest of the District to do so and provided that said materials and/or equipment comply with the specifications and unit prices established by a competitively-bid contract awarded by another local public agency; and

WHEREAS, the staff of the District has advised this Board that a new Modular meeting the District’s needs and requirements were specified in a competitively-bid contract awarded by the Las Lomas Elementary School District to Enviroplex, Inc. (“Vendor”) on or about January 14, 2015; and

WHEREAS, the staff of the District recommends the Board approve and authorize the District to enter into a contract with Vendor for the purchase of the Modular to be used by the District; and

NOW, THEREFORE, the Board of Education of the Elk Grove Unified School District of Sacramento County, State of California, hereby finds, determines and orders as follows:

1. The recitals above are true and correct.
2. The Schedule of Values, attached hereto as Exhibit A, pursuant to Public Contract Code section 20118 as described above between the District and Vendor are found to be in the best interest of the District and are hereby approved and ratified.

3. The related installation contained in the Schedule of Values, while greater than 10% of the total contract price, is incidental in nature and includes delivery, foundation installation, and project close-out.
4. The District staff is authorized and directed to take all steps necessary or convenient to acquire the Modular in accordance with said Schedule of Values.
5. The District's Superintendent and his designee are individually authorized and directed to execute the Purchase Agreement on behalf of the District (subject to making such changes to the Purchase Agreement as may be necessary or appropriate) to consummate the purchase of the Modular, any documents or supplementary agreements necessary to secure possession, use, or ownership of said Modular, and to approve any amendments as necessary to carry out the provisions of this authorizing Resolution.
6. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Education of the Elk Grove Unified School District at its regular meeting held on February 2, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

Dated: \_\_\_\_\_, 2021

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Beth Albiani  
President of the Board of Education

CERTIFIED AS TRUE AND CORRECT COPY:

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Christopher R. Hoffman  
Secretary to the Board of Education



**Elk Grove Unified School District -- COHS  
120x40 Patient Care Pathway Classroom Building (R1)**

Pricing subject to final design and finishes

2016 CBC

P-back Item #	Description	Unit	Qty	Piggyback Price	Total
<b>1-STORY RIGID STEEL MOMENT FRAME BUILDINGS</b>					
1000	24x40 Typical Classroom [With no floor Coverings: With Ceiling Tiles; LED light fixtures with dimming control; 9' floor to ceiling height in all modules; 2x4 fixed grid, lay in panel ceiling system (no suspension wires); (1) 3070 steel door w/Schlage lever hardware, walls-full height tackboard; (6) duplex receptacles; 4 Branch Circuits; (1) 125 amp single-phase panel; (1) 3.5 ton Bard wall mount HVAC with ducted air and programmable T-Stat; Standard bi-pitch roof design, approximately .25:12 dual slope, 5' overhang in front 2'6"rear overhang.	EA	1	\$ 58,364.76	\$ 58,364.76
1006	add 12x40 center module where Ss< 1.875	EA	8	\$ 24,452.36	\$ 195,618.88
<b>Concrete Foundations</b>					
Standard Design (1500 psf soil bearing pressure, non-expansive soil and level ground)					
2204	Rat slab, 2" rough finish	Per sf	4,800	\$ 6.34	\$ 30,432.00
2214	Weld Plates	EA	26	\$ 433.50	\$ 11,271.00
2302	4' polyvent	EA	12	\$ 1,659.51	\$ 19,914.12
2304	12" high, 24 ga metal flashing	Per lf	320	\$ 21.46	\$ 6,867.20
<b>Exterior Finish Options</b>					
<b>Wood or engineered wood products</b>					
2401	1/2" cdx plywood (for use under exterior finish products) (adder)	Per sf	3,520	\$ 1.65	\$ 5,808.00
2402	2x6 exterior wall studs in lieu of 2x4 adder	Per lf	320	\$ 7.47	\$ 2,390.40
2503	3-coat stucco (performed in field at prevailing wage) adder	Per sf	3,520	\$ 23.92	\$ 84,198.40
2505	3-coat stucco control joint	Per lf	1,760	\$ 6.94	\$ 12,214.40
2508	Eisenwall 2-coat stucco system (or equal)	Per sf	3,520	\$ 2.14	\$ 7,532.80
<b>Upgraded Framing construction</b>					
<b>Roofing Options</b>					
Standard pitch roofs (1/4:12), 2" galvanized standing seam, 5/8" plywood roof deck)					
2700	Shed Roof design	Per module	10	\$ 1,122.44	\$ 11,224.40
2703	Gable end overhangs, up to 18"	EA	2	\$ 8,217.12	\$ 16,434.24
2714	Continuous Gutter	LF	240	\$ 9.44	\$ 2,265.60
2715	Downspouts - thick walled round pipe	EA	10	\$ 986.11	\$ 9,861.10
<b>GENERAL</b>					
3000	Interior wall, 2x4, standard finish (tack board) (Décor or equal)	Per lf	240	\$ 55.23	\$ 13,255.20
3003	Interior wall extension from ceiling level to bottom of purlins	Per lf	80	\$ 37.11	\$ 2,968.80
3006	Toilet room, single, cold only (ADA compliant)	EA	1	\$ 10,736.49	\$ 10,736.49
3007	8x4 porcelain / steel markerboard	EA	2	\$ 344.82	\$ 689.64
3013	Blocking only, casework (double row)	Per lf	640	\$ 17.05	\$ 10,912.00
3025	Interior 1-hr fire wall construction (adder)	Per sf	60	\$ 204.20	\$ 12,252.00
<b>Doors (KD Frames standard)</b>					
3105	3070 steel door w/Schlage D95 lever hardware, Norton 7500 door closer	EA	4	\$ 1,967.47	\$ 7,869.88
3110	3070 interior wood door in steel frame, solid core, paint finished	EA	5	\$ 1,323.57	\$ 6,617.85
3113	6070 interior wood double door in steel frame	EA	1	\$ 1,863.16	\$ 1,863.16
3115	Panic hardware, Von Duprin or equal	EA	4	\$ 2,538.64	\$ 10,154.56
3123	Door closer (Norton 7500)	EA	4	\$ 422.08	\$ 1,688.32
3124	View light, 8x30 (adder)	EA	4	\$ 207.59	\$ 830.36
3126	Half light, 24x30	EA	2	\$ 291.72	\$ 583.44
3134	Fire rated door, interior, 3070, 20 Min (adder)	EA	2	\$ 742.87	\$ 1,485.74
3135	Fire rated door, interior, 6070, 20 Min (adder)	EA	1	\$ 1,331.92	\$ 1,331.92
3139	Fire rated doors, additional cost for 45 Min (additional adder)	EA	4	\$ 1,412.25	\$ 5,649.00
<b>Windows</b>					
Daylighting windows, see "Daylighting" section below					
3200	8040 xox	EA	(2)	\$ 1,111.50	\$ (2,223.00)
3202	4040 xo	EA	16	\$ 943.46	\$ 15,095.36
3230	Mini-blinds, Aluminum (Levelor 1" or equal)	EA	18	\$ 517.73	\$ 9,319.14
3233	1 HR rated GLASS, with interior wire	per sf	28	\$ 90.72	\$ 2,540.16
<b>Electrical Options</b>					
3300	125 amp 1-phase panel	EA	(1)	\$ 793.54	\$ (793.54)
3307	200 amp 3-phase panel	EA	4	\$ 1,688.95	\$ 6,755.80
<b>Lights</b>					
3408	Lighted "Exit" sign (battery back-up)	EA	4	\$ 222.98	\$ 891.92
3414	Exterior Door Light - LED w/ Photocell - TWS LED	EA	5	\$ 311.10	\$ 1,555.50
<b>Electrical infrastructure</b>					
3502	Duplex receptacle	EA	28	\$ 127.47	\$ 3,569.16
3503	4-plex receptacle	EA	16	\$ 148.57	\$ 2,377.12

3504	GFI receptacle	EA	32	\$ 155.76	\$ 4,984.32
3505	Branch Circuit	EA	2	\$ 683.40	\$ 1,366.80
3506	Dedicated Circuit	EA	12	\$ 452.87	\$ 5,434.44
3508	4 square box with switch ring and 3/4" conduit stub to attic	EA	60	\$ 97.24	\$ 5,834.40
3509	Conduit 3/4"	Per lf	200	\$ 3.27	\$ 654.00
3514	N-light switching w on/off & dim	EA	10	\$ 144.51	\$ 1,445.10
3516	N-light three way switching	EA	8	\$ 266.53	\$ 2,132.24
3517	N-light occ sensor	EA	4	\$ 313.69	\$ 1,254.76
3519	Switched receptacle	EA	16	\$ 66.62	\$ 1,065.92
<b>Fire Sprinkler</b>					
3800	Fire Sprinklers - Light Hazard, per sf (attaches to site riser by others)	Per sf	4,800	\$ 8.59	\$ 41,232.00
3804	Fire Riser - 6" diameter installed on 6" above ground stub by others	EA	1	\$ 8,577.26	\$ 8,577.26
<b>HVAC Systems</b>					
4202	Bard 3.5 ton WH, "Quiet Climate 1" wall hung heat pump w/CRV, 4 duct runs, programmable Thermostat	EA	(1)	\$ 11,741.22	\$ (11,741.22)
4601	Roof mount HVAC, 4 ton, electric (Carrier or equal)	EA	4	\$ 11,447.02	\$ 45,788.08
4606	240V in-service GFI	EA	4	\$ 504.67	\$ 2,018.68
4607	Service disconnect & electrical	EA	4	\$ 557.14	\$ 2,228.56
4706	Single Ceiling mount air handler/condenser option 1.5 ton - Fujitsu or equal	EA	1	\$ 13,708.80	\$ 13,708.80
4801	Cross-over hole thru beams for ducting into adjacent module	EA	16	\$ 231.84	\$ 3,709.44
4803	9" insulated ducting	Per lf	200	\$ 12.98	\$ 2,596.00
4822	Condensates for Ceiling mounted fan coils	EA	1	\$ 734.11	\$ 734.11
<b>PLUMBING</b>					
5019	hot/cold faucet - adder	EA	17	\$ 424.12	\$ 7,210.04
5104	Water Heater, 50 gal, gas, with flue	EA	1	\$ 2,174.56	\$ 2,174.56
5203	Hose bib, recessed (wall hydrant)	EA	2	\$ 1,284.39	\$ 2,568.78
5208	Copper pipe, Type "L", rough in only and fixture fitting, ea	EA	17	\$ 933.49	\$ 15,869.33
5209	Acid waste pipe, rough in only and fixture fitting, ea	EA	16	\$ 1,599.53	\$ 25,592.48
<b>Science Lab options</b>					
5250	Lab faucet	EA	16	\$ 1,604.63	\$ 25,674.08
5257	Single-hole top-mount sink for single-hole faucet, stainless steel, acid resistant enamel finish	EA	16	\$ 2,937.97	\$ 47,007.52
5260	Chemsurf (or equal) chemical resistant laminate top, per lf	EA	160	\$ 166.94	\$ 26,710.40
5261	Waste plumbing, acid resistant, per fixture	EA	16	\$ 1,599.53	\$ 25,592.48
5262	Laboratory Fume Hood (Isolator Series with a top and bottom airfoil and aerodynamically shaped fascia posts to minimize turbulence) or equal	EA	2	\$ 29,049.43	\$ 58,098.86
<b>Toilet accessories</b>					
5404	Toilet paper dispenser, surface mount, single roll, Bobrick B-264	EA	(1)	\$ 55.08	\$ (55.08)
5405	Toilet paper dispenser, surface mount, multi-roll, Bobrick B-2888	EA	1	\$ 150.36	\$ 150.36
5417	Mop and broom holder Bobrick B-239-44	EA	1	\$ 672.76	\$ 672.76
<b>CASEWORK</b>					
6521	153 36x34x24 ADA sink base	EA	16	\$ 1,202.11	\$ 19,233.76
6538	210 30x34x24 open, drawer	EA	32	\$ 986.65	\$ 31,572.80
6593	400 48x84x24 tall storage / open	EA	4	\$ 2,608.81	\$ 10,435.24
6594	402 36x84x24 tall 2 door / lock	EA	14	\$ 1,881.56	\$ 26,341.84

<b>Sub-Total</b>	<b>\$ 1,060,251.18</b>
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<b>DISTRICT SPECIFIED ITEMS</b>					
1	Nora Grano nTx with 6" self-cove	Cost + 20%	1	\$ 117,598.80	\$ 117,598.80
2	Ceiling mounted hanging power cord	EA	18	\$ 719.00	\$ 12,942.00
3	Fire rated windows at interior wall w/double doors	Cost + 20%	2	\$ 1,914.00	\$ 3,828.00
					<b>Dist. Spec'd \$ 134,368.80</b>

P-back Item #	FOUNDATION			Piggyback Price	
2200	12x40 at grade foundation w/18" crawl space and 12" footing embedment; <b>Owner to provide ENV with geo tech report to determine site-specific foundation design</b>	Allowance	10	\$ 15,628.00	\$ 156,280.00
					<b>Foundation \$ 156,280.00</b>

<b>PROJECT CLOSE OUT ITEMS</b>					
1	Labor to close out site. Includes typical: exterior painting, ceiling tile installation, equipment start-up and testing, light sweep out. Punchlist items.	hour	140	\$ 110.00	\$ 15,400.00
2	On-Site Labor (plumbing close-out) (assemble plumbing tree, attach fixtures, test connections, water tests)	hour	80	\$ 268.00	\$ 21,440.00
3	Crane	hour	8	\$ 1,500.00	\$ 12,000.00
4	Delivery	floor	10	\$ 3,250.00	\$ 32,500.00
5	Installation	floor	10	\$ 3,455.00	\$ 34,550.00

6	Administrative Fee to Willows School District (Final Project Manual Section 00 2113; Item 16 Sub-section B) (.25% of piggyback building price)				\$	390.70
6	Bond			1	\$	11,668.74
7	Estimated Tax			1	\$	33,928.04
					<b>Grand Total</b>	<b>\$ 1,512,777.45</b>

**Notes:**

- 1 Structural Engineer's foundation design charges include engineering, review and stamp for DSA approval.
- 2 ENV Foundation Drafting fees will be charged if foundation is removed from ENV's Scope of Work. Cost for drafting engineered drawings is \$1000.00 per module.
- 3 Additional design & foundation costs may be incurred if the site specific soils condition or CGS review prompt footings that are outside of Enviroplex's standard foundation design
- 4 Pursuant to DSA guidelines as described on the 1-MR form regarding the "Delegation of Authority for Modular & Relocatable Buildings", site specific inspection fees will be necessary if Enviroplex's structural engineer determines that he/she is required to personally inspect and observe construction site conditions and foundation progress. The scope and scale of this requirement will generally relate to a number of factors including, but not limited to, the experience of the foundation contractor, foundation design complexity, building square footage, geographic location and site & soils condition. These charges shall be owner responsibility and coordinated directly with Enviroplex's structural engineer. As outlined in the DSA bulletin, these responsibilities can be sub-delegated to the project's Architect of record at the owner's direction and discretion.