



January 31, 2024



Cody Abney



Project Reference: Prefabricated Restroom Building- 8X10 Woodcreek, TX

Modular Connections is pleased to submit its proposal for a Prefabricated Restroom Building.

The **Concrete Restroom Building** proposed will be Modular Connections' standard construction featuring solid concrete design with 4" walls and steel rebar reinforced high strength concrete. The standard exterior finish is Modular Connections' Broom Smoothed Concrete Painted.

Modular Connections' Concrete Building has been designed to be, **Bulletproof** to 30.06 Rifle from 15 feet per UL-752, provide **2-Hour Fire Rating** per IBC, and be **Virtually Waterproof and Maintenance Free** with Internal Seals.

The Shelter you requested will be equipped as follows:

1) 8'0" WOD X 10'0" LOD X 8' HID Restroom Building

Exterior Finish – Broom Smoothed Painted Concrete (BASF MasterProtect HB300SB coating)

Standard Color: Dovetail Gray Walls – Mindful Gray Trim (Unless Alternate Color Provided by Customer)

Internal (Non-Exposed) Structural Seals

Roof panels are side wall cast gable with two 4" thick concrete roof panels – raised rib, exposed fasteners, colored metal roof panels with eave and rake finish trim

Four (4) Cast-in Lifting Shackles

40 PSF Roof Load Uniformly Distributed

150 PSF Floor Load Uniformly Distributed

150 MPH Wind Load

Seismic Rated – Based upon site location

****** Manufactured in a N.P.C.A. Certified Factory ******

2) Interior Finish

Steel Form Finished Concrete Walls and Ceiling – Painted Alpine White

Hardi-Trim at Ceiling and Wall Intersections – Painted Alpine White

Concrete interior partition walls to form Restroom Areas

Trowel Finished Urethane Painted Gray Concrete Floor with Rubber Cove Molding





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- 3) Estimated Restroom Weight – 28,000 Lbs. per module
 - 4) **Insulation**
None
 - 5) **Doors and Accessories**
Two (2) 3' x 7' Exterior 18 Gauge Galvanized and Painted Steel Door with Cast-in 16 Gauge Galvanized and Painted Steel Door Frame
with,
NRP Non-Corrosive Hinges
Lever Mortise Lockset with Deadbolt and Interchangeable Core
Hydraulic Door Closers
Aluminum Threshold and Door Sweep
Weather Stripping
Aluminum Drip Shield
NOTE: Doors Swing to Exterior (two for restroom areas and one for service chase)
 - 6) **Windows**
two (2) 16"x32" natural lighting windows -opaque glass blocks (one window per user area)
 - 7) **Electrical System**
 - A) 24 Position AC Load Center – SQ D QO
120/240 VAC Single Phase
60 Hz Operation
100 Amp Main Breaker
 - B) Three (3) 48" Damp Location Interior LED Light Fixtures with Motion activated controls and Lenses
 - C) Two (2) Exterior 13 Watt LED Light Fixtures with photo cell
 - D) Two (2) Interior Emergency/Exit lights combination Fixtures with 2 hours battery back-up and charger (one in each restroom)
 - E) Three (3) Duplex GFCI Outlets – Wall Mounted One each in Restrooms and Service chase
 - F) Required Surface Mounted PVC Conduit, Fittings, Junction Boxes, Wiring, Breakers, and Clamps
 - 8) **Ventilation**
one (1) restroom use ventilation in line, motion activated (via lighting circuit) electric fan, grills and ducting to one (1) louvered exhaust vent with one (1) door mounted, 12" x 12" louvered intake vents
 - 9) **Cooling/Heating**
One (1) Wall mounted 2 kW electric fan forced heater with thermostat (Chase)



**10) Restroom Items
Unisex (ADA compliant)**

Fixtures in User Area – One (1) toilet and one (1) Sink

toilets – One (1) wall mounted, commercial grade, white china, elongated bowl, siphon jet style with hinged plastic seat

toilet valves – One (1) exposed, manual, low consumption flush

sinks – One (1) wall mounted, commercial grade, white china with 4" centers

sink faucets – One (1) push button, slow closing, metering

ADA support bar(s) – stainless steel with hardware as required

toilet tissue dispensers – One (1) wall mounted, stainless steel, multiple roll

paper towel dispenser – One (1) wall mounted center pull

soap dispensers – One (1) 40 oz. stainless-steel, push-button liquid soap

mirrors – One (1) wall mounted, stainless steel framed 18"x36" size

hot water supply – one (1) 6-gallon electric compact tank style

user area floor drains – One (1) 2" with covers

service water – one (1) interior keyed bib

C) Pricing Information (each, FOB Bessemer, AL)

One (1) Shelter Structure (as described above)	\$ 68,175.00
Logistics Coordination Fee	\$ 650.00
Freight cost (Invoiced at Actual Cost)	\$ 6,700.00

Assumed delivery destination is Woodcreek, TX area

Off-Loading and Set Up BY OTHERS

Optional Items

Supply custom formed exterior finish pattern	\$ 9,195.00
surface mount, sensor controlled forced air electric hand dryers	\$ 450.00
Supply concealed, sensor controlled flush valves	\$ 660.00

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 are to be supplied by the purchaser.

Certifications. Modular Connections, LLC will comply with State Building Programs where required. Federal projects are exempt from state regulatory requirements. 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 will be **36-38 weeks** from date of receipt of purchaser approval of design/engineering drawings. Purchaser should allow 8-10 weeks for submission of drawing package. Scope deviations from the scope described above are beyond the control of Modular Connections, LLC and may extend the estimated lead time of approval drawings. **Modular Connections, LLC will not be responsible for delays related to unexpected supply chain issues or workflow disturbances related to Covid 19.**

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.

Fuel Surcharge Freight charges will be subject to a fuel surcharge which will be billed as a separate charge on freight bills. The fluctuating price of fuel, however, can add significant costs to carriers.

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 costs incurred due to inadequate site conditions and/or accessibility conditions and/or increased radius dimensions will be invoiced to purchaser.

Field Product Support / Installation: See Above. Field Product Support / Installation includes a Modular Connections representative assisting with the offload of the shelter onto a customer furnished foundation, installation of any appurtenances removed due to shipping restrictions, and termination to foundation weld plates. This shall also include internal systems disconnected for shipping purposes and finishes at mate line intersections. The contractor shall be responsible for all site prep, ensuring site accessibility, and termination of utilities to the shelter.

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 casting/erection 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 the 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, the 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 the structure purchase transaction is exempt from such taxes/fees, the purchaser must provide Modular Connections, LLC with proof of exemption (such as an exemption certificate) at the time the purchaser places the order.

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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 thirty (30) days** from the date of this letter.

Purchasing Information
Modular Connections, LLC
Attn: Illia Ayers
1090 Industrial Blvd.
Bessemer, AL 35022
PH: 205-980-4565
[Redacted]

Quotation Prepared by

Tom Rohn

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[Redacted]
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