



VESTA

M O D U L A R

PERMANENT Modular Building



CAMBRIA COMMUNITY HEALTHCARE DISTRICT

28x66 Admin and Staff Housing Building

June 7, 2023

Quote #: JD2023-032

June 7, 2023

Dear Gary Moyer,

Thank you for considering VESTA Modular to provide the modular building for this upcoming project. We are pleased to present the following preliminary budget for consideration of the solution as outlined below. Utilizing **only newly constructed modular buildings**, below is the pricing for consideration.

Project Information:

Customer Name: Cambria Community Healthcare District

Project Name: Admin and Sleeping Quarters

Address: 2511 Main Street

City: Cambria

State: CA

Zip: 93428

Building Description: Premanufactured Admin and Staff Quarters Building

Building Size: 28x66

of mods: 2

Square Feet: 1848

Modular Building Scope of Work:

1. 28x66 Premanufactured Admin and Staff Quarters Building Per the attached Building Specifications.
2. Transportation of modular units to project site at address listed above.
3. Installation of modular units (and ramps/landings if applicable).
Includes: setting of modules on permanent CP Pier system above grade, structural connections, skirting, exterior dry-in of modules, exterior and interior mate-line finishes.

Building and Option Purchase Pricing:

1. Purchase price for building: Includes titling and registration fees with CA HCD.	\$	404,573
2. Building delivery and installation:	\$	46,388
3. Skirting supplied and installed:	\$	5,766
4. Engineer's stamped plans and calculations for project specific permanent pier foundation system:	\$	823
PROJECT TOTAL:	\$	457,550

Optional Additions:

5. 36' Switchback Ramp with 6'x6' landing:	\$	19,596
6. 36' Straight Ramp with 6'x6' landing:	\$	17,797
7. 4-Step System with 6'x6' landing:	\$	5,737

All applicable taxes and government fees will be in addition to these prices.

Lease Pricing Options:

	<u>Delivery and Installation</u>	<u>Monthly Rent</u> (60 month term)
28' x 66' Building	\$ 38,952	\$ 6,945
36' Switchback Ramp with 6'x6' landing:	\$ 3,544	\$ 266
36' Straight Ramp with 6'x6' landing:	\$ 3,101	\$ 244
4-Step System with 6'x6' landing:	\$ 1,392	\$ 72
Teardown & Return After Lease Term:	VESTA's Cost + 15%	

All applicable taxes and government fees will be in addition to these prices.

Thank you again for the opportunity to provide this proposal. If you have any questions or concerns, please do not hesitate to contact me.

Best Regards,



Joshua Dean
Director of Business Development, Western Region
Vesta Modular
(951) 378-6942
jdean@vestamodular.com

General Clarifications:

- Costs for delivery, installation, skirting, decks, steps, and ramps are only included if specifically listed above.
- Pricing is subject to change based on time of order.
- Customer is responsible for all required permits and approvals required by local jurisdiction for delivery, installation, and use of the equipment. (Road permits are included by Vesta in delivery price given.)
- Customer is responsible for all utility connections or connections to temporary power/water/sewer.
- Customer to provide obstruction free truck access to the final building installation location. The site must be level and properly graded with no obstructions above or below grade.
- **Standard installation costs assume site is level compacted soil or asphalt.** If other soil conditions apply, additional site preparation may be required. If installation is over a concrete slab, there will be additional costs for engineering and installation.
- If the site is not level, additional costs will be incurred for added foundation material/labor, longer ramps, taller steps.
- If the site is not accessible for truck delivery resulting in the need for additional equipment such as a trans lift or crane, additional costs will be incurred.
- Optional pricing for engineer's stamped plans and calcs for foundation and/or support system are based on standard site and soil conditions. If local authority having jurisdiction requires geotechnical report or soils evaluations, these are to be provided by the customer, and these results may impact the cost of engineering as well as the cost of building support system and/or foundation.
- Ramp installation pricing assumes VESTA's crew is able to install ramps during the process of installing the building. If a separate trip is required to install ramps at a later time, additional travel costs will apply.
- Unexpected seismic or soils conditions may impact pricing.
- Pricing is based on "temporary" installation. If the building is installed on a "permanent foundation", Title 24 requirements may apply and impact the price of the building.
- Installation pricing assumes floor height not to exceed 36" above finish grade.
- Unless otherwise specified, excludes prevailing wages.
- All proposals and quotes are subject to VESTA customer credit approval and available inventory. Standard purchase payment terms are 50% down 40% at delivery and 10% net 10 days after install is complete, subject to credit status. Please go to <https://vestamodular.com/customer-credit-application/> to complete a credit application prior to order.
- Any work or modifications not specified herein will be considered extras and subject to price increase.
- VESTA subcontractors will exercise care in the performance of their Work. If damage to asphalt, concrete or other site damage occurs due to site conditions at the time of delivery and installation of the modules by truck, all site restoration will be the responsibility of the Owner.
- State and local sales taxes are not included and are Customer's responsibility upon demand if applicable.
- This Proposal is based solely upon the Scope of Work contained herein. Any work or modifications not specified herein will be considered extras and will be a change order to the Contract. Change order Work to proceed after Customer's written acceptance.
- Standard one-year limited warranty applies.

Lease Option Clarifications

- Lessee is responsible for care and performing normal preventative maintenance during the lease term including filter service and periodic maintenance of HVAC units at intervals required by the Manufacturer.
- Buildings, furniture and equipment to be returned in the same condition as accepted, ordinary wear and tear accepted. Lessee will be charged for damages, cleaning and/or repairs needed to return the equipment to original condition.
- All proposals and quotes are subject to VESTA customer credit approval and available inventory. Standard payment terms are 50% of One-Time costs due upon execution with balance due upon completion of work, subject to credit status. Please go to <https://vestamodular.com/customer-credit-application/> to complete a credit application prior to order.
- This proposal is subject to the parties executing VESTA's standard lease agreement.
- All changes to this proposal must be agreed to in writing by VESTA senior management.
- Supplemental administrative fee is not included in above rate which is 5% of the monthly amount and customer's responsibility to pay.
- Lessee to provide property Certificate of Insurance equal to the replacement value of the modular units immediately upon their delivery to the job site.
- Teardown and removal charges will be calculated and assessed on a cost plus 15% basis at the end of the lease term. Lessee is required to pay damage/repair costs and dismantle and return costs prior to removal of the units.

Exclusions

- All site work including but not limited to: site preparation and access, removal of spoils sod asphalt from site, engineered pad, utility connections, utility meters, pressure regulators and shut-off valves, walkways, landscaping, irrigation, concrete curbs, flatwork, expansion joints, grading and excavation, backfill, under building drainage sump pumps and/or drywells, crawl space ventilation fans, soil testing and reports, survey/staking, fences, gates, underground piping.
- Geotechnical report and/or soils conditions report.
- Excludes the relocation of any underground utilities that may interfere with VESTA Scope of Work.
- Excludes the excavation and removal of classified fill for foundations. VESTA shall not be responsible for any environmental and/or subsurface conditions.
- Permanent or temporary power, telephone, security, dust control.
- Temporary toilet facilities.
- Secure staging area.
- Craning unless specifically included above.
- Concrete foundations or rodent slab.
- Foundation weld plates, vents, and grates.
- Architect or Engineer of Record.
- Structural engineer inspection of building or foundation on site or in factory.
- Acoustical or sound analysis or testing.
- Air barrier testing.
- Fire rated assemblies unless otherwise noted.
- Any fire rating requirements due to orientation of building on site, property lines, etc. This structure is not to be located less than 10 feet from actual or assumed property lines.
- Gutters, downspouts, and awnings.
- Window coverings.
- Electrical meter, main distribution panel, electrical mast head.
- Electrical connections to any site installed equipment.
- Fire alarm, low voltage and fire suppression systems.
- Low voltage raceways, conduits, or cable trays above ceiling.
- All wire, controls, devices, equipment and connections for all low voltage systems including but not limited to energy management system, fire alarm, communication, signal, smoke and heat detector, and security systems.
- Adjusting of lighting control devices.
- Lighting control panel.
- Electrical grounding system or components, meters, mast heads, distribution panel, transformers and main switch gear.
- Water system chlorination.
- Backflow prevention of water supply lines.
- If fire sprinklers are included: Site contractor is responsible to bring fire water line to riser location, with underground piping stubbed at least 12" aff for connection by sprinkler contractor. Water flow tests and rates (required for sprinkler design) are excluded.
- On site connection & balancing of HVAC system.
- Roof access ladders.
- Appliances, furniture, and/or equipment.
- All signage including restroom door signage.
- Bonds.
- Liquidated damages.
- PSA/PLA or other Labor Union Agreements.
- Davis Bacon Wages.
- Weekend or holiday work.
- WUI code.
- LEED requirements.

Attachments

MODULAR BUILDING SPECIFICATION
PRELIMINARY FLOOR PLAN
PRELIMINARY DECKS/STEPS/RAMPS PLAN

Acceptance

PLEASE SIGN AND DATE BELOW TO PROVIDE YOUR ACCEPTANCE OF Quote #: JD2023-032

Printed Name: _____

Signature: _____

Date: _____



BUILDING SPECIFICATIONS

Building Size: 28'x66'

Project Name: **Cambria Community Temporary Facilities**

Type of Construction: **VB** Occupancy: **B/R3** Floor Load: **50PSF** Roof Load: **20PSF** Wind Load: **115**

Assumed Energy CEC Climate Zone: **5** WUI:No

APPLICABLE CODES

LIST OF 2022 CALIFORNIA CODE OF REGULATIONS

- PART 1, CALIFORNIA ADMINISTRATIVE CODE
- PART 2, CALIFORNIA BUILDING CODE
- PART 3, CALIFORNIA ELECTRICAL CODE
- PART 4, CALIFORNIA MECHANICAL CODE
- PART 5, CALIFORNIA PLUMBING CODE
- PART 6, CALIFORNIA ENERGY CODE
- PART 9, CALIFORNIA FIRE CODE
- PART 11, CALIFORNIA GREEN BUILDING STANDARD CODE
- CHAPTER 11A AND 11B, CALIFORNIA BUILDING CODE
- PART 12, CALIFORNIA REFERENCED STANDARDS

FRAME

Perimeter Chassis 13'-10" X 66' - C10 X 15.3# w/ 12ga Z-purlins @ 24"o.c.

Recertified Quad Axles

800/14-Ply (Recycled) Tires

"Mobile-Flex" woven fabric barrier at underside of chassis

FLOOR

12ga Z-purlins @ 24"o.c.

3/4" T&G Plywood

R-30 Unfaced Insulation

1/8"x12"x12" VCT Throughout

Self-coved sheet vinyl @ RR's

EXTERIOR WALL

2X6 @ 16" O.C.

7/16"x4'x8' LP SmartSide Paneling over WRB

HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Primed Cedarmill Lap Siding

4" LP Trim @ corners, Top & intermediate trim

8" LP Trim @ bottom trim

over WRB @ 7/16" OLSB Sheathing

R-19 Unfaced

ROOF

20# Flat Truss

2X8 Joists @ 24"o.c. - 2-1/2:12 gable pitch roof

Double rafters @ every 10' for FS support

R-30 Unfaced Insulation (w/Support Netting)

1/2" Fire Retardant Sheathing

3-tab composite shingles over 30# felt underlayment

INTERIOR WALL

2X4 Wall Framing - Deck-to-Deck

1/2"x4'x8' Vinyl Covered Gypsum

FRP - FULL HEIGHT @ RR to underside of T-grid ceiling



BUILDING SPECIFICATIONS

1/2" M.R. Gypsum under FRP
1/2" Raw Gypsum - from T-grid to underside of deck above - one side to rafters above
(48) LF 5/8" Type-X Gypsum underlayment - both sides from deck-to-deck, mud joints above T-grid to deck above; **At 1-hour separation wall only**
R-13 Unfaced Insulation

COVE BASE

Top-set Vinyl 4" @ VCT Areas
6" self-cove @ Sheet-vinyl areas

CEILING

2X4 - Heavy Duty T-Grid - w/ "Armstrong" Fiber -#755 ceiling tiles @ 7'-10"

EXTERIOR DOOR

(2) 3070 HM door w/ 24"x66" Clear Tempered Vision Lite in K.D. frame (to be painted client's choice)
Includes Passage Lever w/ single cylinder deadbolt
Includes weatherstrip, threshold, closer
(1)2070 HM door w/ 24"x30" Clear Tempered Vision Lite in K.D. frame (to be painted client's choice)

WINDOWS

(10) 4030 HS DG Clear Low-E in vinyl frame
(1) 2020 VS DG Obscured Low-E in vinyl frame
(1) 2010 HS DG Obscured Low-E in vinyl frame

INTERIOR DOOR

(1) 3068 Prefinished door - SC - in Browntone "Timely" frame 45min rated
(9) 3068 Prefinished door - SC - in Browntone "Timely" frame
6 Include Privacy Lever
2 Include Passage Lever
1 Include Storeroom Lever
1 Include Push/Pull plates & kick-plate one side
(1) Smoke Seal, Closer

ELECTRICAL

(2) 125Amp, 1-Phase, Nema 3R, Electrical Panel w/ Main Breaker
RACEWAY - MC Cable
(15) 2X4 - LED - 4000k To 6000k
(24) 6" LED can lights @ Sleeping areas, Utility & hall
(4) 6" LED wet-area can lights @ RR's
(2) Exterior 30W LED Porch Light w/ Photocell
(7)Wall mounted Occupancy sensor switch
(6)Wall mounted switch
(32) Receptacle - 20A Duplex
(18) Receptacle - Controlled 20A Duplex
(3) Receptacle - GFCI 20A Duplex
(2) Receptacle - GFCI WR w/ In-Use-Cover
220V wired j-box for future dryer; receptacle is by others on site
(12) Empty Phone/Data back-box, 4x4 box w/ 1-gang mud ring & 3/4" conduit stubbed above T-grid
(16) Empty back-box for future F.A. devices, 4x4 box w/ 1-gang mud ring & 3/4" conduit stubbed above T-grid
6X6 Nema 3R Box @ exterior w/ conduit stubbed into attic space
***No Fire Alarm devices provided, all by others on site**
***Owner to install any required carbon monoxide or smoke detectors**



PLUMBING

ADA Height Elongated Toilet
Standard Height Toilet
Counter set Lavatory w/ ADA faucet
ADA roll-in Fiberglass shower w/ seat
Standard 32"x32" Fiberglass shower
Double-bowl SS sink w/ faucet
50gal water heater
RR Accessories; Grab Bars, TP Dispenser, 18"x36" Mirror w/ clips
Recessed washer connection box
Recessed refrigerator water line connection box
(2) Floor drain w/ Trap Primer
Y-Strainer w/ access door
Copper Plumbing Drop
No Waste Manifold is included
No Restroom Sign; all by others on site

HVAC

4-Ton Wall-Mount HP w/ 5-KW Heat Strip - 1-Phase , Bard (or equal), w/pgm t-stat
Includes CRV & Economizer
Fiberglass / Flex - Supply Air Duct w/ Perf-Face lay-in registers
Fiberglass / Flex Return Air Duct w/ Perf-Face lay-in registers
Sheet metal ducting over rated wall area
(2) 70 CFM Exhaust Fan w/ roof cap
Plenum Wall for fully ducted system
****Plenum Wall not shown on plan, will take up approximately 18" interior building space***

SPECIALTY ITEMS

Fire Sprinklers System:

Includes:

1. In stall new fire sprinkler riser complete with flow switch, drain valve and electric bell.
2. Install automatic fire sprinklers in factory
3. Field connection to flange provided by site within 12" of trailer edge.
4. Engineering, labor, material and fabrication.
5. Participate with site on final inspection.

Excludes:

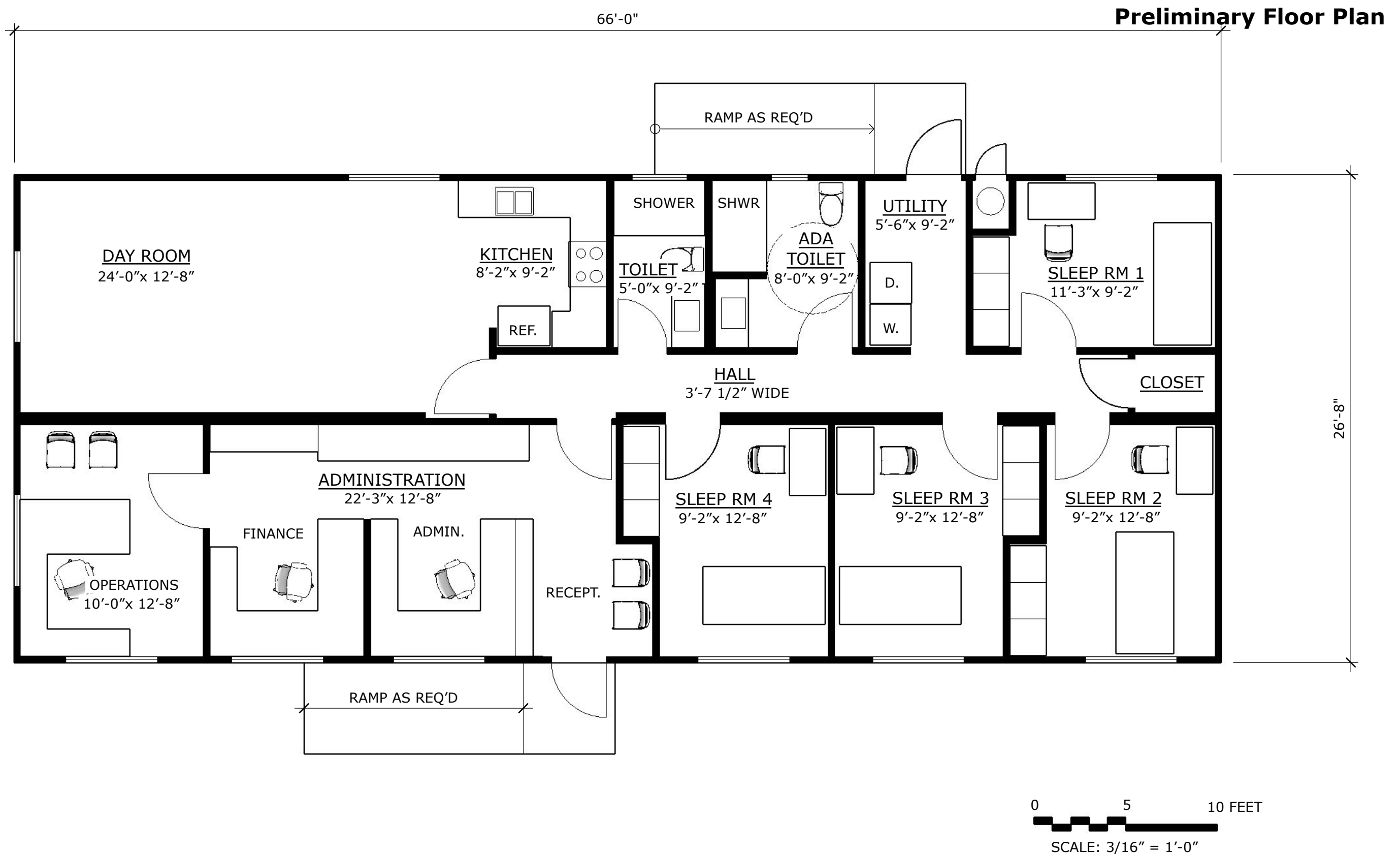
Painting, Electrical wiring or monitoring, Underground piping, Fire sprinklers below raised floor, Permits

Casework

- (18) LF Prefinished Base Cabinets
- (18) LF HPL Countertop
- (12) LF Prefinished Upper Cabinets
- (8) LF HPL Countertop on corbel support @ RR's

****Lockers are not included in this quote***

STATE APP - CA Approvals, Title 24

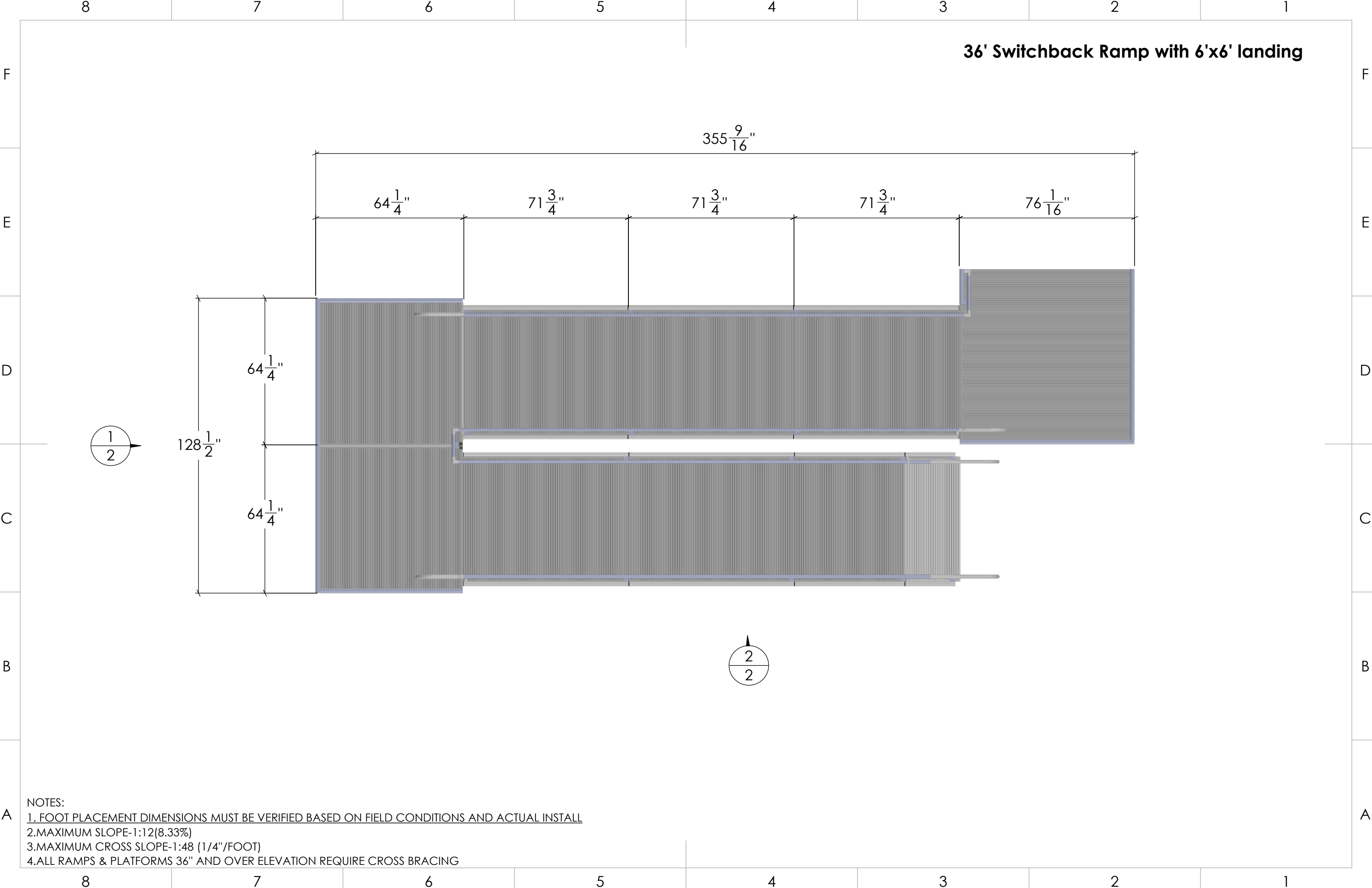


NOTES

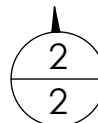
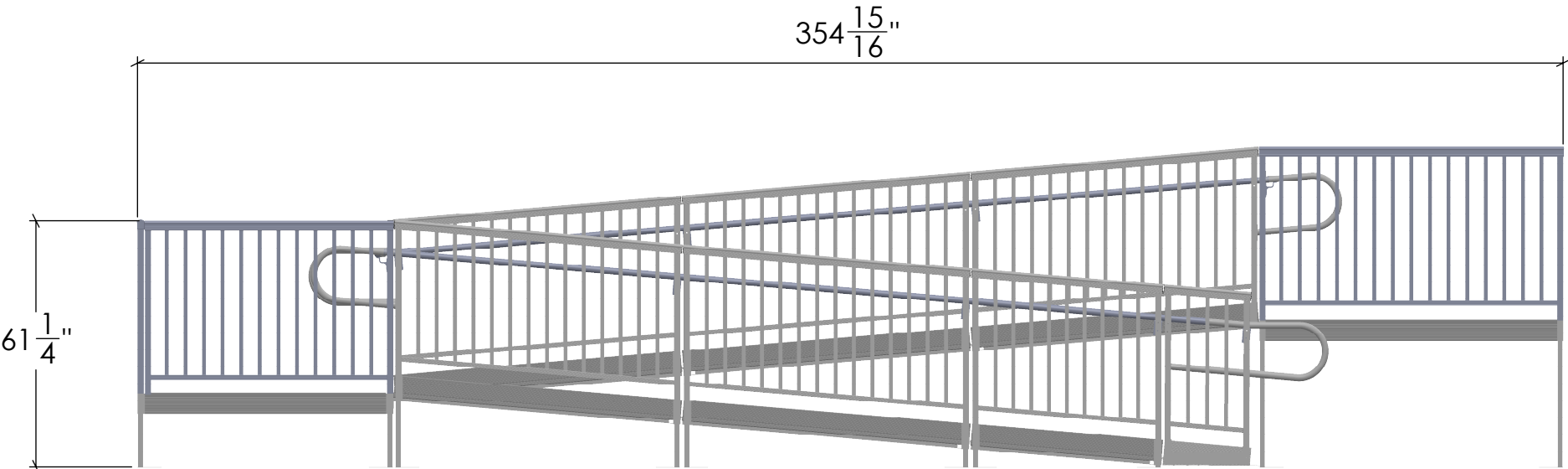
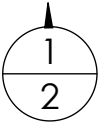
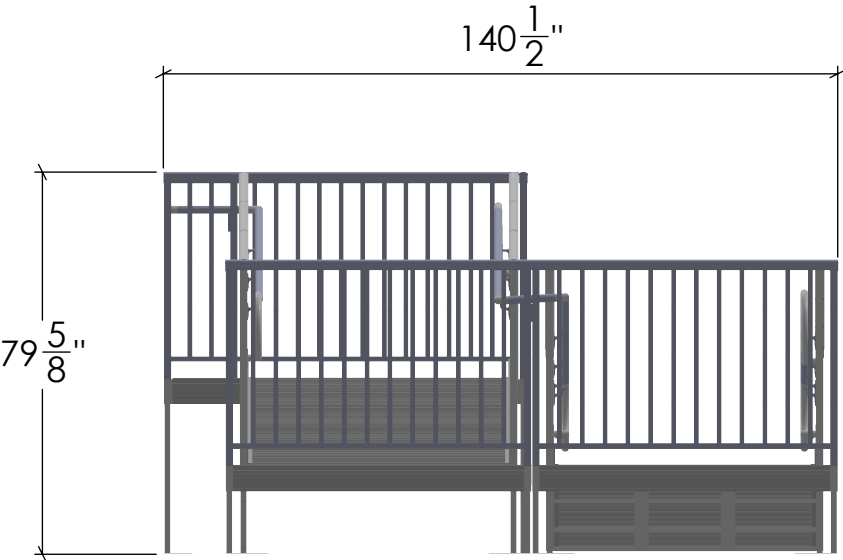
1. LOCKERS SHOWN IN PLACE OF CLOSETS
2. DOORS FROM HALL TO DAYROOM - CLOSER NO LATCH - DUE TO INSUFFICIENT ADA PUSH SIDE CLEARANCE
3. EXPLORE REDUCTION OF MARRYING WALL IN HALL - GAINS 4" WIDTH
4. PARTITIONS SHOWN - 120 LINEAL FEET +/-, APPROXIMATELY EQUALS STOCK PLAN
5. INTERIOR DOORS - (9) SHOWN, EQUALS STOCK PLAN (EXCLUDING CLOSETS)
6. EXTERIOR DOORS - (2) SHOWN - RECOMMEND GLASS (FRENCH), EQUALS STOCK PLAN
7. WINDOWS - (9) 4659 SHOWN, EQUALS STOCK PLAN

PRELIMINARY FLOOR PLAN

TEMPORARY FACILITIES
CAMBRIA COMMUNITY HEALTHCARE DISTRICT
MAY, 28, 2023
GARY MOYER - ARCHITECT

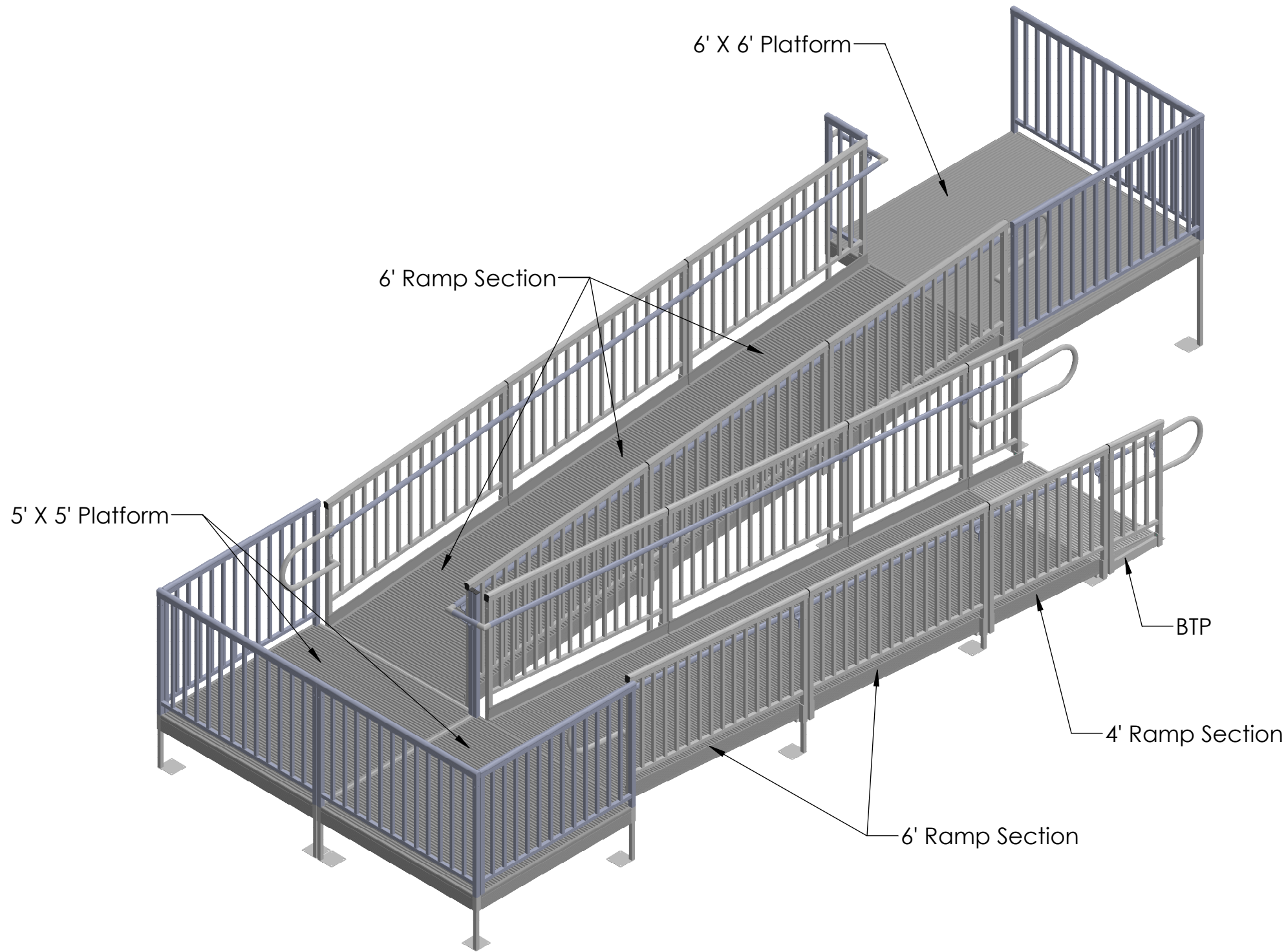


36' Switchback Ramp with 6'x6' landing



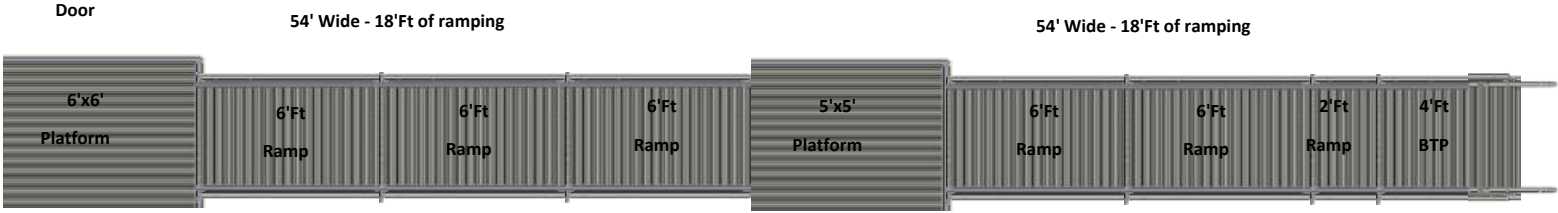
- NOTES:
- 1. FOOT PLACEMENT DIMENSIONS MUST BE VERIFIED BASED ON FIELD CONDITIONS AND ACTUAL INSTALL
 - 2. MAXIMUM SLOPE-1:12(8.33%)
 - 3. MAXIMUM CROSS SLOPE-1:48 (1/4"/FOOT)
 - 4. ALL RAMPS & PLATFORMS 36" AND OVER ELEVATION REQUIRE CROSS BRACING

36' Switchback Ramp with 6'x6' landing



- NOTES:
- 1. FOOT PLACEMENT DIMENSIONS MUST BE VERIFIED BASED ON FIELD CONDITIONS AND ACTUAL INSTALL
 - 2. MAXIMUM SLOPE-1:12(8.33%)
 - 3. MAXIMUM CROSS SLOPE-1:48 (1/4"/FOOT)
 - 4. ALL RAMPS & PLATFORMS 36" AND OVER ELEVATION REQUIRE CROSS BRACING

36' Straight Ramp with 6'x6' landing

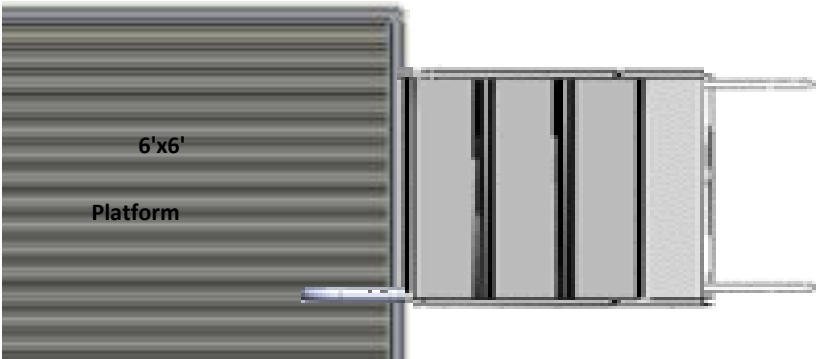


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 - 4. ALL RAMPS & PLATFORMS 36" AND OVER ELEVATION REQUIRE CROSS BRACING

Project:	LATITUDE
Location:	Cambria, CA
Customer:	Cambria Community Healthcare District

4-Step System with 6'x6'Landing

4-Step System



- NOTES:**
- 1. FOOT PLACEMENT DIMENSIONS MUST BE VERIFIED BASED ON FIELD CONDITIONS AND ACTUAL INSTALL
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