

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

**RESOLUTION NO. 2, 2021-2022**

**RESOLUTION APPROVING AND AUTHORIZING  
CONTRACT WITH ENVIROPLEX FOR PURCHASE OF MODULAR  
CLASSROOM BUILDINGS AND RELATED INSTALLATION FOR  
FRANKLIN ELEMENTARY SCHOOL**

WHEREAS, the Elk Grove Unified School District (“District”) needs four (4) Modular Classroom Buildings (“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 Willows Unified School District to Enviroplex, Inc. (“Vendor”) on or about January 15, 2018; 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 July 20, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

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

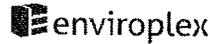
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Beth Albiani  
President of the Board of Education

CERTIFIED AS TRUE AND CORRECT COPY:

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Christopher R. Hoffman  
Secretary to the Board of Education



**Elk Grove Unified School District**  
**(3) LTPC 48x40 Classroom Buildings -- Franklin Elementary School**  
 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 (2) 8040 windows, (2) porcelain/steel marker boards, 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	2	\$ 24,452.36	\$ 48,904.72
1025	Engineering and/or Design Expense	EA	18	\$ 331.50	\$ 5,967.00
<b>Wood Foundation Options (DSA allows up to 2000 sf)</b>					
2003	1 1/2" layer for 48x40	EA	6	\$ 797.72	\$ 4,786.32
2005	Treated lumber upcharge per 12x40	Per module	4	\$ 340.91	\$ 1,363.64
2006	Expanded metal vents - 4'	Per lf	32	\$ 45.07	\$ 1,442.24
2009	Wood Foundation Bolt Kit 50 or 65 lb Floor	Per module	4	\$ 348.84	\$ 1,395.36
2304	12" high, 24 ga metal flashing	Per lf	176	\$ 21.46	\$ 3,776.96
<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	4	\$ 1,122.44	\$ 4,489.76
<b>GENERAL</b>					
3000	Interior wall, 2x4, standard finish (tack board) (Décor or equal)	Per lf	60	\$ 55.23	\$ 3,313.80
3007	8x4 porcelain / steel markerboard	EA	2	\$ 344.82	\$ 689.64
3017	Fire Extinguisher Cabinet, Recessed Mount, Capacity 10lb, width 10-5/16 in, height 24-3/8 in, construction galvanized steel, finish powder coated	EA	1	\$ 139.85	\$ 139.85
3033	Restroom signs (set)	EA	1	\$ 113.28	\$ 113.28
3034	Ceiling tiles - Armstrong School Zone Fine Fissured - adder	Persf	1,920	\$ 1.55	\$ 2,976.00
<b>Doors (KD Frames standard)</b>					
3105	3070 steel door w/Schlage D95 lever hardware, Norton 7500 door closer	EA	1	\$ 1,967.47	\$ 1,967.47
3115	Panic hardware, Von Duprin or equal	EA	2	\$ 2,538.64	\$ 5,077.28
3116	Continuous Hinges - IVES aluminum or equal	EA	5	\$ 553.32	\$ 2,766.60
<b>Windows</b>					
Daylighting windows, see "Daylighting" section below					
3200	8040 xox	EA	2	\$ 1,111.50	\$ 2,223.00
3230	Mini-blinds, Aluminum (Levelor 1" or equal)	EA	4	\$ 517.73	\$ 2,070.92
<b>Electrical Options</b>					
3300	125 amp 1-phase panel	EA	1	\$ 793.54	\$ 793.54
<b>Lights</b>					
3408	Lighted "Exit" sign (battery back-up)	EA	2	\$ 222.98	\$ 445.96
3415	Exterior Light with battery backup/photocell - TWS LED	EA	2	\$ 719.74	\$ 1,439.48
<b>Electrical infrastructure</b>					
3501	3-way switching	EA	2	\$ 363.17	\$ 726.34
3502	Duplex receptacle	EA	6	\$ 127.47	\$ 764.82
3504	GFI receptacle	EA	4	\$ 155.76	\$ 623.04
3508	4 square box with switch ring and 3/4" conduit stub to attic	EA	6	\$ 97.24	\$ 583.44
3516	N-light three way switching	EA	2	\$ 266.53	\$ 533.06
3605	Exhaust Fan - Orbit 150CFM (or equal)	EA	2	\$ 333.04	\$ 666.08
3706	Clock/Speaker box - surface mount	EA	2	\$ 414.28	\$ 828.56
<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
4824	Condensates for wall mounted HVAC	EA	1	\$ 604.56	\$ 604.56
<b>PLUMBING</b>					
4900	WC floor mount, tank type, ADA / 15" height	EA	1	\$ 1,887.41	\$ 1,887.41
4904	WC child's floor type, tank type, 10" height	EA	2	\$ 1,849.94	\$ 3,699.88
5001	Sink, classroom, SS, w/ bubbler, cold only	EA	4	\$ 2,820.89	\$ 11,283.56
5004	Sink, mop, floor mount, cold only	EA	1	\$ 2,110.97	\$ 2,110.97
5019	hot/cold faucet - adder	EA	2	\$ 424.12	\$ 848.24
5020	goose neck faucet	EA	2	\$ 424.12	\$ 848.24
5106	Water Heater -- Insta-Hot (2.5 gal or less) or equal	EA	2	\$ 1,542.24	\$ 3,084.48
5203	Hose bib, recessed (wall hydrant)	EA	1	\$ 1,284.39	\$ 1,284.39

5208	Copper pipe, Type "L", rough in only and fixture fitting, ea	EA	2	\$	933.49	\$	1,866.98
	Toilet partitions						
5305	Bobrick Sierra Series solid color composite standard stall	EA	2	\$	4,400.73	\$	8,801.46
5308	Reinforcement post and blocking	EA	2	\$	561.66	\$	1,123.32
	Toilet accessories						
5400	Grab bars, ADA (set of 2), Bobrick B-5806	EA	2	\$	199.18	\$	398.36
5405	Toilet paper dispenser, surface mount, multi-roll, Bobrick B-2888	EA	2	\$	150.36	\$	300.72
	Flooring (all prices per sf unless otherwise noted)						
5702	Burke 4" Vinyl - Roll @ 100' lengths	EA	296	\$	4.89	\$	1,447.44
5900	Mannington, Recourse II (walk off mat)	Per sf	192	\$	18.76	\$	3,601.92
6006	Mannington LVT	Per sf	1,730	\$	11.50	\$	19,895.00
	CASEWORK						
6510	102 36x34x24 double door	EA	2	\$	1,106.96	\$	2,213.92
6521	153 36x34x24 ADA sink base	EA	4	\$	1,202.11	\$	4,808.44
6524	170 30x34x12 cubbie	EA	6	\$	884.93	\$	5,309.58
6558	240 24x34x24 4 drawers	EA	2	\$	1,353.52	\$	2,707.04
6622	Laminate top / 4" backsplash (Wilsonart or equal)	Per lf	40	\$	106.48	\$	4,259.20
6625	Finished end panels	EA	6	\$	170.34	\$	1,022.04
6629	Gate, 36x36, with hidden latch	EA	3	\$	1,276.65	\$	3,829.95

**Sub-Total**    \$ 258,214.24

P-back Item #	ENGINEERING AND DESIGN			Piggyback Price	
1026	Formica Hard Stop; interior and exterior full height wall surrounding and interior of restroom; half walls; PLAM wall caps on low walls (prevailing wage)	Per CR	1	\$ 21,652.00	\$ 21,652.00
1026	Restroom. 4" stainless steel base cove	LF	50	\$ 7.45	\$ 372.50
				<b>ENG/Design</b>	<b>\$ 22,024.50</b>

PROJECT CLOSE OUT ITEMS							
1	Labor to close out site. Includes exterior painting, ceiling tile installation, equipment start-up and testing, light sweep out. Punchlist items.	hour	80	\$	110.00	\$	8,800.00
2	On-Site Labor (plumbing close-out) (assemble plumbing tree, attach fixtures, test connections, water tests)	hour	32	\$	268.00	\$	8,576.00
3	Forklift	hour	1	\$	1,500.00	\$	1,500.00
4	Delivery	floor	4	\$	3,250.00	\$	13,000.00
5	Installation	floor	4	\$	3,100.00	\$	12,400.00
6	Administrative Fee to Willows School District (Final Project Manual Section 00 2113; Item 16 Sub-section B) (.25% of piggyback contract item building price)					\$	645.54
7	Bond		1			\$	2,711.25
8	Estimated Tax		1			\$	8,262.86
						<b>Sub-Total</b>	<b>\$ 336,134.38</b>
						<b>Typical of 3 - Grand Total</b>	<b>\$ 1,008,403.14</b>

**Pricing Notes:**

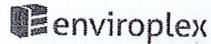
- Doors Door hardware will be noted district standards
- Item 4904 American Standard "Baby Devoro 12" to top of seat
- Item 5900 Walk off mat = Tandus Abrasive Action II
- Item 6006 LVT = Shaw

**General Notes:**

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.



Elk Grove Unified School District  
 (1) LTPC 48x40 Assessment Buildings -- Franklin Elementary School

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 (2) 8040 windows, (2) porcelain/steel marker boards, 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	2	\$ 24,452.36	\$ 48,904.72
1025	Engineering and/or Design Expense	EA	12	\$ 331.50	\$ 3,978.00
	<b>Wood Foundation Options (DSA allows up to 2000 sf)</b>				
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2005	Treated lumber upcharge per 12x40	Per module	4	\$ 340.91	\$ 1,363.64
2006	Expanded metal vents - 4'	Per lf	32	\$ 45.07	\$ 1,442.24
2009	Wood Foundation Bolt Kit 50 or 65 lb Floor	Per module	4	\$ 348.84	\$ 1,395.36
2304	12" high, 24 ga metal flashing	Per lf	176	\$ 21.46	\$ 3,776.96
	<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	4	\$ 1,122.44	\$ 4,489.76
	<b>GENERAL</b>				
3000	Interior wall, 2x4, standard finish (tack board) (Décor or equal)	Per lf	152	\$ 55.23	\$ 8,394.96
3017	Fire Extinguisher Cabinet, Recessed Mount, Capacity 10lb, width 10-5/16 in, height 24-3/8 in, construction galvanized steel, finish powder coated	EA	1	\$ 139.85	\$ 139.85
3033	Restroom signs (set)	EA	1	\$ 113.28	\$ 113.28
3034	Ceiling tiles - Armstrong School Zone Fine Fissured - adder	Per sf	1,920	\$ 1.55	\$ 2,976.00
	<b>Doors (KD Frames standard)</b>				
3105	3070 steel door w/Schlage D95 lever hardware, Norton 7500 door closer	EA	2	\$ 1,967.47	\$ 3,934.94
3110	3070 interior wood door in steel frame, solid core, paint finished	EA	7	\$ 1,323.57	\$ 9,264.99
3115	Panic hardware, Von Duprin or equal	EA	3	\$ 2,538.64	\$ 7,615.92
3116	Continuous Hinges - IVES aluminum or equal	EA	1	\$ 553.32	\$ 553.32
	<b>Windows</b>				
	Daylighting windows, see "Daylighting" section below				
3200	8040 xox	EA	(1)	\$ 1,111.50	\$ (1,111.50)
3202	4040 xo	EA	7	\$ 943.46	\$ 6,604.22
3230	Mini-blinds, Aluminum (Levelor 1" or equal)	EA	8	\$ 517.73	\$ 4,141.84
	<b>Electrical Options</b>				
3300	125 amp 1-phase panel	EA	2	\$ 793.54	\$ 1,587.08
	<b>Lights</b>				
3408	Lighted "Exit" sign (battery back-up)	EA	2	\$ 222.98	\$ 445.96
3415	Exterior Light with battery backup/photocell - TWS LED	EA	2	\$ 719.74	\$ 1,439.48
	<b>Electrical infrastructure</b>				
3501	3-way switching	EA	2	\$ 363.17	\$ 726.34
3502	Duplex receptacle	EA	22	\$ 127.47	\$ 2,804.34
3504	GFI receptacle	EA	4	\$ 155.76	\$ 623.04
3506	Dedicated Circuit	EA	2	\$ 452.87	\$ 905.74
3508	4 square box with switch ring and 3/4" conduit stub to attic	EA	18	\$ 97.24	\$ 1,750.32
3509	Conduit 3/4"	Per lf	24	\$ 3.27	\$ 78.48
3516	N-light three way switching	EA	2	\$ 266.53	\$ 533.06
3605	Exhaust Fan - Orbit 150CFM (or equal)	EA	1	\$ 333.04	\$ 333.04
3706	Clock/Speaker box - surface mount	EA	1	\$ 414.28	\$ 414.28
	<b>HVAC Systems</b>				
4200	Bard 2.5 ton WH, "Quiet Climate 1" wall hung heat pump w/CRV, 4 duct runs, programmable Thermostat	EA	2	\$ 10,823.22	\$ 21,646.44
4802	Return air plenum wall (12')	EA	2	\$ 865.40	\$ 1,730.80
4824	Condensates for wall mounted HVAC	EA	2	\$ 604.56	\$ 1,209.12
	<b>PLUMBING</b>				
4900	WC floor mount, tank type, ADA / 15" height	EA	1	\$ 1,887.41	\$ 1,887.41
4904	WC child's floor type, tank type, 10" height	EA	1	\$ 1,849.94	\$ 1,849.94
5000	Lavatory, wall hung, ADA or specified height, cold only	EA	1	\$ 1,926.81	\$ 1,926.81
5203	Hose bib, recessed (wall hydrant)	EA	1	\$ 1,284.39	\$ 1,284.39

Toilet partitions						
5306		Bobrick Sierra Series solid color composite privacy screen 54x58	EA	1	\$ 2,499.05	\$ 2,499.05
5307		Bobrick Sierra Series solid color composite urinal screen 24x42	EA	1	\$ 1,958.17	\$ 1,958.17
5308		Reinforcement post and blocking	EA	2	\$ 561.66	\$ 1,123.32
Toilet accessories						
5400		Grab bars, ADA (set of 2), Bobrick B-5806	EA	2	\$ 199.18	\$ 398.36
5405		Toilet paper dispenser, surface mount, multi-roll, Bobrick B-2888	EA	2	\$ 150.36	\$ 300.72
Flooring (all prices per sf unless otherwise noted)						
5701		Burke 6" Vinyl - 4' length	Per lf	420	\$ 6.36	\$ 2,671.20
5900		Mannington, Recourse II (walk off mat)	Per sf	100	\$ 18.76	\$ 1,876.00
6006		Mannington LVT	Per sf	1,820	\$ 11.50	\$ 20,930.00
CASEWORK						
6629		Gate, 36x36, with hidden latch	EA	1	\$ 1,276.65	\$ 1,276.65

<b>Sub-Total</b>	<b>\$ 247,342.12</b>
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P-back Item #	ENGINEERING AND DESIGN			Piggyback Price	
1026	Formica Hard Stop; Restroom interior full height walls (prevailing wage)	EA	1	\$ 9,608.00	\$ 9,608.00
1026	Restroom. 4" stainless steel base cove	LF	40	\$ 7.45	\$ 298.00
				<b>ENG/Design</b>	<b>\$ 9,906.00</b>

PROJECT CLOSE OUT ITEMS						
1		Labor to close out site. Includes exterior painting, ceiling tile installation, equipment start-up and testing, light sweep out. Punchlist items.	hour	80	\$ 110.00	\$ 8,800.00
2		On-Site Labor (plumbing close-out) (assemble plumbing tree, attach fixtures, test connections, water tests)	hour	32	\$ 268.00	\$ 8,576.00
3		Forklift	hour	1	\$ 1,500.00	\$ 1,500.00
4		Delivery	floor	4	\$ 3,250.00	\$ 13,000.00
5		Installation	floor	4	\$ 3,100.00	\$ 12,400.00
6		Administrative Fee to Willows School District (Final Project Manual Section 00 2113; Item 16 Sub-section B) (.25% of piggyback contract item building price)				\$ 618.36
7		Bond		1		\$ 2,597.09
8		Estimated Tax		1		\$ 7,914.95
				<b>Grand Total</b>	<b>\$ 312,654.52</b>	

**Pricing Notes:**

- Doors Door hardware will be noted district standards
- Item 4904 American Standard "Baby Devoro 12" to top of seat
- Item 5900 Walk off mat = Tandus Abrasive Action II
- Item 6006 LVT = Shaw

**General 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.
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**ENVIROPLEX SCOPE OF WORK  
AND EXCLUSIONS**

 <b>ENVIROPLEX, INC.</b> <b>4777 E. Carpenter Road</b> <b>Stockton, California 95215</b> <b>209-466-8000 Fax: 209-461-6555</b> <b>18-May-21</b>	Owner's Name:		Elk Grove USD
	Contact Name:		Susan Bell
	Phone:		
Architect Firm:		TPH Architects	
Architect Address:		519 McHenry Avenue, Modesto, CA	
Phone:		209-571-2232	
Architect's Name:		Marilyn Brookins	
Project Site Name:		Franklin ES	
Revision No.	Project Site Address:		5401 Dorcey Drive, Elk Grove, CA
Scope of Work -- Description		(3) 48x40 Classrooms and (1) 48x40 Assessment Building	
<b>Pricing information under separate cover</b>			
<b>ADMINISTRATIVE</b>			
	<b>Env</b>	<b>Owner</b>	<b>N/A</b>
Architect/Designer of Record		x	
Site Engineering (soils, flatwork etc)		x	
Structural Engineering of buildings and foundations	x		
Permits, Local Permits, Use Fees (including any encroachment permits or local law enforcement requirements)		x	
Inspection Services		x	
Sales Tax		x	Will be included in quote (under separate cover) unless otherwise noted
Performance Bond		x	Will be included in quote (under separate cover) unless otherwise noted
<b>Structure, Component or System</b>			
	<b>Env</b>	<b>Owner</b>	<b>N/A</b>
<b>Basic building and exterior</b>			
Complete structural assemblies for modular building	x		
Exterior Finish to be standard Enviroplex	x		MDO w/exposed columns; District to choose two color paint scheme, body and trim.
Ceiling T-grid & Tile	x		
Roof	x		Shed roof (1/4:12 slope)
Roof finish: 26 ga standing seam galvanized (over plywood)	x		
Roof finish: 26 ga standing seam Kynar (or equal) (over plywood)			x
Front (5') and rear (2.6') overhang soffit finish: plywood, painted	x		
Gutters and downspouts	x		
Adapters to adapt downspouts to site rainwater system		x	
Insulation: Roof: R-19, Walls R-15, Floors R-11	x		
Fire Rated Construction as required			x
<b>Foundations and ramps</b>			
Wood foundation with expanded metal vents per code	x		
Concrete foundation with venting per code			x
Ramps, 12' zero clearance (steel)			x
Note: venting will consist of polyvents and cast-in place access wells per design			
Note: ramps as quoted assume a level site. Adjustments to ramps due to site conditions are by CO			
<b>Doors and Windows</b>			
Doors & Door Hardware	x		Standard Enviroplex
Exterior Windows	x		Standard Enviroplex
<b>Mechanical systems</b>			
HVAC System Design	x		
HVAC units	x		
Control systems of any type (electrical, lighting or HVAC)			x

**ENVIROPLEX SCOPE OF WORK  
AND EXCLUSIONS**

Structure, Component or System	Env	Owner	N/A	Notes
HVAC condensate drains		x		
<b>Electrical and lighting systems</b>				
Electrical system design	x			
Building mounted electrical panels and subpanels	x			
Site gear (anything not contained within the building footprint) including main switchboards, substations etc.		x		
Electrical Power Circuits and Devices	x			Standard Env. electrical devices and material
Lighting Circuits and Lights	x			Standard Env. electrical devices and material
Ground rods or UFGERS		x		
Electrical tie-in from site to buildings		x		Conduit runs to building or foundation perimeter by Env. Connecting power to building main panels by others
<b>Low voltage systems (FA, Data, Phone, Security etc)</b>				
J-boxes, wall mounted (conduit stubs to attic)	x			Wall mounted j-boxes with conduit runs to above ceiling level only. All other low voltage components and conduits by others
Attic (above ceiling) mounted equipment (including conduit, raceways, boxes and devices)		x		
Terminal cabinets for any low voltage systems		x		
<b>Plumbing and restrooms</b>				
Plumbing	x			Per plans
Hose bibs	x			
Mirrors and ADA grab bars	x			Grab bars only
Restroom accessories	x			Paper dispensers only
Water chlorination testing		x		
Plumbing waste and service tie-in from site to buildings		x		Plumbing stubs will terminate within 6" of building footprint
Any type of plumbing beyond 6" of building footprint		x		
<b>Interior finishes</b>				
Wall finish	x			Tack board walls; HardStop per plans
Partition wall (operable, Hufcor or equal)			x	
Flooring	x			Per plans and pricing matrixes
VCT flooring			x	
Ceiling tile	x			Fine fissured upgrade
<b>Casework</b>				
Casework	x			Casework per plan and pricing matrix
<b>Sprinkler System</b>				
Sprinkler System			x	From riser in to building only. No site infrastructure. Minimum requirements for system as quoted: 2500 GPM @ 20 PSI. Fire hydrant with 1500 GPM located within 400 ft of building.
<b>Miscellaneous</b>				
Building basic operational checks (electrical, HVAC etc)	x			
Formal commissioning programs or checklists			x	
Re-keying		x		All locks will arrive keyed to Enviroplex construction master key. Re-keying services and cores by Owner
Fire extinguishers	x			
8x4 and 4x4 wall mounted white boards	x			Per plans
Lighted exit signs per code	x			Required per code
Panic hardware per code	x			
Signage	x			Restroom only
Walk off mats	x			Per plans
Clock / speaker system (Other than electric rough-in)		x		
Projectors or screens		x		
Furniture or appliances		x		
Cleaning (final cleaning including vacuuming and waxing of floor)		x		Enviroplex provides a rough clean only which consists of a scrap out and a light sweep out only
Window coverings (mini blinds etc)			x	
Lockers			x	

**ENVIROPLEX SCOPE OF WORK  
AND EXCLUSIONS**

Structure, Component or System	Env	Owner	N/A	Notes
<b>Logistics / site issues</b>				
Shipping (permits, trucking and pilots)	x			
Spoils Haul-off		x		
Staging		x		Site to be clear for staging to the maximum extent possible. Off site staging by CO as needed
Crane or forklift services	x			
Installation	x			
Portable toilets		x		
Trash bins (for Env and Env sub's use only)	x			
Equipment rental (forklift, manlift etc)	x			
Site power		x		Site power or generator is required for building install
Fresh water		x		Needed for site tasks
Construction fencing / or other security		x		
Vandalism repair (including graffiti)		x		Env will make every effort to secure building as soon as possible, but is not responsible for vandalism once the modules are on Owner property.
Trench plates		x		
Unobstructed site access		x		A clear and unobstructed site, with safe access, is needed for foundation work, staging and installation of the buildings. Env is not responsible for any aspect of providing this access. Env is not responsible for damage to existing flatwork, AC or any other surface that must be traversed by a crane or trucks
Punch list duration		x		Owner to provide one calendar week of normal workday access between punch list generation and building occupancy.
Termite treatment			x	
Overhead clearance (crane)		x		Overhead obstructions (power lines, other lines etc) that need to be de-energized or removed are by Owner.
SWPPP		x		
Dust control		x		
Labor Union requirements or PLA			x	Enviroplex is not signatory to any Labor Unions and may or may not use Union subcontractors, including on site, at our discretion.
<b>END OF LIST</b>				