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July 26, 2023

Allen Reich
Purchaser
City of Round Rock
Round Rock, TX

Mr. Reich,

Thank you for your interest in Palomar Modular Buildings, LLC. The price reflected below, a new **28' x 72' Office Buildings** (nominal dimensions), manufactured, delivered, and set in Round Rock, TX is based on the attached specifications and floor plan. BuyBoard Contract 637-21

1. The purchase price for the office without restrooms as specified is \$178,503. The price does not include poured concrete footers, canopies, handicap ramps, steps, gutters, appliances, self-contained fire alarm, low voltage equipment, utility hookups, site work, taxes or permits. It is assumed that the site can support the building, is relatively level and easily accessible.

1A. ADA Wood Deck, Step, and Ramps - \$15,000

1B. Dismantle and Haul Off of existing building - \$9,200

2. The building will be built in compliance with the International Building, Plumbing and mechanical codes, Americans with Disabilities Act, and the National Electric Code. The building will be engineered to meet local floor and roof load requirements and will have electrical, heating and cooling loads sized in accordance with code. Cost to comply with local codes beyond the attached floor plan and specifications is the responsibility of the owner.

3. Due to the volatility in lumber and other commodity markets we can only honor prices for 30 days.

4. Our payment terms are 50% due upon execution on PO or Contract, 40% due upon completion of manufacturing at PMB and 10% when the building is accepted or occupied, whichever comes first.

Sincerely,

Jane Tavern
Lead Sales Developer for Education
Palomar Modular Buildings LLC
469-727-0727 (o)
214-546-2843 (c)

SPECIFICATION AND STATEMENT OF WORK

CUSTOMER	CITY OF ROUND ROCK	LAYOUT	28' X 72' NOMINAL
DESTINATION	ROUND ROCK, TX	SIZE	1,968
BUILDING TYPE	VB	# OF MODS	2
DATE	7/6/2023	CODES	2015 IBC, IPC, IMC, IECC, 2014 NEC, 2012 TAS
CONSTR TYPE / USE:	BUSINESS		

FLOORS

FRAME TYPE	OUTRIGGER SIZED TO MEET DESIGN CRITERIA
RUNNING GEAR	TIRES, AXLES AND HITCHES REMOVED AND STORED UNDER UNIT, IF BUILDING IS SET LOWER THAN 34" AFG HITCH TO BE LEFT OUTSIDE BUILDING LINE.
WOOD JOISTS	2X10 SYP @ 16 OC
INSULATION	R-30 FIBERGLASS UNFACED FIBERGLASS BATT
DECKING	3/4" STURDI-FLOOR T&G
MOISTURE PROTECTION	"BOTTOM BOARD" WOVEN, REINFORCED POLY
FLOOR COVERING	12 IN COMMERCIAL VINYL TILE
LOCATION	T/O
COVE BASE	4 IN VINYL

EXT. WALLS

WOOD STUDS	2X6 @ 16 O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATES
INSULATION	R-19 FIBERGLASS UNFACED FIBERGLASS BATT
EXTERIOR SHEATHING	7/16" OSB
MOISTURE CONTROL	BUILDING WRAP
EXTERIOR SIDING	29 GA STEEL PRE-FINISHED, PANEL LOC +
VINYL GYP WALL FINISH	5/8" VINYL COVERED GYP (VENETIAN FROST)

INT. WALLS

WOOD STUDS	2X4 @ 16 O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATES
INSULATION	R-11 UNFACED
VCG WALL FINISH	5/8" VINYL COVERED GYP (VENETIAN FROST)
CLASS "C" FRP	FULL HEIGHT
LOCATION	RESTROOMS

ROOF

TYPE	WOOD WITH LAMINATED PLYWOOD MATE BEAMS
STD. WOOD RAFTERS	2X10 @ 24 OC
INSULATION	R-30, UNFACED
DECKING	7/16" OSB
FELT OR SLIP SHEET	YES
METAL ROOF COVERING	29 GA GALVALUME ROOF PANEL-LOC + OVER 1 LAYER 15# FELT
CEILING	2X4 SUSPENDED CEILING, USG RADAR TILE, 15/16 GRID

DOORS

EXTERIOR STEEL DOORS	(2) 3-0 / 6-8 STEEL DOOR, KNOCK DOWN FRAME, CLOSER, PAINTED 18GA DOOR, 16GA FRAME, INSULATED
INTERIOR DOORS	(12) 3-0 / 6-8 PRE FINISHED SOLID CORE WOOD DOOR / 18GA "TIMELY" KNOCK DOWN STEEL FRAME
DOOR GLAZING	(2) DOOR GLASS: 6X27" (EXT)
EXT DOOR HARDWARE	(2) PMB STANDARD LEVER/PANIC GRADE 2
INT DOOR HARDWARE	(2) LEVER-PRIVACY: GRADE 2, PMB STANDARD
INT DOOR HARDWARE	(10) LEVER-LOCKSET GRADE 2 PMB STANDARD
DOOR STOPS	FLOOR MOUNTED

WINDOWS

EXTERIOR WINDOWS	(5) 3-0 / 4-0 DUAL PANE, LOW E, CLEAR GLAZING, SINGLE HUNG ALUMINUM FRAME (SERIES 100)
BLINDS	(5 EA.) 1" METAL MINI BLINDS

ELECTRICAL

CONDUIT	NON-METALLIC TUBING (ENT)
RECEPTACLES	DUPLEX RECEPTACLES, 20 AMP, UNBREAKABLE COVERS
GFI RECEPT.	(9) EA 20 AMP
EXTERIOR RECEPTACLE	(2) EA, CONVENIENCE DUPLEX WITH COVER
DEDICATED RECEPTACLES	20A W/RECEPTACLE. (COPIERS, REFRIG, ETC.)
DEDICATED RECEPTACLES	50A CONNECTION (40 GAL + WATER HEATER, ETC.)
DEDICATED RECEPTACLES	50A W/RECEPTACLE (RANGE, DRYERS, ETC.)
DEDICATED RECEPTACLES	WATER HEATER DISCONNECT
PANELS	(2) 100A-200A, 10KAIC, 1P, CLIP ON BREAKERS
ROOM LIGHTING	2X4 LED FIXTURE 5000K
EMERGENCY LIGHTS	3 EMERGENCY - 2 BULB LED WITH REMOTE HEAD
EXIT LIGHTS	(3) EXIT LIGHTS, LED W/BATTERY BU
EXTERIOR LIGHTS	2 EXTERIOR PORCH, LED AT EACH EXIT
OCC. SENSOR, SINGLE	14 EACH
EMPTY BOX & CONDUITS	(30) STUBBED TO CEILING, 3/4"

FIRE PROTECTION

FIRE EXT. CABINETS	NONE
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PLUMBING	
SUPPLY PIPING	CPVC
WASTE PIPING	PVC/ SCH 40 DWV
TOILETS	HC, FLOOR MOUNTED, TANK TYPE
LAVYS	WALL MOUNT W/SINGLE LEVER FAUCET/TV
SINKS	SINGLE BOWL STAINLESS STEEL, W/SINGLE LEVER FAUCET/ TV
SINKS	MOP SINK - FIBERGLASS, FLOOR MOUNTED
HANDICAPPED SHOWERS	HC SHOWER - FIBERGLASS, INCLUDING MIXER, SHOWER HEAD, WAND AND SEAT
FLOOR DRAINS	FLOOR DRAIN, WITH TRAP PRIMER & ACCESS DOOR
MISC. STUBS	REFRIGERATOR BOX
MISC. STUBS	STUBS FOR WASHERS
WATER HEATERS	WATER HEATER, ELECTRIC W/OVERFLOW PAN
WATER HEATER ACC	RECIRCULATION PUMP
WATER HEATER ACC	EXPANSION TANK: 5-10 GAL
ACCESSORIES	18" x 36" SS FRAMED MIRRORS
ACCESSORIES	SET HC GRAB BARS FOR HC TOILET
ACCESSORIES	TOILET PAPER HOLDER - SINGLE SURFACE MOUNTED
HVAC	
STD. UNITS	WALL MOUNTED PACKAGED HVAC WITH ELECTRIC HEAT STRIP, 1 PHASE, SIZED PER DESIGN REQUIRMENTS
SUPPLY AIR	DUCTED
DUCTING	FLEX DUCT
RETURN AIR	DUCTED
THERMOSTATS	7 DAY PROGRAMABLE WITH OCCUPANT OVERRIDE
DIFFUSERS	ADJUSTABLE DIFFUSERS
FILTER	AT UNIT
EXHAUST FANS	80 CFM EXHAUST FAN/LIGHT COMBO
EXHAUST FANS	150 CFM EXHAUST FANS
EXHAUST FANS	DUCTING FOR VENT HOOD DRYER
MILLWORK & BLOCKING	
CABINETS	BASE & OVERHEAD CABINETS, INC. PLAM COUNTER TOPS
MISC. & ACCESSORIES	
SHIP LOOSE	
CLOSE UP	CLOSE-UP PLASTIC FOR SKIRTING OR BELLY BAND
SKIRT FRAMING	PRESSURE TREATED WOOD FRAMING (36" HT)
SKIRTING	29 GA METAL
SET UP	ANCHORS, AUGER, STRAPS, CLIPS
SET UP	2" X 8" PT SHIMS & OAK WEDGES
NOTES	
SITE WORK	
DELIVERY, SET AND SKIRT	
PALOMAR MODULAR BUILDINGS (PMB)	
CLARIFICATIONS	
<p>ALL MATERIALS AND EQUIPMENT PROVIDED FOR THE CONSTRUCTION OF THIS PROPOSED PROJECT WILL BE OF TYPICAL QUALITY AND DURABILITY FOR SIMILAR TYPES OF CONSTRUCTION. ANY MATERIALS LISTED WITH SPECIFIC NAME BRANDS MAY BE SUBSTITUTED FOR OTHER BRANDS OF COMPARABLE QUALITY.</p> <p>PALOMAR MODULAR BUILDINGS (PMB) MANAGEMENT'S PROPOSAL IS BASED ON THESE WRITTEN SPECIFICATIONS AND STATEMENT OF WORK PROVIDED</p> <p>CUSTOMER IS RESPONSIBLE FOR ALL PERMITS INCLUDING BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES. PMB WILL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR TRANSPORTATION OF THE MODULES OVER THE ROAD.</p> <p>BUILDING FOOTPRINT NEEDS TO BE WITHIN 12" OF LEVEL IN A 60' SPAN</p> <p>CUSTOMER WILL PROVIDE AN APPROPRIATE GRADED AND COMPACTED SITE AS REQUIRED FOR THE SETTING OF THE MODULAR BUILDING. GRADING SHOULD PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND COMPACTION TO A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. IT IS ASSUMED THAT THE MODULAR BUILDING WILL BE SET ABOVE GRADE. PMB WILL UTILIZE ABS PADS AND STACKED CMU BLOCK PIERS TO SET THE BUILDING ON GRADE.</p> <p>FINISHED FLOOR WILL BE BETWEEN 34" AND 38" ABOVE GRADE</p> <p>CUSTOMER WILL PROVIDE SITE ACCESSIBILITY FOR STANDARD MODULAR INDUSTRY DELIVERY AND INSTALLATION VEHICLES</p> <p>PRICES ARE VALID FOR 30 DAYS.</p> <p>THE BUILDING WILL BE BUILT IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE, AMERICANS WITH DISABILITIES ACT, AND THE NATIONAL ELECTRIC CODE. THE BUILDING WILL BE ENGINEERED TO MEET LOCAL FLOOR AND ROOF LOAD REQUIREMENTS AND WILL HAVE ELECTRICAL, HEATING AND COOLING LOADS SIZED IN ACCORDANCE WITH NEC AND IBC CODES. COST TO COMPLY WITH LOCAL CODES BEYOND THE ATTACHED FLOOR PLAN AND SPECIFICATIONS IS THE RESPONSIBILITY OF THE OWNER.</p> <p>CUSTOMER WILL MAKE SITE ACCESSIBLE FOR MODULAR INDUSTRY DELIVERY VEHICLES WHEN PMB IS READY TO DELIVER MODULAR SECTIONS. IF SITE IS NOT READY IN TIME FOR DELIVERY OF MODULES, CUSTOMER AGREES TO REIMBURSE PMB FOR TEMPORARY STORAGE, STAGING AND/OR DAMAGES WHILE MODULES ARE STORED.</p>	

SCOPE

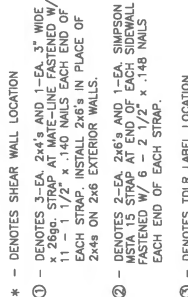
PMB WILL MANUFACTURE ALL MODULES IN ACCORDANCE WITH STATE AND CUSTOMER APPROVED DRAWINGS
PMB WILL TRUCK SET ALL MODULAR BUILDINGS IN ACCORDANCE WITH A MUTUALLY AGREED SITE PLAN.
PMB WILL MAKE FINAL MODULAR MATE LINE STRUCTURAL CONNECTIONS AND FINISHES INCLUDING ELECTRICAL AND HVAC CROSSOVERS PROVIDED BY PMB IN THE FIELD
PMB WILL PROVIDE AND INSTALL PRESSURE TREATED WOOD FRAMING WITH SIDING TO MATCH EXTERIOR OF BUILDING INCLUDING VENTILATION & SKIRT PANEL ACCESS
ROOF SLOPE TO ACCOMMODATE MODULAR CONSTRUCTION METHODS
CUSTOMER WILL PROVIDE APPROPRIATE AND CURRENT GEOTECHNICAL INFORMATION AS REQUIRED FOR FOUNDATION LAYOUT, NO FOUNDATION DESIGN IS INCLUDED
PMB WILL PROVIDE STANDARD MODULAR STATE APPROVALS AND ENGINEERING (IF STATE HAS A MODULAR BUILDING PROGRAM)
PMB STANDARD GENERAL LIABILITY UNTIL PMB WORK IS COMPLETE.
STANDARD PMB WARRANTY INFORMATION PROVIDED AT THE COMPLETION OF THE PROJECT.
STANDARD PMB TECHNICAL INPUT (SUBMITTAL PACKAGE) PROVIDED FOR CUSTOMER REVIEW AND APPROVAL.

EXCLUSIONS

ALL UTILITIES SITE WORK, SITE PREPARATION, ACCESS FOR MODULAR UNITS, HAULING ROADS, CRANES OR ACCESS ROADS
ADA ACCESSIBILITY ?
BELOW GRADE FOOTERS
FOUNDATION DESIGN
ANY AND ALL WORK NOT ASSOCIATED WITH THE MODULAR BUILDING
FINAL CONNECTION OF ALL UTILITIES ?
MANIFOLDING OF WASTE LINES UNDER BUILDING IF BUILDING HAS PLUMBING ?
FURNITURE, FIXTURES OR EQUIPMENT
CARD ACCESS READERS
LOW VOLTAGE WIRING INCLUDING, FIRE ALARM, PHONE, DATA, COAXIAL, MASS NOTIFICATION, PA SYSTEM, CCTV, SECURITY, ETC. ?
BUILDERS RISK INSURANCE
ANY HORIZONTAL CONDUIT FOR LOW VOLTAGE WIRING
FIRE SUPPRESSION OR FIRE ALARM SYSTEMS
FIRE EXTINGUISHER
DUMPSTER, PMB WILL PLACE TRASH AND CONSTRUCTION DEBRIS IN A CLOSE RECEPTACLE TO THE BUILDING WHICH IS PROVIDE BY THE CUSTOMER
PORT-A-POTTY
TEMPORARY ELECTRIC
TEST AND BALANCE OF THE HVAC SYSTEM
CRANES, MAN LIFTS OR FORKLIFTS
SIGNAGE
SURVEYING
STAKING OF THE SITE TO SHOW WHERE BUILDING IS GOING.
CLEANING OF ANY KIND BEYOND BROOM SWEEP
TAXES AND BONDING OF ANY KIND
LOCAL ZONING AND DEED RESTRICTIONS
PERMITS INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES
PRESSURE TREATED WOOD OR METAL DECKS, STEP AND RAMPS PER ADA REQUIREMENTS
GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS
CANOPIES
ASPHALT OR CONCRETE PARKING LOT, INCLUDING DRIVES, ENTRIES, CURBS, SIGNAGE, ETC. AS OR IF REQUIRED
REINFORCED CONCRETE FOR SIDE WALKS, ROADS, RAMPS, STOOPS, DECKS, STEPS AND EQUIPMENT PADS

Plumbing for Lab

...ORDERS WILL INCLUDE VOIDS FOR
...ELAY.



WINDOW LEGEND							
CALLOUT	NOMINAL SIZE	LIGHT	VENT	MATERIAL	FINISH	STYLE	GLAZING
3040	36" x 48"	10.51	5.25	ALUMINUM	BRONZE	SINGLE HUNG	DUAL / CLEAR / LOW-E

☐ APPROVED AS SUBMITTED -- SIGNED ☐ APPROVED AS NOTED -- RESUBMIT WITH

ANY CHANGES MADE AFTER "APPROVED AS SUBMITTED" WILL BE HANDLED THROUGH A CHANGE ORDER, WITH THE ASSOCIATED COSTS APPLIED IN THE CHANGE ORDER. CHANGE ORDERS WILL INCLUDE COSTS FOR ADDITIONAL DRAGGING TIME THIRD PARTY SUBCONSULTED DESIGN MATERIALS LABOR AND CONTRACT EXTENSIONS. CONTRACT TIME EXTENSIONS TO INCLUDE COSTS DUE TO DELAY.