



MODULAR CONNECTIONS, LLC

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September 30, 2020

City of Green Cove Springs

321 Walnut Street
Green Cove Springs, FL 32043

Quotation #: RR-TR-20939

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Project Reference: Prefabricated Restroom Structure 10X18

This document outlines the production details and pricing for the supply of a prefabricated concrete restroom structure by Modular Connections, LLC. This proposal is contingent upon the items disclosed in the General Product Information Section A and the Proposal Terms & Conditions Section D below.

A) Proposal Qualifiers

Supply Disclosure. The pricing offered herein is subject to revision for any equipment/vendor and finish preferences that deviate from the items described in the Product Configuration Summary Section B.

Basis of Supply. The structure proposed will be a standard product design that features:

- ◆ 4" thick exterior walls of steel rebar reinforced concrete
- ◆ a UL752 Level 4 (single shot from 30.06 caliber rifle at 15 feet) ballistic rating for the concrete wall panels only
- ◆ 150 PSF floor load, 60 PSF roof load (each uniformly distributed)
- ◆ 150 MPH wind load
- ◆ seismic rating – Category D
- ◆ a 2-Hour fire rating per UBC
- ◆ welded structural connections
- ◆ non-exposed structural seals
- ◆ manufactured in N.P.C.A. certified facility

B) Product Configuration Summary

I. Structure

- ◆ one (1) **10'0"WOD x 18'0"LOD** module with porch feature and painted concrete interior finish
 - ◆ roof profile – side wall cast gable with two 4" thick concrete roof panels
 - ◆ interior height – not less than 8'0"
 - ◆ interior partition walls – 4" thick concrete
 - ◆ user areas – two (2) separate, single user areas designated **Men's & Women's (both ADA compliant)**
 - ◆ fixtures – one (1) toilet and one (1) sink in each user area
 - ◆ estimated transportation weight – 50,000 lbs. per module
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II. Finishes (exterior & interior)

- ♦ exterior wall panels – standard BASF MasterProtect HB300SB coating over broom smoothed concrete
- ♦ roof panel(s) – raised rib, exposed fastener, colored metal roofing panels with eave and rake finish trim
- ♦ interior walls and ceiling – Sherwin Williams Promar interior latex paint
- ♦ door frames and bodies – paint over metal primer
- ♦ interior floor – urethane paint with non-slip texture added

Purchaser to have choice of color scheme (single or contrasting) for the wall panels, door & door trim from BASF MasterProtect standard color offerings. Secondary roof panel colors from manufactures standard color offerings.

III. Doors & Windows

- ♦ user area entry – two (2) exterior insulated steel door units (16-gauge frame, 18-gauge door), outswing, 3'0"W x 7'0"H size, cylinder prepped, aluminum pull handles, aluminum door push plates, finish/weather proofing trim and hydraulic door closer
- ♦ user area door locks – two (2) cylinder, classroom function (key lock exterior side only)
- ♦ service entry – one (1) exterior insulated steel door unit, outswing, 3'0"W x 7'0"H size, mortise prepped and hydraulic door closer
- ♦ service door lock – one (1) lever handle mortise with removable core
- ♦ natural lighting windows – two (2) each to be 16"x32" opaque glass blocks (one window per user area)

IV. Electrical

- ♦ distribution panel – one (1) 120/240-volt, single phase, 60 Hz, 100-amp main breaker, 30 position with enclosure & breakers
- ♦ distribution – exposed PVC conduit, boxes, fittings, and clamps in user areas, exposed EMT conduit, boxes, fittings, and clamps in service area with conductor for lighting, receptacle and mechanical circuits
- ♦ user area convenience receptacles – two (2) GFCI duplex
- ♦ service area convenience receptacles – one (1) GFCI duplex surface mounted

V. Heating, Cooling & Ventilation

- ♦ use ventilation – two (2) in line, motion activated (via lighting circuit) electric fan, grills, and ducting to one (1) louvered exhaust vent with two (2) door mounted, 12" x 12" louvered intake vents
- ♦ freeze protection – one (1) wall mounted 2 kW electric forced air heater with thermostat control in service area

VI. Lighting

- ♦ user area overhead – motion activated dual bulb 48" damp location fluorescent
- ♦ service overhead – switch controlled dual bulb 48" damp location fluorescent
- ♦ exterior – two (2) photocell-controlled LED fixtures

VII. Plumbing Fixtures

- ◆ toilets – two (2) wall mounted, commercial grade, white china, elongated bowl, siphon jet style with hinged plastic seat
- ◆ toilet valves – two (2) exposed, manual, low consumption flush
- ◆ sinks – two (2) wall mounted, commercial grade, white china with 4" centers
- ◆ sink faucets – two (2) push button, slow closing, metering

VIII. Accessories & Amenities

- ◆ ADA support bar(s) – stainless steel with hardware as required
- ◆ toilet tissue dispensers – two (2) wall mounted, stainless steel, multiple roll
- ◆ paper towel dispenser – two (2) wall mounted center pull
- ◆ soap dispensers – two (2) 40 oz. stainless steel, push button liquid soap
- ◆ mirrors – two (2) wall mounted, stainless steel framed 18"x36" size
- ◆ hot water supply – one (1) 6-gallon electric compact tank style
- ◆ user area floor drains – two (2) 2" with covers
- ◆ service water – one (1) interior keyed bib

Prices Quoted Are Your Cost Each - FOB Bessemer, AL

C) Pricing Information

10' WOD x 18' LOD x 8' HID Restroom-----	\$ 61,975.00
Logistics Coordination Fee	\$ 450.00
Estimate of delivery freight cost (billed at actual cost)	\$ 4,550.00

Assumed delivery destination is to be Green Cove Springs, FL Area.

Off-loading and set-up BY OTHERS

Optional Items

Supply custom formed exterior finish pattern -----	\$ 9,850.00
Supply two (2) sensor controlled forced air hand dryers -----	\$ 1,610.00
two station ADA chilled water fountain (exterior mounted) -----	\$ 4,025.00
Supply concealed, sensor controlled flush valves -----	\$ 1,320.00
Baby Changing Station (Each) -----	\$ 515.00

Please note, NO Interior finish or insulation is included in our standard design. This means restroom building must be winterized during the cold season. If local codes require freeze protection/insulation we can add an interior finish and heaters at an additional cost.

WORK PERFORMED BY OTHERS – NOT INCLUDED IN PROPOSAL

- A) Any Site Preparation / Grading
- B) Foundation Installation
- C) Site Utility Prep – Electric/Water/Waste Water
- D) Site Utility Terminations to Building – Electric/Water/Waste Water
- E) Soil Borings – Soil Reports
- F) Custom Foundation Design For Rock or Poor Soil Conditions (less than 2,500psf soil bearing capacity)
- G) Roadways to or within the site locations. Ground is assumed to be adequate to support large truck equipment with adequate turning radius for exit
- H) No Site Work of Any Kind is Included In This Proposal

D) Proposal General Terms and Qualifiers

Scope of Work. The scope of work covered under this proposal is limited exclusively to the following:

- 1) manufacture of the structure module(s)
- 2) supply of an approved foundation design
- 3) transportation of module(s) to a site designated by purchaser

All site preparation, foundation construction/installation, structure installation and on-site utility terminations to be supplied by purchaser.

D) General Terms and Conditions

Certifications. Modular Connections, LLC will comply with State Building Programs where required. Local/municipal inspections/approvals, including site inspections, building permits, and zoning approvals, are purchaser's responsibility. Contact Modular Connections for availability and pricing if additional engineering, engineer seals or drawings are required.

Completion & Delivery. Estimated delivery date of structure is generally 19-21 weeks from date of receipt of purchaser approval of design/engineering drawings. Purchaser should allow 5-6 weeks for submission of drawing package from Modular Connections. Delays arising from end user or state regulatory agency approvals are beyond the control of Modular Connections, LLC and may extend the estimated lead time of approval drawings.

Engineering. Upon receipt of customer approval of design submittals by Modular Connections, LLC, this proposal includes up to three (3) PE sealed analysis packages. Additional engineering analysis packages will be \$650 each.

Freight. The freight/delivery charges shown are estimates only and assume that satisfactory hiway/road conditions exist to transport the structure to a site designated by purchaser and that said site is accessible, is capable of supporting heavy loads and will allow for the ingress/egress of the transport equipment. Additional costs incurred as a result of inadequate site conditions and accessibility will be borne by purchaser.

Crane. The crane charges shown are estimates only and assume accessible site conditions with no overhead, underground and/or peripheral obstructions. The estimate shown is based upon a lift radius (center of crane to center of foundation) of 30 feet. Additional crane cost incurred due to inadequate site conditions and/or accessibility conditions and/or increased radius dimensions will be invoiced to purchaser.

Commercial Terms. Formal purchase orders or sales agreements are contingent upon a review of purchaser's credit by Modular Connections, LLC. Progress invoicing and payment will be required. A 1/3rd of the structure price will be invoiced at submittal of design drawings, another 1/3rd of the structure price will be invoiced at substantial completion and the balance of the structure price will be invoiced on the date structure is ready for shipping. Commercial terms for all invoices will be Net 30 days. Payment for the first and second invoice amounts must be received by Modular Connections, LLC before structure will be released for shipping. Amounts not paid as agreed will incur a Service Charge of 1.5% per month for as long as they remain unpaid.

A Storage Fee of \$5 per day will be assessed to Buyer for each day of shipping delay caused by Buyer. Storage fees will begin on the 61st day after the original planned Goods shipping date established during the design submittal process. Should Modular Connections have to initiate any legal action on any unpaid invoices, purchaser will be responsible for all costs and expenses, including but not limited to reasonable attorneys' fees, incurred by Modular Connections to collect monies billed by and owed to Modular Connections.

Taxes. All pricing is exclusive of applicable sales, use, excise, or contractor taxes. If structure purchase transaction is subject to such taxes, purchaser will reimburse Modular Connections, LLC for any such taxes/fees, together with any interest and penalties that may be imposed by any taxing authority. If structure purchase transaction is exempt from such taxes/fees, purchaser must provide Modular Connections, LLC with proof of exemption (such as an exemption certificate) at the time the purchaser places the order.

Warranty. Concrete module(s) will carry a one (1) year structural and workmanship warranty. All peripheral components, equipment and accessories included will carry their original manufacturers' warranties.

Validity. This pricing proposal is valid for a period of sixty (60) days from the date of this letter.

Purchasing Information
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