



December 13, 2019

Milpitas Unified School District
1331 E Calaveras Blvd
Milpitas, CA 95035

Re: (1) 36x40 DSA Modular TK Classroom Building at Robert Randall Elementary School

Attn: Wendy Zhang
Assistant Superintendent, Business Services

American Modular Systems is pleased to provide our proposal for Randall Elementary School TK Building. Our pricing is based upon the attached HMC conceptual floor plans AK8.1, AK5.1 & AK2.1 dated 12.16.19 attached here and the inclusions and exclusions attached.

Milpitas Unified School District is utilizing the provisions of the Reef Sunset School District 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 Building(s): DSA approved modular various buildings, steel rigid frame construction, Type V non-rated construction, 20 lb roof load, 50+15 lb floor load, 110 ULT wind load, 2016 CBC, Ss = 1.93, FOB Milpitas, CA.

(1) 36x40 DSA Classroom Building, 1,440SF	\$ 515,220
36x40 Wing Concrete foundation w/ 18" crawlspace – 12" footings per PC with crane charge	\$ 59,620
Project Total	\$ 574,840

Options:

Armstrong Optima Tegular Ceiling Tile	\$ 2,820
Norminal 1' side Overhangs	\$ 32,160

Terms:

Monthly Progress Payments. Quote good for 60 days.

Schedule:

Contract	January 2020
All submittals approved by	February 2019
DSA Approval	March 2020
Concrete Foundation	May 2020
Delivery	June/July 20120
Substantial Completion	August 2020

Attachments/Exhibits:

HMC Floorplans AK8.1, AK5.1, AK2.1 attached here
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:

Milpitas Unified School District

Signature
Wendy Zhang, Assistant Superintendent

Date

American Modular Systems, Inc.

Dan Sarich/ess

Signature
Dan Sarich, President

12/13/19
Date



Randall ES, MUSD
TK Classroom Building

Inclusions:

Building Envelope:

- 2016 CBC
- Engineering & Design
- Standard delivery/Set-up
- Concrete Sub Floor
- Steel moment frame DSA PC design
- 22 ga galv. Mono-sloped roof, standard ¼ :12 slope, enclosed soffits at classrooms
- 2"x4" wood wall framing
- Below grade concrete foundation, per PC 12" deep/wide footings
- R-19 roof insulation, R-13 walls

Exterior:

- (2) Aluminum Storefront door frames with sidelights and transom, exterior hollow metal door w/ full view lite
- Factory applied Hybrid stucco Wing – vertical surfaces only, with reveals
- Metal Siding, 1' Wide panels, 22ga, Morin Matrix 8.0, 12' faces of module only, approx. 300SF
- Standard Dunn Edwards paint – exterior standard paint scheme, 2 color
- 5 ft. front overhangs, 2 ft. rear overhangs at classroom buildings
- All weather Series 3000, Tempered, dual glazed, clear anodized non-operable aluminum framed windows, (2) 8'x4', (1) 6'x4', sizes are nominal, coordination required

Interior:

- 9' suspended T-bar ceilings with Armstrong Mineral Board 2'x4' ceiling tiles throughout
- Painted gypsum ceiling in restrooms
- (3) 8'x4' white marker boards per classroom
- AMS standard vinyl tack board interior wall covering over ½" gyp-board with full panel close ups, color selection from "School Collections" Line
- Patcraft carpet floor covering, 1/3 of room, Homeroom Collection
- Luxury Vinyl floor covering, 2/3 of room, Patcraft Stratified collection
- Burke Base
- (2) each single occupancy restroom
- Terralite Epoxy floor covering in restroom w/ self-coved base
- White FRP wall covering in restrooms
- Interior Clear Birch doors with HMKD frames

Mechanical:

- AMS will coordinate & install exterior wall hung Bard HVAC system, single phase, (1) 5-ton unit
- Programmable T-Stats
- Standard ducted supply registers/non-ducted returns
- Exhaust fans in single occupancy restrooms
- (1) exterior Hi/Low drinking fountain
- (1) exterior SS freestanding handwash sink

Lighting, Electrical, Data:

- AMS Standard LED Interior lighting with occupancy sensors
- AMS Standard LED Exterior Light at each door, 2 total
- Single phase interior wall electrical panel stubbed to outside
- Conduit for Fire alarm stubbed into attic
- Conduit for low voltage stubbed into attic, (8) total



Randall ES, MUSD
TK Classroom Building

Inclusions: (cont'd)

Additional Features/Items:

- Semi-recessed fire extinguisher cabinet
- AMS Spec Casework, AMS Standard Wilsonart selection, AMS Spec classroom sinks w/bubblers per plan
- Standard AMS RR accessory package – mirrors, grab bars, & recessed toilet paper dispensers
- Standard AMS Plumbing fixtures per attached floor plan
- Standard Schlage door D-series cylinder locks/22L panic hardware per code
- Project/contract supervision – not full time
- Sales tax
- All building POCs per forthcoming AMS coordination shop drawing
- Gutters & 2"x3" heavy duty downspouts
- Building pad to be completed by site contractor and turned over to building manufacturer
- Crane charge
- PSA labor requirements

Exclusions:

General Specification, Fees, and Site Requirements:

- Local health department/other jurisdiction requirements
- Architect fees
- DSA approval, DSA plan fees, DSA inspection fees, DSA inplant/site fees
- Builders Risk Insurance
- Site security to include the delivered buildings
- Architectural plans provided are conceptual and are subject to change during project coordination

Foundation, Foundation Prep:

- Concrete foundation drywells, drainage
- Foundation pit excavation, import or off-haul of spoils
- Surveying, maintenance of survey benchmarks
- 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
- Counterflashing
- Site demolition
- Slurry Seal/Rodent barrier
- Unforeseen hazards/conditions
- Backfilling/compaction

Equipment and Devices:

- Fire alarm system
- Ansul type fire suppression systems
- Fly fans
- Fire Sprinkler System Devices, Wiring, and Flow Report

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



Randall ES, MUSD
TK Classroom Building

Exclusions (cont'd):

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
- Protection of existing sitework, sidewalks, flatwork, curbs, mow strips, landscaping
- Surveying

Miscellaneous:

- Sealing/waxing of finish floor coverings,
- 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
- Special handling due to inaccessible site conditions
- Restroom accessories
- All Signage

Special Notes:

District must provide an ALL WEATHER truck accessible level/compacted prepared pad.

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.

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.

3.04 SCHEDULE OF INTERIOR FINISHES

06.41.16 - CASEWORK - PLASTIC LAMINATE

PL1 Casework
Mfg.: Wilsonart
Color: Linen D427-60
Finish: Matte
Location: Casework Counter Tops

PL5 Casework
Mfg.: Wilsonart
Color: Tatami Kurilum P-238 CA
Finish: Matte
Location: Casework Student / Storage Cubbies / Teachers Desk

09.51.00 - ACOUSTICAL CEILING LAY-IN

AC1 See RCP
Mfg.: Armstrong
Style: Optima, #3232 - 1" Lay-in
Color: White
Size: 2'x4'

09.65.13 - RESILIENT BASE

RB1 Rubber Base
Mfg.: Burke
Color: Jet Gray 192
Size: 4"

09.65.16 - LUXURY VINYL TILE

RT1 Resilient Tile - Option B
Mfg.: Patcraft
Style: 1321V Stratified+
Color: 00500 Frost

RT2 Resilient Tile - Option B
Mfg.: Patcraft
Style: 1321V Stratified+
Color: 00480 Sapphire

09.66.23 - RESINOUS EPOXY FLOORING

EP1 Epoxy Flooring
Mfg.: Tera Lite
Color: Spice w/ Aggregate Integral Cove Base
Finish: Quik-Glaze Clear

09.68.00 - CARPET

C1 Carpet Tile
Mfg.: Patcraft
Collection: #0353 Homeroom V. 3.0
Style: EcoWorkx Tile
Color: Homcoming #0490
Adhesion System: LokDots

09.72.19 - FABRIC WRAPPED TACKABLE PANEL

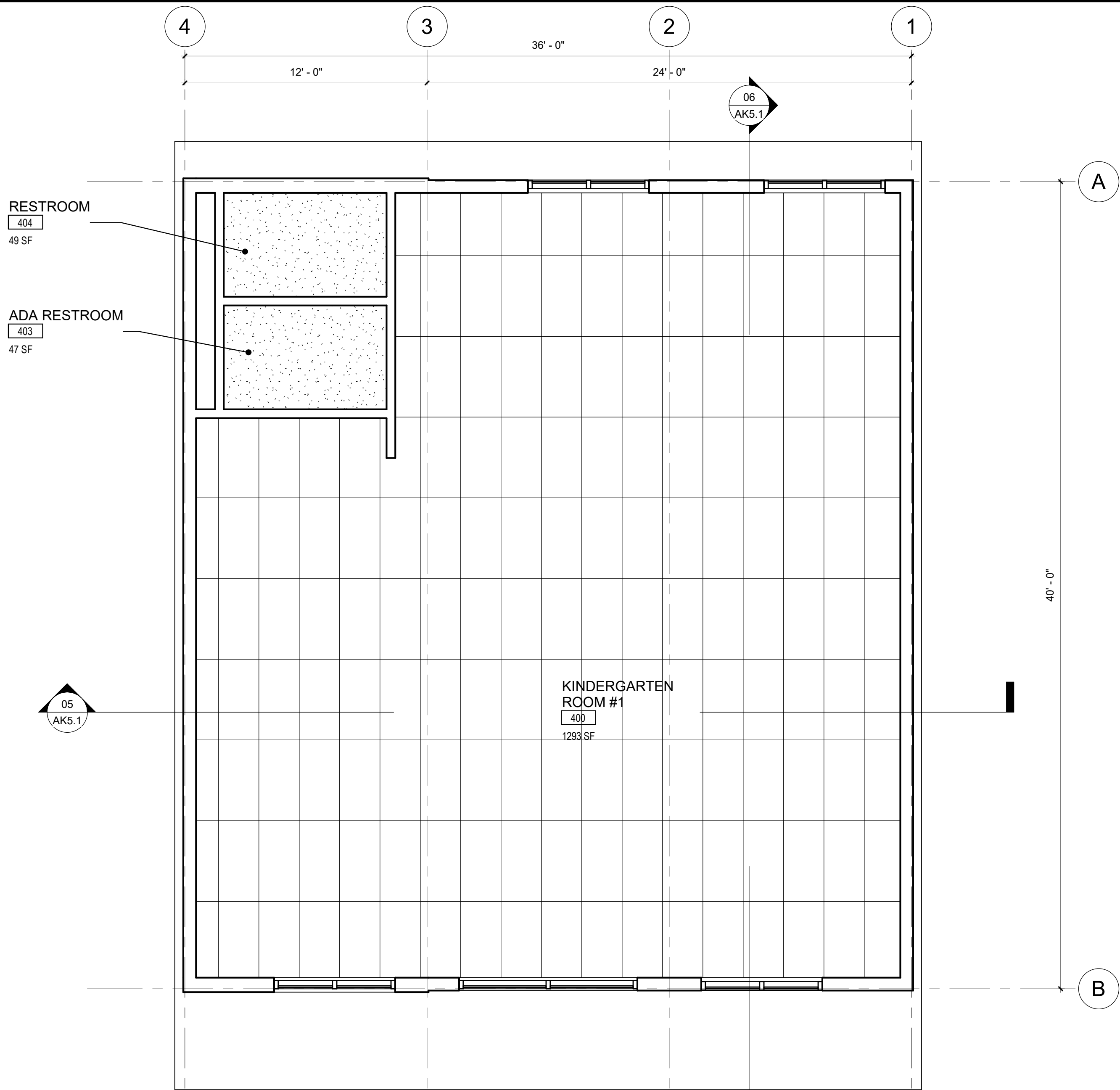
TP1 Vinyl Tackable Panel
Mfg.: TBD
Style: TBD
Color: TBD
Location: Floor to Ceiling Throughout Room

09.90.00 - PAINT

P1 Paint, Field
Mfg.: Kelly Moore
Color: LRV94 KMW43-1 Whitest White
Finish: Semi gloss

10.28.17 - WALL PROTECTION

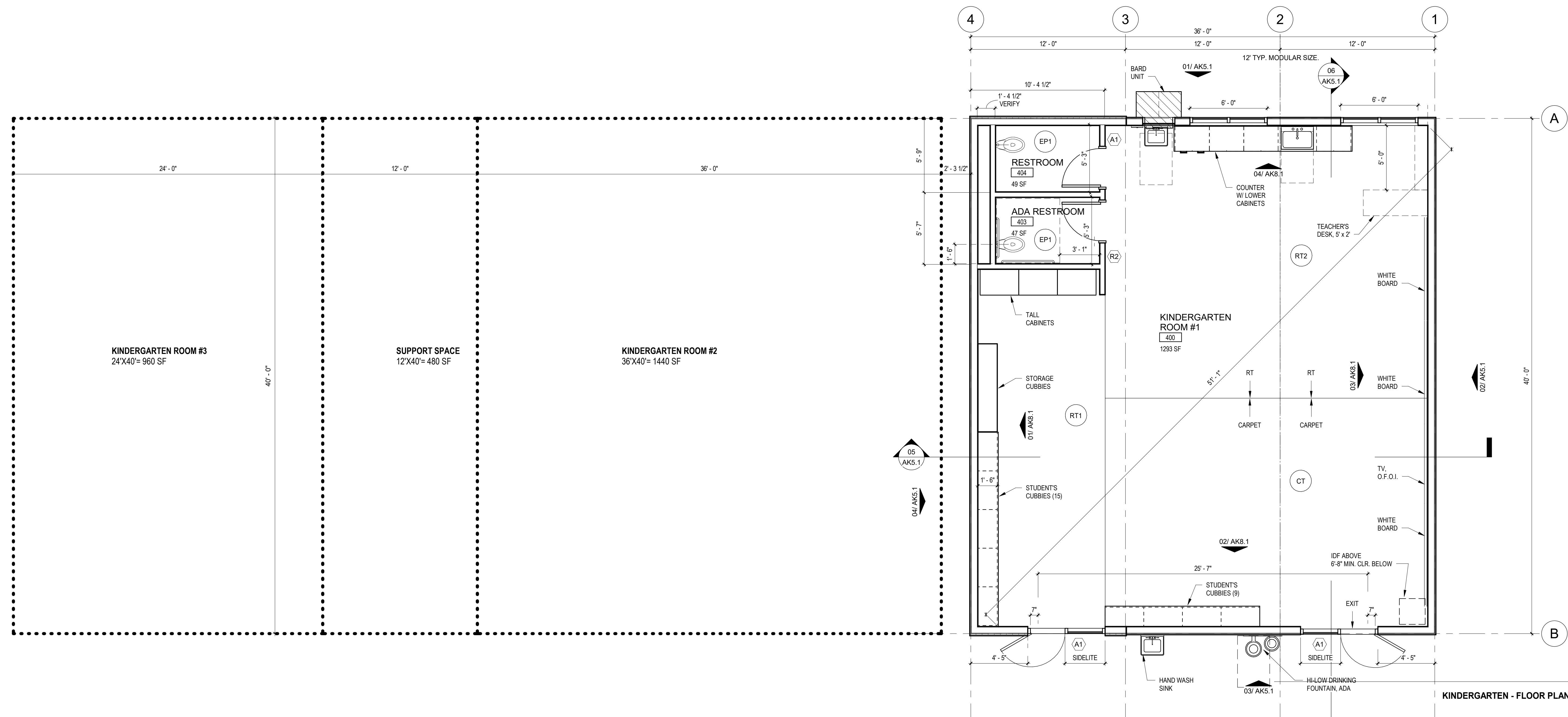
WG1 Wall Guard 1
Mfg.: Marite FRP
Color: P 100 White
Finish: Pebble Surface
Location: See Finish Schedule



KINDERGARTEN - CEILING PLAN

02

1/4" = 1'-0"



KINDERGARTEN - FLOOR PLAN

01

1/4" = 1'-0"

Agency Approval:

DSA No.: 118691

File No.: 43-34

HMC Architects

3516009-000

333 WEST SAN CARLOS STREET
SAN JOSE, CA 95112
T 408 977 9160 / www.hmcarchitects.com

ISSUE:

NO. 1

ISSUED CD SUBMITTAL

DATE 08.10.2017

Keynotes:

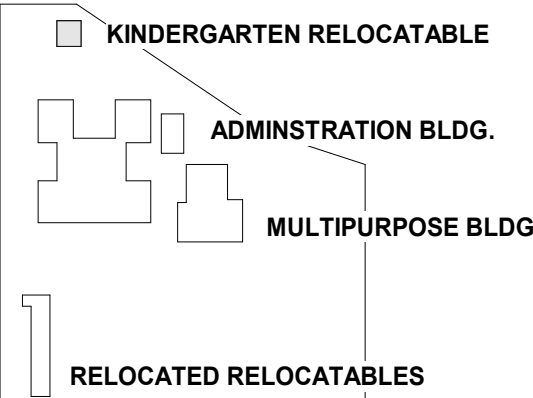
1. REFER TO SHEET G0.10 FOR TYPICAL SYMBOLS AND ABBREVIATIONS

SIGN TYPE

1. SEE DETAIL A10.XX FOR MOUNTING LOCATIONS
2. SEE DETAIL A10.B1 FOR RAISED CHARACTER AND BRAILLE STANDARDS
3. SEE SHEET A10.B1 FOR SIGN TYPE

1. DOOR HARDWARE BY RELOCATABLE MANUFACTURER.

Key Plan:



Facility:

Milpitas Unified School District
1300 Edsel Drive
Milpitas, CA 95035

Project: ROBERT RANDALL ELEMENTARY SCHOOL MODERNIZATION

Sheet: FLOOR PLAN / CEILING PLAN

100% CONSTRUCTION DOCUMENTS

Date: 12.16.2019

Client Project No.: 3516-009

Sheet:

AK2.1

Agency
Approval:

DSA No.:
118691

File No.:
43-34

HMC Architects

3516009-000

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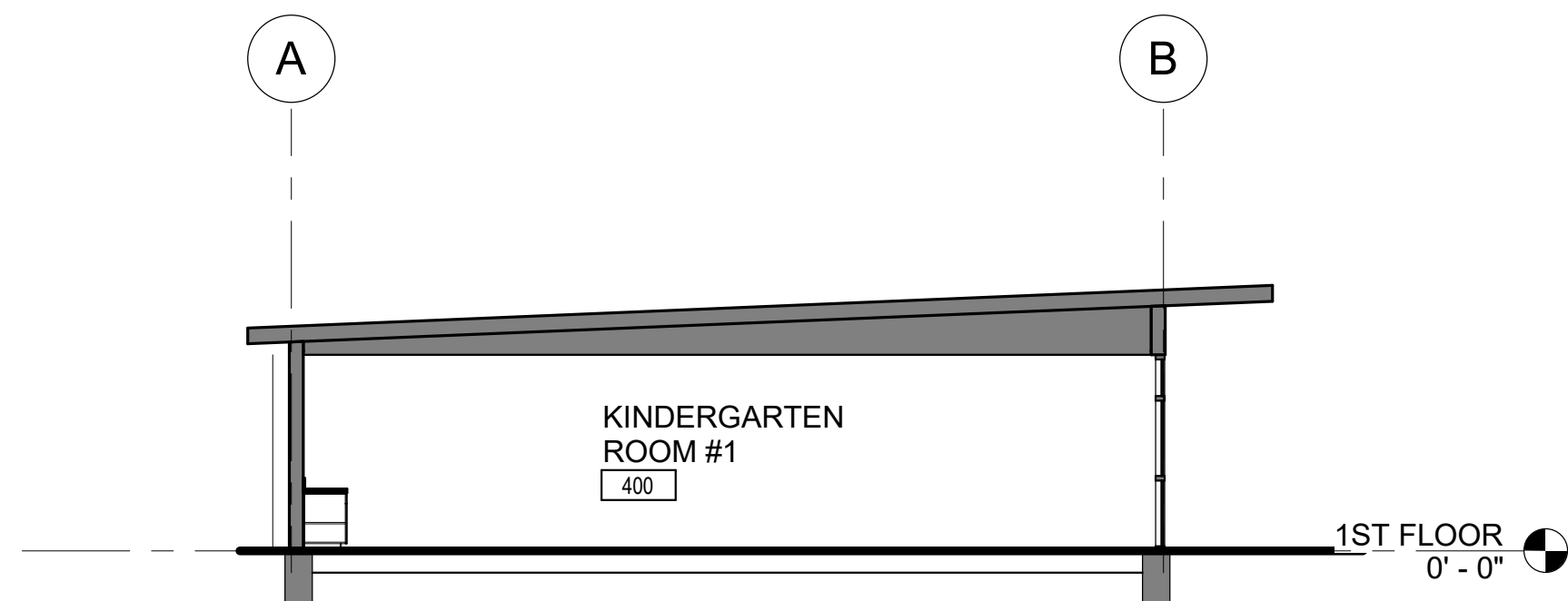
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NO.

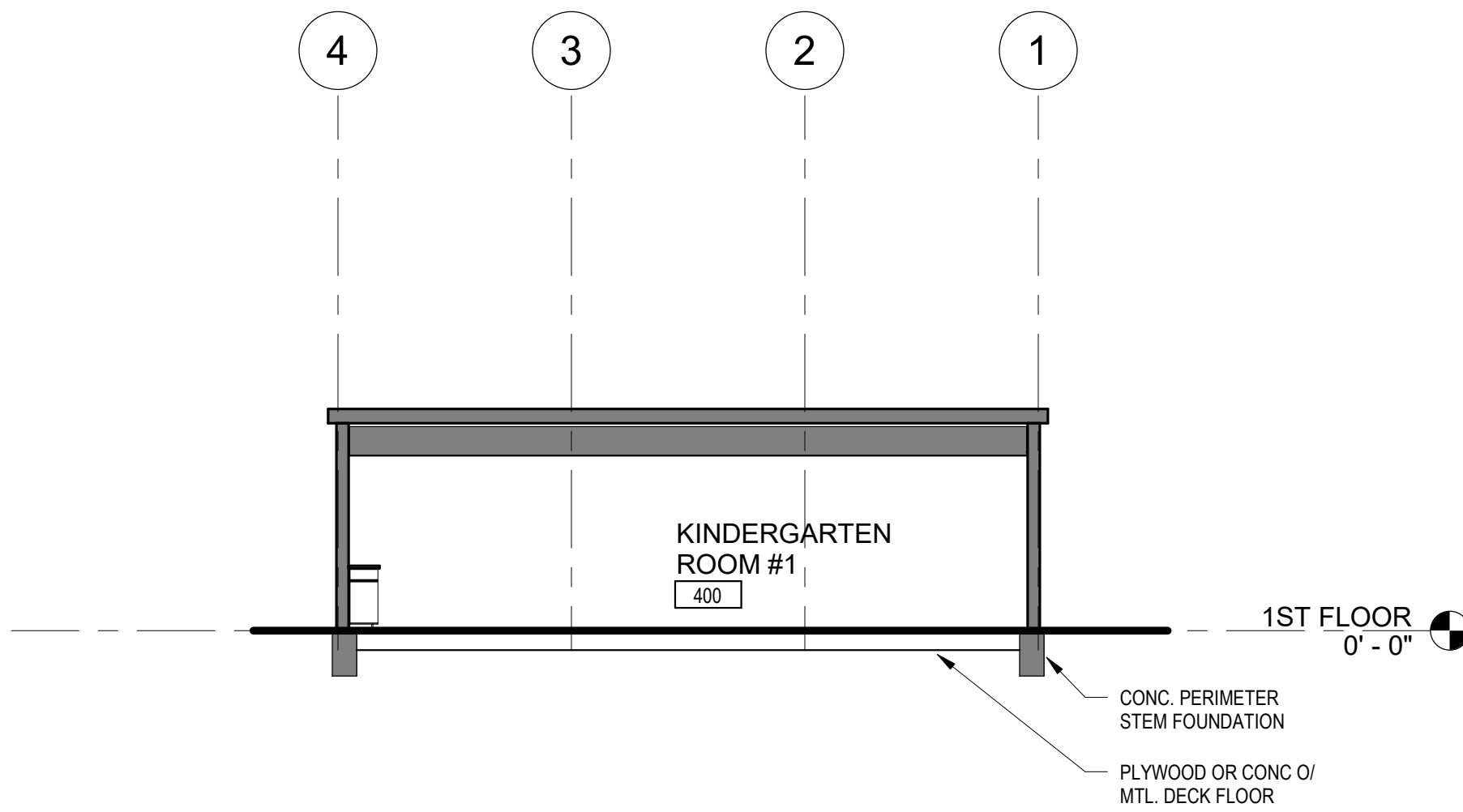
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DATE

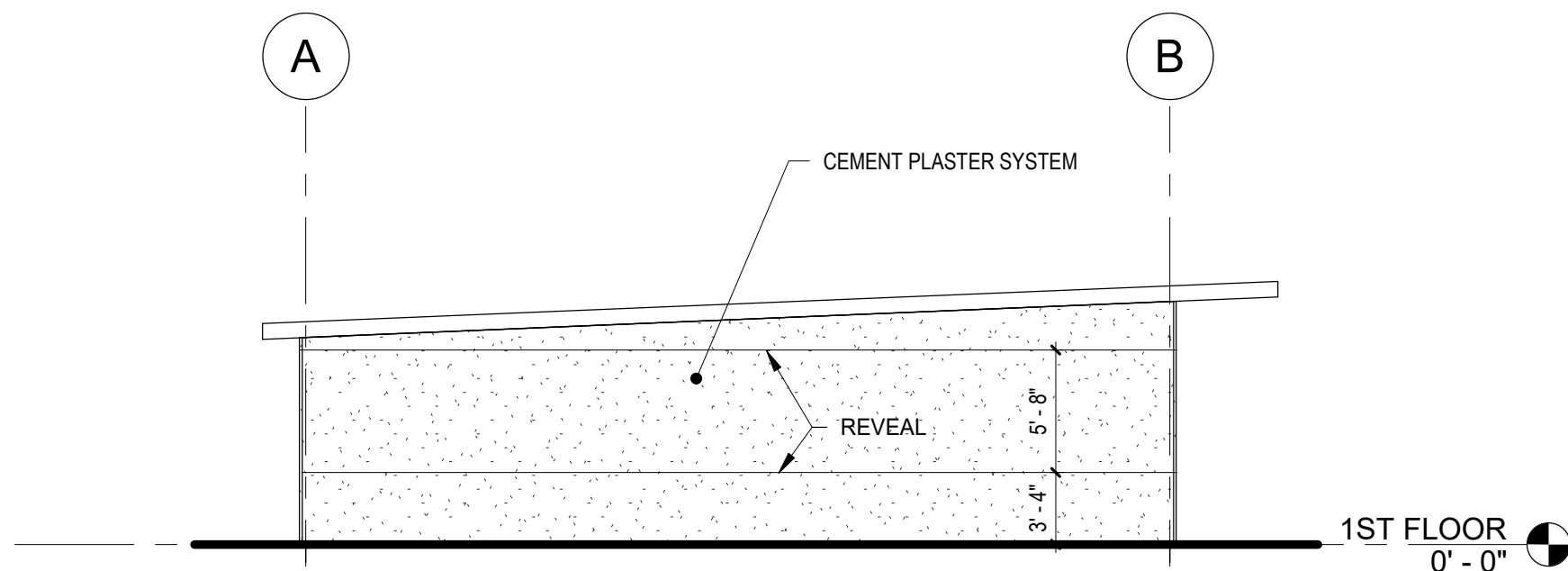
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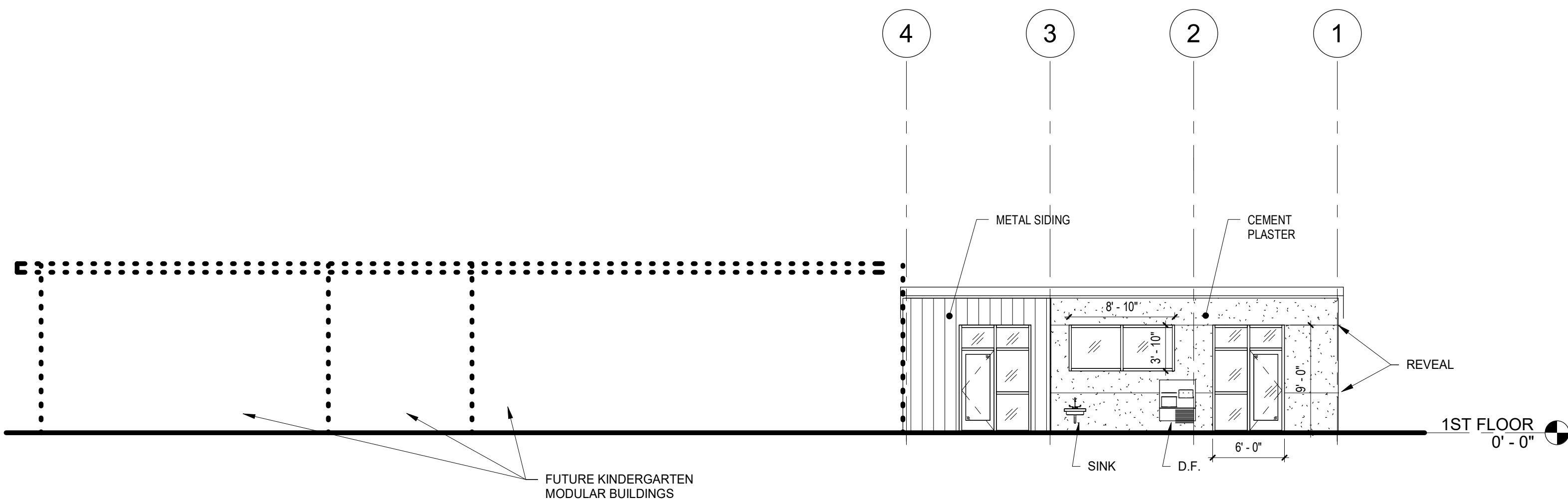
NORTH - SOUTH SECTION
06
1/8" = 1'-0"



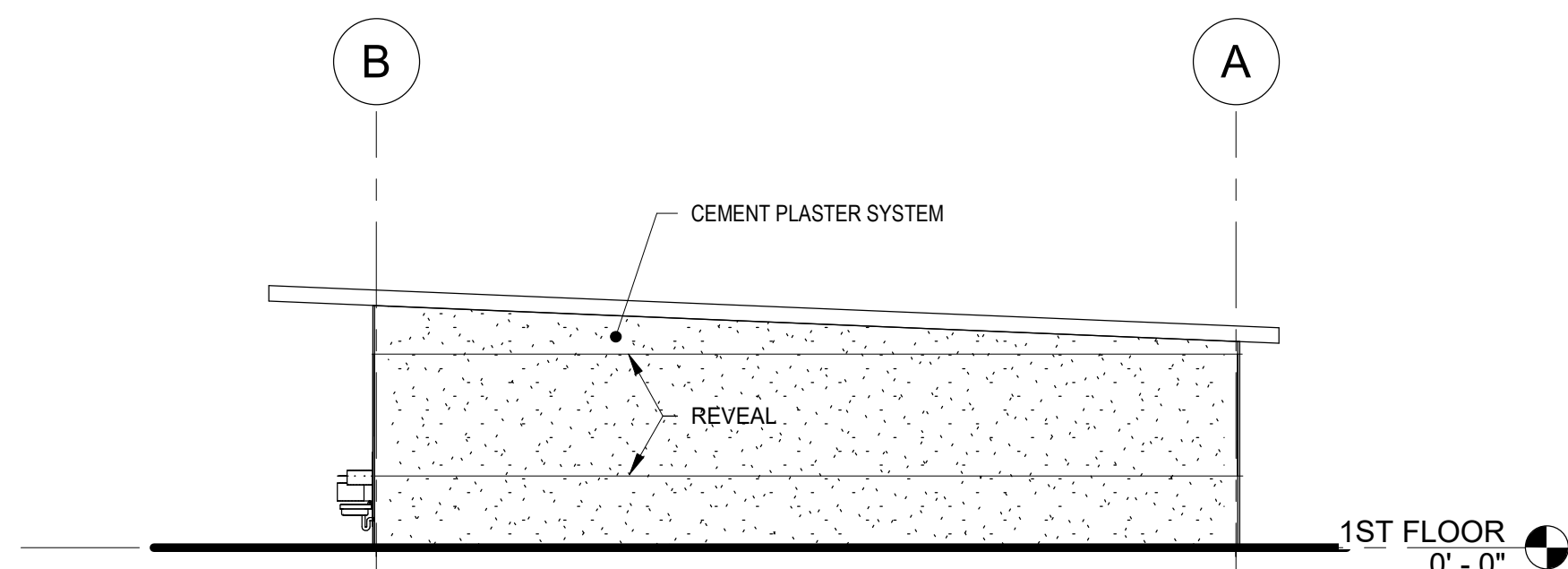
EAST - WEST SECTION
05
1/8" = 1'-0"



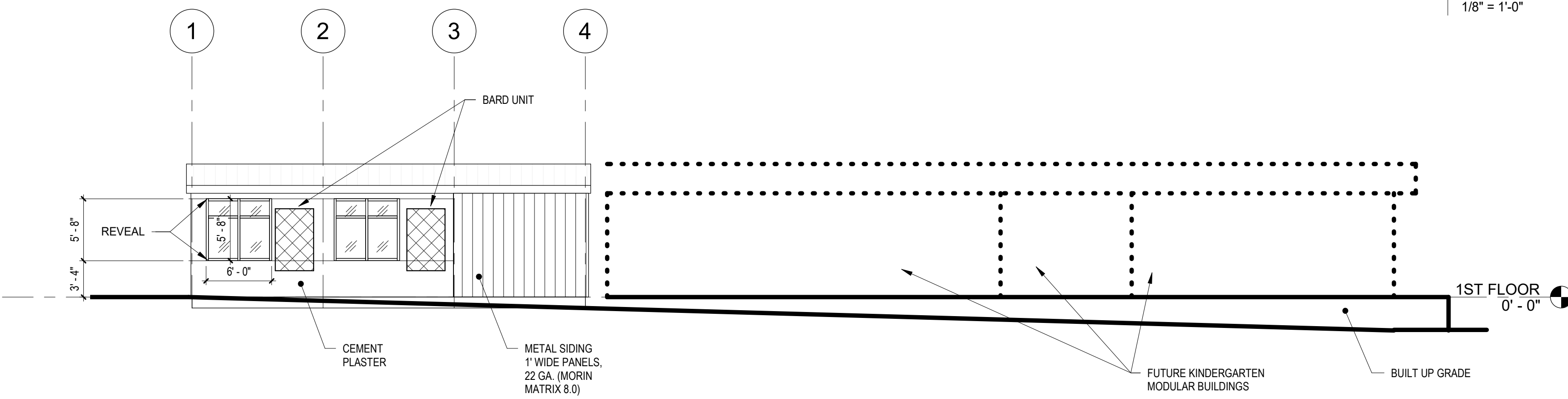
EXTERIOR ELEVATION - WEST
04
1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH
03
1/8" = 1'-0"

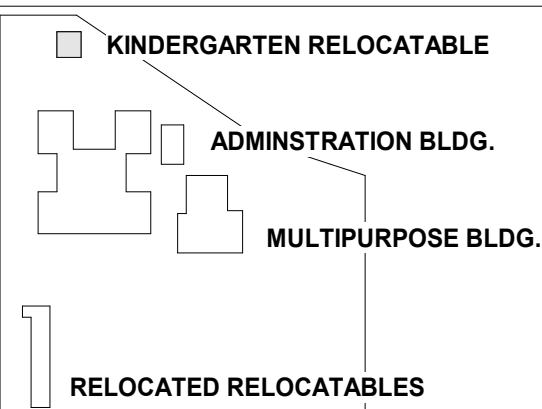


EXTERIOR ELEVATION - EAST
02
1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH
01
1/8" = 1'-0"

Key Plan:



Facility:

Milpitas Unified School District
1300 Edsel Drive
Milpitas, CA 95035

Project:
ROBERT RANDALL ELEMENTARY SCHOOL
MODERNIZATION

Sheet:
EXTERIOR ELEVATIONS, BUILDING
SECTIONS

100% CONSTRUCTION DOCUMENTS

Date: 12.16.2019

Client Project No.:

3516-009

Sheet:

AK5.1

Agency
Approval:

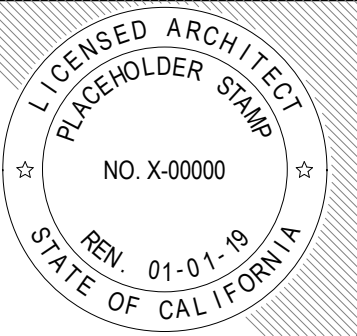
DSA No.:
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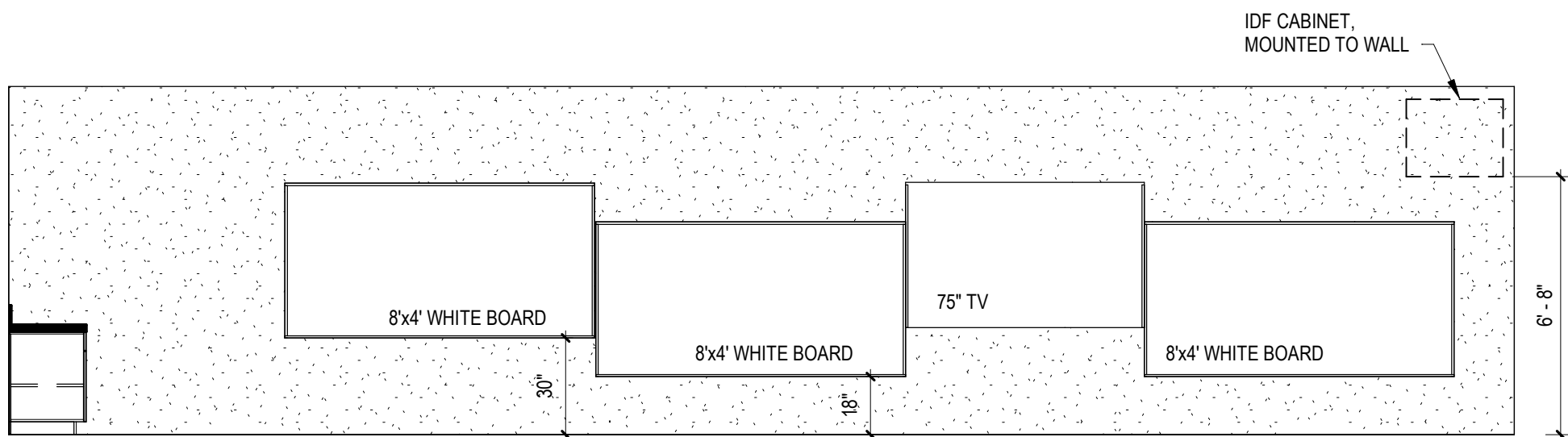
ISSUE:

NO.

ISSUED

DATE

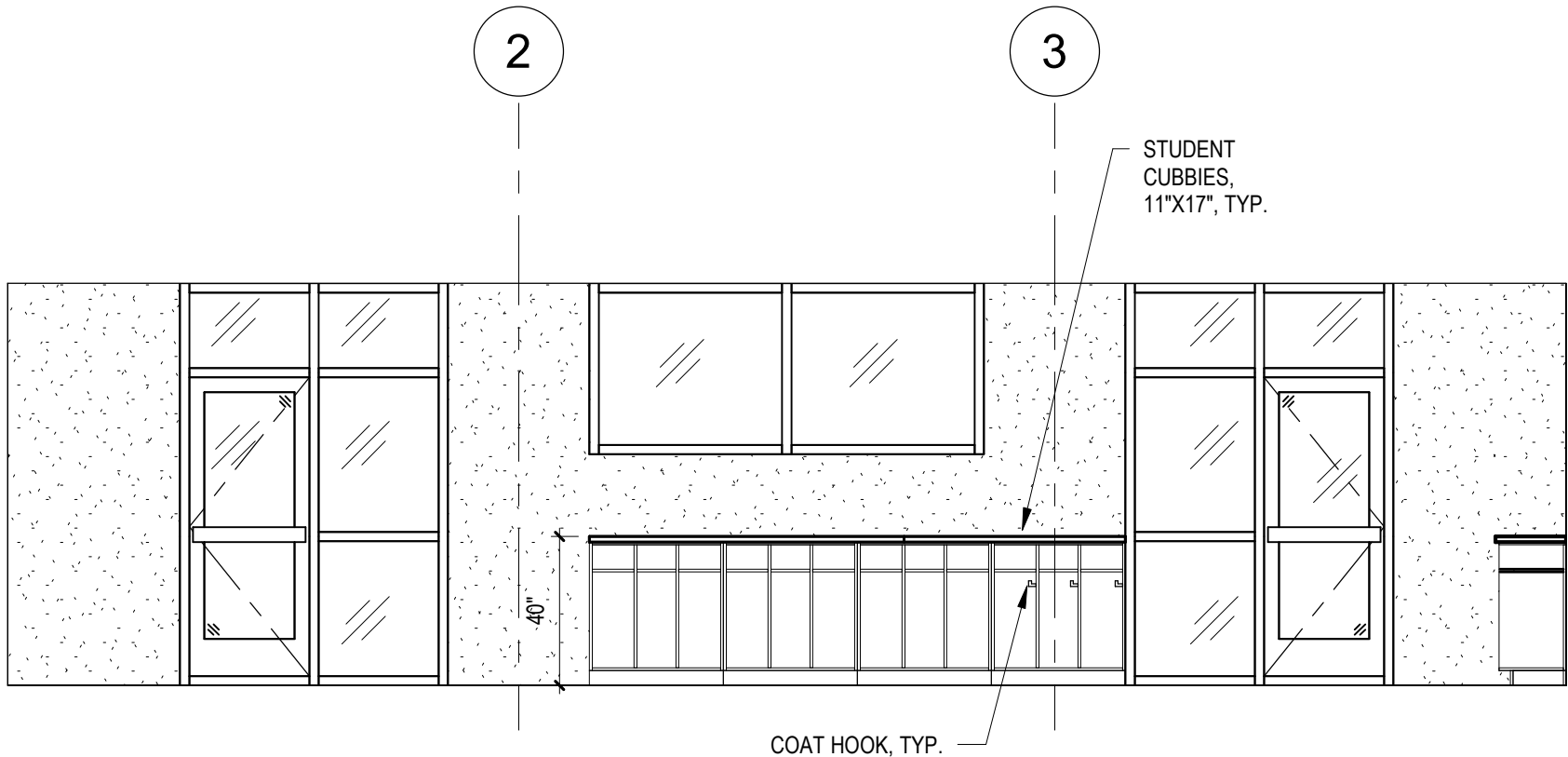
Keynotes:



KINDERGARTEN, RM # 400 EAST

03

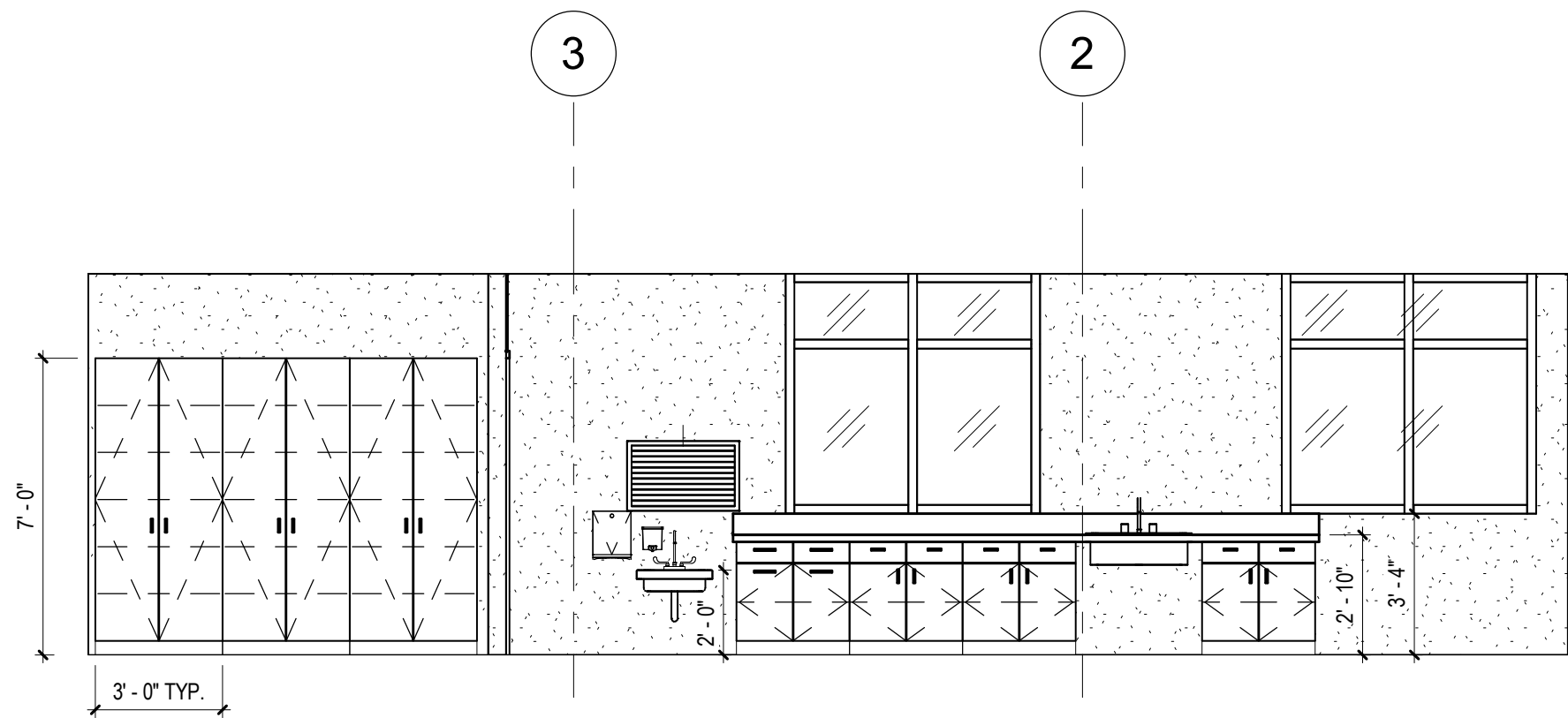
1/4" = 1'-0"



KINDERGARTEN, RM #400 SOUTH

02

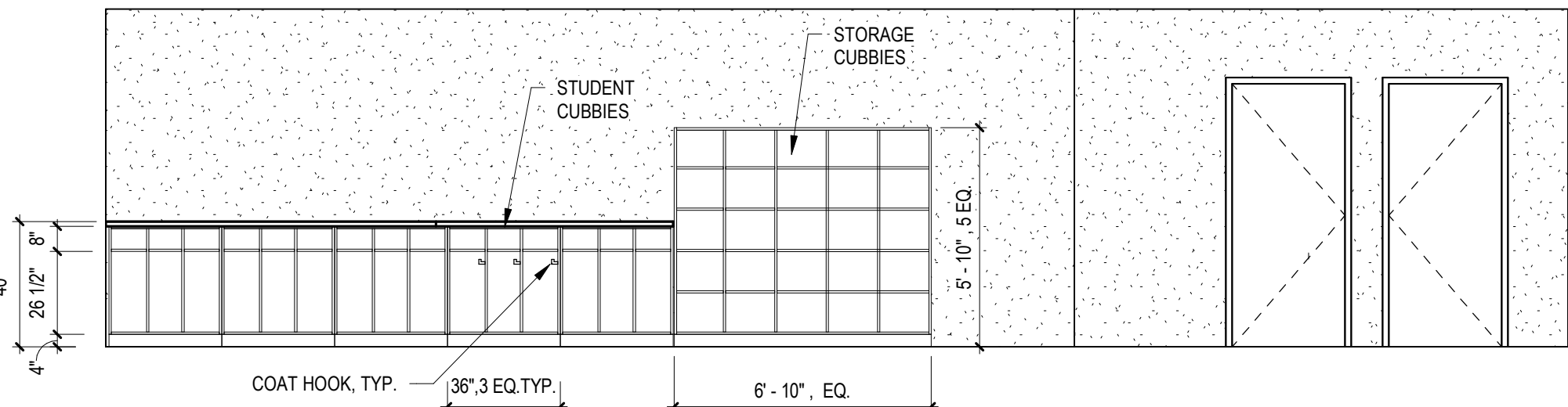
1/4" = 1'-0"



KINDERGARTEN, RM #401 - NORTH

04

1/4" = 1'-0"

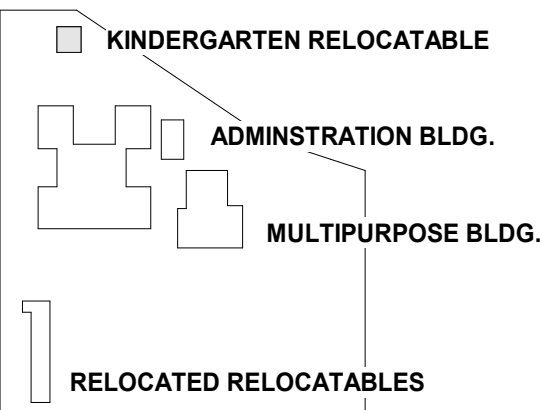


KINDERGARTEN, RM #400 WEST

01

1/4" = 1'-0"

Key Plan:



Facility:

Milpitas Unified School District
1300 Edsel Drive
Milpitas, CA 95035

Project:
**ROBERT RANDALL ELEMENTARY SCHOOL
MODERNIZATION**

Sheet:
INTERIOR ELEVATIONS, ENLARGED PLANS

100% CONSTRUCTION DOCUMENTS

Date: 12.16.2019

Client Project No.: 3516-009

Sheet:

AK8.1