



**Modular Building Concepts, Inc.**  
 12580 Stotler Court Poway, CA 92064  
 (858) 679-1185 -- Fax: (858) 679-6804  
 www.mbconcepts.com

Quote Date: 6/8/2023  
 Quote/Agreement #: 19986  
 Quote Expires: 7/8/23  
 Acct Rep Kerper

**SALE AGREEMENT**

**Purchaser**

Gary Moyer  
 Cambria Community Healthcare District

**Delivery Location**

Project:  
 Address: Cambria, CA

garymoyer@1118@gmail.com

**Building** Prevailing Wage: No

Qty	Description	Size	Unit ID	Serial #	Price	Estimated Tax**	Total Price
1	Mobile Office Trailer	28 X 66	New	TBD	\$ 275,716.71	\$ 19,989.46	\$ 295,706.17
1	License/Transfer Fees**				\$ 1,800.00	\$ -	\$ 1,800.00

**Delivery and Set-Up**

Qty	Description	Each	Total	Estimated Tax**	Total Price
2	Delivery- 14' Wide	\$ 7,080.00	\$ 14,160.00	\$ 1,026.60	\$ 15,186.60
1	Standard Set-Up on Customer Provided Foundation (type unknown, estimate only)	\$ 3,600.00	\$ 3,600.00	\$ 261.00	\$ 3,861.00
12	Remove Axle(s)	\$ 120.00	\$ 1,440.00	\$ -	\$ 1,440.00
2	Remove Hitch	\$ 120.00	\$ 240.00	\$ -	\$ 240.00
24	Remove Tire(s)	\$ 18.00	\$ 432.00	\$ -	\$ 432.00
1	Cut off Axles Hangers for Foundation Set	\$ 2,160.00	\$ 2,160.00	\$ 156.60	\$ 2,316.60
2	Un-Level Set-up/Rolling In (Per Module) Estimate Only	\$ 600.00	\$ 1,200.00	\$ -	\$ 1,200.00
1	Per Diem/Trip Charge Set-up Contractor	\$ 6,000.00	\$ 6,000.00	\$ 435.00	\$ 6,435.00
1	Fire Sprinkler System (Estimate only, not a firm bid)	\$ 25,200.00	\$ 25,200.00	\$ 1,827.00	\$ 27,027.00
1	Electrician- Wire Fire Sprinkler Bell and Flow Switch (Estimate only, not a firm bid)	\$ 4,200.00	\$ 4,200.00	\$ 304.50	\$ 4,504.50
15	Fire Sprinkler Ceiling Tile, Install Escutcheon Plate	\$ 180.00	\$ 2,700.00	\$ 195.75	\$ 2,895.75
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
<b>Delivery and Set-Up Subtotal:</b>		<b>\$ 61,332.00</b>	<b>\$ 61,332.00</b>	<b>\$ 4,206.45</b>	<b>\$ 65,538.45</b>

**Building, Delivery and Set-Up Total: \$ 338,848.71 \$ 24,195.91 \$ 363,044.62**

**Options**

Qty	Description	Each	Total	Estimated Tax**	Total Price
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
0		\$ -	\$ -	\$ -	\$ -
<b>Total Options:</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Total Agreement Including Options: \$ 338,848.71 \$ 24,195.91 \$ 363,044.62**

*\*\* Estimate Only, some items may not be subject to tax. Payment terms and deposits subject to change based on final credit approval from Modular Building Concepts, Inc. 25% Deposit required prior to ordering buildings. Quotation is subject to Terms and conditions. Pricing is based on NON-PREVALING WAGE unless otherwise stated. Pilot cars and/or transportation permits (if required) will be an additional charge and billed to client. Tax amount subject to change based on rates in effect when billed. On Armed Forces Bases where "Rapid Gate" is required, the total cost will be billed to customer. By signing this document, customer accepts attached Terms and Conditions. (Attached 2 pages)*

Sales Tax Rate Applied\*\* 7.25%

Purchaser Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_ Title: \_\_\_\_\_



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### DELINEATION OF RESPONSIBILITIES (DOR)

Cambria Community Healthcare District

PERMITS & APPROVALS	MBC	CUSTOMER	N/A or Not Included
Obtain approval from City or County for installation of building		X	
Obtain and pay for all building permits and fees including but not limited to; building, electrical, plumbing, occupancy, school district and fire department		X	
Determine local code requirements for building. Consult with zoning, building, health and fire department		X	
Provide California Department of Housing (DOH) approval for building	X		
Permits - Transportation	X		
SITE DEVELOPMENT	MBC	CUSTOMER	N/A or Not Included
Prepare site as needed, level within 1%, compact to minimum 1500 PSF, 95% compaction		X	
Provide clear access for building and truck. Remove all obstacles that would impede delivery (landscaping, fences, poles, signs, gates, trees, structures, vehicles, etc.)		X	
Allocated minimum required distance from any and all common or assumed property lines for the modular building		X	
Soil compaction test		X	
Grade site		X	
Removal of spoils on site due to grading or excavation		X	
SITE UTILITIES	MBC	CUSTOMER	N/A or Not Included
<b>Electric</b>			
Bring electrical utilities to site		X	
Provide electrical sub-panel on each module	X		
Connect all electrical sub-panels to a single point		X	
Connect electrical utilities on site to single point of connection within 5' of building		X	
Main distribution electrical panel		X	
Transformer		X	
Temporary power poles		X	
Grounding/Bonding Building Frame, Ramp, Step, Deck		X	
<b>Sewer/Water</b>			
Bring plumbing utilities to site		X	
Septic Tank/Holding Tank		X	
Stub sewer and water lines below building floor, no manifolding	X		
Manifold sewer & water lines below building floor		X	
Connect sewer & water lines on site to single point of connection within 5' of building		X	
Water regulator		X	
Plumbing line chlorination and/or sterilization		X	
Fresh water holding tank, connect to building		X	
Grey water holding tank, connect to building		X	
<b>Phone, Data &amp; Communication</b>			
Bring phone/data/communications utilities to site		X	
In-wall 2"x4" junction boxes with conduit stubbed above ceiling line, no wiring or devices. Quantity: See Specifications	X		
IT/Phone/Data wiring and devices		X	
Telephone back board and dedicated power source		X	
Mass notification system		X	
PLANS, SPECIFICATIONS, & SUBMITTALS	MBC	CUSTOMER	N/A or Not Included
Site plan drawings		X	
Building plans, engineering, State of CA DOH/HCD approved plans, specifications, cut sheets, construction schedule	X		
Foundation plan, engineering & specifications for standard above grade steel pier, treated wood pad & seismic tie-down foundation			X
Foundation plan, engineering & specifications for State of California approved foundation system			X
Foundation plan, engineering & specifications for concrete foundation system			X
Ramp/Deck/Step plans: Generic: <input type="checkbox"/> Site specific: <input type="checkbox"/>			X
SUBMITTAL NOTE: <b>Building plans</b> - Half size, 11"x17", "wet-stamped" by engineer, 2 sets, color selections. <b>State of CA DOH/HCD plans</b> - Half size 11"x17", "wet stamped" by State of CA DOH/HCD. Additional charges will apply for full size 24"x36" building plans. <b>Ramp plans</b> - Full size, 24"x36", "wet-stamped" by engineer, generic and non-site specific. <b>Foundation plans</b> - Full size 24"x36" "wet-stamped" by engineer, 3 sets. Electronic PDF and CAD formats available. Additional charges apply for multiple sets or additional engineered "wet-stamped" plans.			



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<b>BUILDING CONSTRUCTION &amp; CODES</b>	<b>MBC</b>	<b>CUSTOMER</b>	<b>N/A or Not Included</b>
Construct new building including mechanical, electrical & plumbing systems (data/IT excluded), built-out per floorplan per State of California Dept of Housing & Community Development (DOH/HCD) codes for temporary Commercial Modular Units (CMU's)	X		
Building quoted per Climate Zone 5 based on 2022 California Building Codes (CBC), 2022 CEC, 2022 CMC, 2022 CPC, 2022 CBC Chapter 11B Accessibility based on compliance with Title 25, Article 3, Section 4369B. MBC takes exception to all other codes or jurisdictions	X		
Title 24 compliance or calculations			X
WUI (Wild Land Urban Interface) compliance			X
Gutters and downspouts			X
<b>Fire Sprinkler System</b> (Standard NFPA 13 system for commercial modular buildings, sprinkled below ceiling only)			
NFPA wet sprinkler system (below ceiling only) including mains, tee's, field connection of mains, flow switch, drain valve and electric bell	X		
Connect sprinkler system to POC on site	X		
Install electrical bell	X		
Test system on site	X		
NOTE: Painting of fire sprinkler riser, electrical wiring or manifolding, underground piping, fire sprinklers below raised floor or in attic, permits excluded			
<b>Fire Rated Assemblies</b>			
Windows			X
Doors			X
Exterior Walls			X
<b>Fire Alarm System</b> (pull stations, audible & strobes)			
Fire Alarm Control Panel		X	
"Stand alone" system		X	
Monitored system		X	
Connect monitored fire alarm system to source on site		X	
<b>HVAC</b>			
Certified air balance on site		X	
Connecting or extending HVAC condensation line(s)		X	
<b>BUILDING INSTALLATION</b>	<b>MBC</b>	<b>CUSTOMER</b>	<b>N/A or Not Included</b>
Traffic control (if required)		X	
Crane rental or shuttling for building installation			X
Install building on standard steel pier and wood pad foundation			X
Install building on state-approved foundation system			X
Install building on UNKNOWN customer provided foundation.	X		
Weld building to hold down plates in concrete foundation. Non-certified welder, unless otherwise noted on quote			X
Install building to standard threshold height of 36"-38" door threshold height			n/a
Remove axles (leave under building, space permitting or next to building for customer disposal)	X		
Remove tires (leave under building, space permitting or next to building for customer disposal) MBC will remove tires from site at the customers request. Tires become property of MBC	X		
Remove hitches (leave under building, space permitting or next to building for customer disposal)	X		



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Seismic tie downs. Quantity: See Quote				X
Wood Skirting Quantity: See Quote				X
Skirting Access Panel				X
WUI (Wild Land Urban Interface) compliant skirting				X
Fire Rated Skirting				X
Dumpster for Close-up materials to be disposed				X
NOTE: Standard building threshold height (unless otherwise noted) is 36"-38" from finished grade to door threshold. Quote based on flat, level (within 2% in all directions) and easily accessible site (back building into place or pull-through). Additional cost will apply for circumstances beyond MBC's control, downtime, unlevel sites, inaccessible sites or sites that require special handling/rolling/scating or jacking of the building into final placement. Customer responsible to contact Dig Alert prior to seismic tie-down installation. Any underground utilities shall be clearly marked by customer prior to MBC arrival. MBC will not be responsible for damage to underground utilities.				
<b>RAMP &amp; STEPS</b>	<b>MBC</b>	<b>CUSTOMER</b>		<b>N/A or Not Included</b>
Provide & install adjustable Galvanized steel ramp/deck/step. Quantity: See Quote				X
NOTE: Ramp/Deck/Step based on 36"-38" building door threshold height (unless otherwise noted). Quote based on flat and level site, <u>additional cost will apply for unlevel sites or additional ramping due to site conditions</u> . Max ramp length is 38' unless otherwise noted. Ramp/Deck/Step meet current CBC, ADA and IBC codes only, MBC takes exceptions to all other codes or jurisdictions. Ramp/Deck/Step skirting, bonding, seismic anchoring, in-house inspections, waiver of subrogation, permits/city licensing or inspections excluded. Customer responsible to bring grade to first step riser into compliance. Standard commercial trailer steps are non-code compliant assemblies with 42"x42" landing (code compliant step, if included, will be noted as such on quote)				
<b>MISCELLANEOUS</b>	<b>MBC</b>	<b>CUSTOMER</b>		<b>N/A or Not Included</b>
Bid bond				X
Performance bond				X
Payment bond				X
Signage (ADA, Exit, etc.)		X		
NOTE: Signage required by California Department of Housing & Community Development for the building occupancy code and intended purpose included. Any signage required by local jurisdictions (city, county, etc.) not included				
Awnings/Shade Coverings		X		
Picnic Tables/Benches/Chairs/Umbrellas		X		
Removal or Relocation of Contents from Existing to New		X		
First Aid Kit		X		
Door Bell		X		
Knox Box		X		
Fire extinguishers		X		
Appliances (range, range hood, microwave, refrigerator, vent, elec/plumbing provisions for appliances, etc.)		X		
Furniture/Contents		X		
Workstations/Modular Furniture/Electrical or Data Provisions for Furniture		X		
Set-up, Adjustment, and Testing of HVAC Economizer		X		
Waxing/ Sealing VCT Flooring		X		
Lockers & Benches		X		
Buy American Act				X
Liquidated damages				X
Prevailing wage and certified payroll				X
Union wage				X
Sales taxes	X			
Licensing & transfer fees	X			
Factory Standard 1 Year Limited Warranty	X			
NOTE: Repairs or cleaning caused by customer or its sub contractors will be charged cost plus 20%. Floors do not slope towards floor drains (if equipped)				
NOTE: Site was not visited unless otherwise noted, any additional items arising from site conditions will be charged cost plus 20%				
NOTE: If you do not see an item in the quote/DOR it is not included				