



Lincoln Academy Facilities Growth Committee

Modular Classroom Search
Report to Board of Directors

January 11, 2016

Facilities Growth Committee

- Current Participants:
 - Trish Eshbaugh – Parent Volunteer
 - Janelle Johnson – Principal
 - Kurt Fritzler – Facilities Manager
 - Larry Niemiec - Faculty
 - Phillip Courtney – Board Member
 - Jeff Baucum – Board Member
 - Lisa Lorman – Vanir Construction
 - Aimee LaLone – Wold Architects

Summary of Research

- Discussions with JeffCo School District
- Proposal from American Portable Building Corporation
 - 2-classroom models
- Proposal from PacVan
 - 8-classroom custom
 - 2-classroom model
- Visit to Jefferson Academy
 - Dry Units
- Visit to Carbondale
 - 8-classroom model in PacVan proposal

Summary of Purchase Options

Company	Type of Unit	Age	Purchase Price	Modular Set Up Costs	Number Needed	Total Modular Costs	Site Prep Costs	Square Feet per Classroom	\$ per SqFt Classroom Space
American Portable Buildings Corp	2-classroom Wet	New	\$99,426	Included	3	\$298,278	TBD	620	\$80.18
	2-classroom Wet	Used	\$81,983	Included	3	\$245,949	TBD	620	\$66.12
Pac-Van	8-Classroom Wet	11 years	\$581,240	\$82,776	1	\$664,016	TBD	1015	\$81.78
	2-classroom Wet		\$128,540	\$9,926	3	\$415,398	TBD	620	\$111.67

Summary of Lease Options

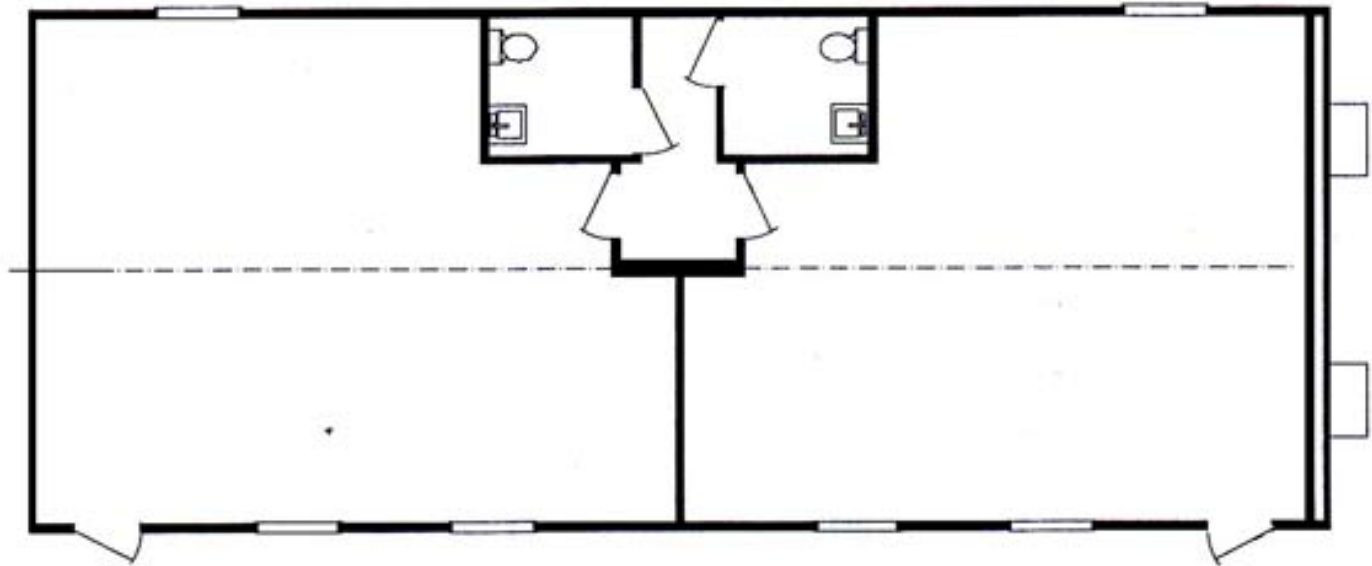
Company	Type of Unit	Age	Monthly Lease Rate	Lease Term	Modular Set Up Costs	Number Needed	Total Modular Costs	Site Prep Costs	Square Feet per Classroom	\$ per SqFt Classroom Space
American Portable Buildings Corp	2-classroom Wet	New	\$2,261	4 years - Lease to Purchase	\$8,800	3	\$351,984	TBD	620	\$94.62
	2-classroom Wet	Used	\$1,966	4 years - Lease to Purchase	\$8,800	3	\$309,504	TBD	620	\$83.20
	2-classroom Wet	New	\$1,921	5 years - Lease to Purchase	\$8,800	3	\$372,180	TBD	620	\$100.05
	2-classroom Wet	Used	\$1,686	5 years - Lease to Purchase	\$8,800	3	\$329,880	TBD	620	\$88.68
Pac-Van	8-Classroom Wet	11 years	\$13,210	3 years - Straight Lease	\$82,776	1	\$558,336	TBD	1,015	\$68.76
	8-Classroom Wet	11 years	\$10,740	5 years - Straight Lease	\$82,776	1	\$727,176	TBD	1,015	\$89.55
	2-classroom Wet		\$2,910	3 years - Straight Lease	\$9,926	3	\$344,058	TBD	620	\$92.49
	2-classroom Wet		\$2,570	5 years - Straight Lease	\$9,926	3	\$492,378	TBD	620	\$132.36

2-Classroom Modular

- Pros
 - Affordability
 - Easier to procure and divest
 - New models available
 - Standard size – 24' x 60' exterior
 - Lease to purchase options
- Cons
 - Small Classroom Size – 620 square feet
 - Need at least 3 units – multiple utility connections
 - Would be 3 separate buildings added to the facility
 - Bathrooms in classroom

2-Classroom Modular

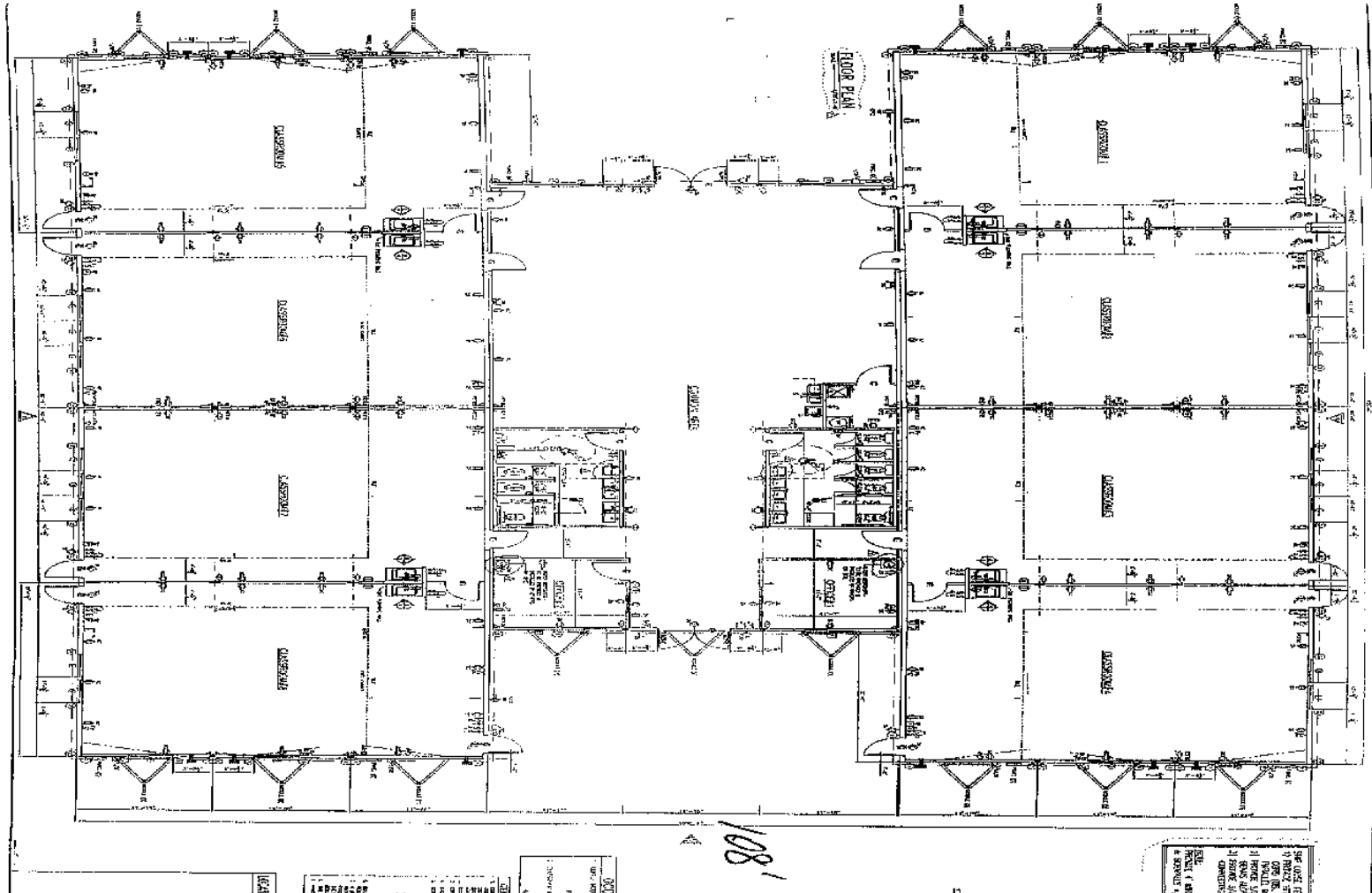
24x60 WET CLASSROOM



8-Classroom Modular

- Pros
 - Custom built unit is currently available
 - Classroom size – 1,015 square feet
 - Group bathrooms
 - Commons area and small office in addition to 8 classrooms
 - One utility hookup required for entire unit
 - One enclosed building
- Cons
 - Large footprint – may limit location on property (108' x 120')
 - Increase site preparation costs due to grading a large level pad
 - Limited market for resale
 - Unit is 11 years old – Paint and floor coverings needed
 - Increased upfront costs
 - No Lease to Purchase Option offered

8-Classroom Modular



8-Classroom Modular



8-Classroom Modular



8-Classroom Modular



8-Classroom Modular



Scale Footprint – Not final site location



Functionality

- The 8-Classroom model offers many advantages for the educational program over the 2-classroom models.
 - Larger classrooms
 - Commons area
 - One building with a main entry

Additional Items

- Location on the Property
 - Utilities
 - Site Grading
- Site Development Costs
 - Will not know this until type of unit and location on the property are determined



Questions & Discussion

American Portable Buildings Corp.
2892 West 64 th Ave.
Denver, Colorado 80221

Straight Lease Classroom Proposal

Price Sheet Date 12/16/2016

Standard Dry Unit two rooms with no bathrooms

Standard Wet Unit two rooms with two bathrooms

	DRY UNIT	WET UNIT
Purchase price	<u>N/A</u>	<u>N/A</u>
Purchase price includes the following		
Delivery, block & leveling, anchoring and skirting		
Based Metro Denver delivery.		

Lease Rates

12 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
24 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
36 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
48 mo Lease Period	<u>N/A</u>	mo	<u>\$ 1,350.00</u>
60 mo Lease Period	<u>N/A</u>	mo	<u>\$ 1,300.00</u>

Services

(Based on metro delivery)

Metro Delivery (escorts not included if required)	<u>\$ 600.00</u>
Set-up (block, level and 16 anchors)	<u>\$ 4,025.00</u>
Metro Return (escorts not included if required)	<u>\$ 600.00</u>
Dismantle of building	<u>\$ 2,750.00</u>
Skirting installation (painted wood siding)	<u>\$ 2,900.00</u>
Skirting dismantle, removal and disposal	<u>\$ 450.00</u>
Step and Ramp rental (based on 24 mo rental)	<u>\$ 200.00</u>
Step and Ramp delivery and installation	<u>\$ 750.00</u>
Step and Ramp dismantle and return	<u>\$ 750.00</u>
Step and Ramp purchase and installation	<u>N/A</u>

Additional items available ask for details.

Marker boards, tack boards, storage cabinets or closets, shelving and coat hooks, window coverings

Daycare special provisions

There may be additional requirements and cost to meet daycare use, contact your local building department and notify you sales representative.

Proposal is based upon the attached "Proposal Notes and Comments". if you did not receive a copy with your proposal please request one from your sales representative.

American Portable Buildings Corp.
2892 West 64 th Ave.
Denver, Colorado 80221

Used Modular classroom unit # 303

Lease to Purchase Classroom Proposal

Price Sheet Date 12/16/2016

Standard Dry Unit two rooms with no bathrooms
Standard Wet Unit two rooms with two bathrooms

	DRY UNIT	WET UNIT
Purchase price	<u>N/A</u>	<u>N/A</u>
Purchase price includes the following		
Delivery, block & leveling, anchoring and skirting		
Based Metro Denver delivery.		

Lease Rates

12 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
24 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
36 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
48 mo Lease Period	<u>N/A</u>	mo	<u>\$ 1,685.00</u>
60 mo Lease Period	<u>N/A</u>	mo	<u>\$ 1,405.00</u>

Services

(Based on metro delivery)

Metro Delivery (escorts not included if required)	<u>\$ 700.00</u>
Set-up (block, level and 16 anchors)	<u>\$ 4,250.00</u>
Metro Return (escorts not included if required)	<u>n/a</u>
Dismantle of building	<u>n/a</u>
Skirting installation (painted wood siding)	<u>\$ 3,100.00</u>
Skirting dismantle, removal and disposal	<u>n/a</u>
Step and Ramp rental (based on 48 mo rental)	<u>\$ 281.00</u>
Step and Ramp rental (based on 60 mo rental)	<u>\$ 235.00</u>
Step and Ramp delivery and installation	<u>\$ 750.00</u>
Step and Ramp dismantle and return	<u>n/a</u>

Additional items available ask for details.

Marker boards, tack boards, storage cabinets or closets, shelving and coat hooks, window coverings

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American Portable Buildings Corp.
2892 West 64 th Ave.
Denver, Colorado 80221

NEW Modular classroom unit # 402

Lease to Purchase Classroom Proposal

Price Sheet Date 12/16/2016

Standard Dry Unit two rooms with no bathrooms
Standard Wet Unit two rooms with two bathrooms

	DRY UNIT	WET UNIT
Purchase price	<u>N/A</u>	<u>N/A</u>
Purchase price includes the following		
Delivery, block & leveling, anchoring and skirting		
Based Metro Denver delivery.		

Lease Rates

12 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
24 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
36 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
48 mo Lease Period	<u>N/A</u>	mo	<u>\$ 1,980.00</u>
60 mo Lease Period	<u>N/A</u>	mo	<u>\$ 1,640.00</u>

Services

(Based on metro delivery)

Metro Delivery (escorts not included if required)	<u>\$ 700.00</u>
Set-up (block, level and 16 anchors)	<u>\$ 4,250.00</u>
Metro Return (escorts not included if required)	<u>n/a</u>
Dismantle of building	<u>n/a</u>
Skirting installation (painted wood siding)	<u>\$ 3,100.00</u>
Skirting dismantle, removal and disposal	<u>n/a</u>
Step and Ramp rental (based on 48 mo rental)	<u>\$ 281.00</u>
Step and Ramp rental (based on 60 mo rental)	<u>\$ 235.00</u>
Step and Ramp delivery and installation	<u>\$ 750.00</u>
Step and Ramp dismantle and return	<u>n/a</u>

Additional items available ask for details.

Marker boards, tack boards, storage cabinets or closets, shelving and coat hooks, window coverings

Daycare special provisions

There may be additional requirements and cost to meet daycare use, contact your local building department and notify you sales representative.

Proposal is based upon the attached "Proposal Notes and Comments". if you did not receive a copy with your proposal please request one from your sales representative.

Proposal Notes and Comments

All items listed below are the responsibility of the client unless otherwise noted

1. All sites need to be prepared by the customer on advance as follows. All site work, excavation, site preparation, leveling site, grade to level. As well as building or site drainage.
Set-up based on level site, building to be set at floor to grade height maximum of 30".
If site has grade issues set-up, delivery, skirting, steps and ramps may be effected and require additional work and expense. Based on standard 30 ft. ADA ramp and step sets. Commercial ADA ramps and steps if required are optional and based on site conditions and an at additional cost for set up, purchase or rental if applicable.
2. Adequate site access, for oversize loads, enough room to deliver and set proposed building.
APB Corp. not responsible for damages to landscaping, sprinklers, paving, sidewalks and curbs. APB Corp. will take steps to minimize and avoid site damages when possible.
3. Installation, engineering and drawings of foundation or prepared building site to support proposed building by owner.
4. Permits and fees for state and local jurisdiction if required.
5. Utilities, electrical, plumbing, gas, water, sewer, data, phone, connections as well as locates to be supplied by owner.
6. It is the client's responsibility to check with the local building department prior to construction or site installation to ensure compliance with all state and local codes.
7. It is the client's responsibility for building location and placement on site. To ensure that easement, set back, fire codes, handicap facilities or any other site-specific requirements have been meet check with your local building department.
8. The buildings come pre-wired and plumbed within the building. All interior connections (crossovers) shall be connected on site by American Portable Buildings Corp. Note; all utility connections outside the building or below the building shall be the responsibility of the client. This includes water and waste lines stubbed down from plumbing fixtures just below the floor. Numerous plumbing stubs may need to be connected together and run to a central hook-up, this is the responsibility of the client. The factory drawings are required to show these lines and connections below the floor. These lines and connections are required to be accomplished on site by a licensed plumber contracted by the owner.
9. Gas connections to appliances including shut off valves shall be the responsibility of the client.
10. If a split system HVAC is installed the outside, the air-conditioner compressor shall be installed and connected by American portable Buildings Corp. unless otherwise stipulated. Client is responsible for providing A/C condenser pad within 3 feet of disconnect.
11. If special installation provisions are required such as site specific safety training, fall protection, government, mining or Osha requirements need to be implemented an additional cost shall be incurred by the client.
12. Site-specific requirements such as wind speed, snow loads or seismic rating should be confirmed with the local building department.
13. Soil testing or engineering is the responsibility of the client if required.
14. Customer responsible for access to restroom facilities, providing
15. All smoke and or fire detection or suppression system unless otherwise stated is the responsibility of the client.
16. Crawl space ventilation and access and balancing HVAC system if needed
17. Customer responsible to provide 6 yard dumpster for trash left from building transport materials and set up materials.
18. All prefabricated buildings are built and certified by the Colorado Division of Manufactured Housing and Commercial Units Department. All buildings meet the CDMH building codes that were in place at time of construction. Any building modifications required due to local building code requirements shall be the responsibility of the client.
19. Delivery charges may be subject to fuel surcharges, based on National fuel surcharge rates.
20. It is the responsibility of the owner to provide site supervision and security when ever necessary.
21. Owner shall supply trash dumpster or roll off foe set up crew to dispose of building set up debris.
22. Factory recommended block/leveling and anchoring drawing will be provided at no cost. Site specific or engineered foundation drawings are additional if required.

SIGNITURE; _____

DATE: _____

American Portable Buildings Corp.
2892 West 64 th Ave.
Denver, Colorado 80221

NEW Modular classroom unit # 402

Straight Purchase Classroom Proposal

Price Sheet Date 1/4/2016

Standard Dry Unit two rooms with no bathrooms

Standard Wet Unit two rooms with two bathrooms

	DRY UNIT	WET UNIT
Purchase price	<u>N/A</u>	<u>\$ 99,426.00</u>
Purchase price includes the following		
Delivery, block & leveling, anchoring and skirting		
Based Metro Denver delivery.		

Lease Rates

12 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
24 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
36 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
48 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
60 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>

Services

(Based on metro delivery)

Metro Delivery (escorts not included if required)	<u>Included</u>
Set-up (block, level and 12 anchors)	<u>Included</u>
Metro Return (escorts not included if required)	<u>N/A</u>
Dismantle of building	<u>N/A</u>
30" height Skirting installation (painted wood siding)	<u>Included</u>
Skirting dismantle, removal and disposal	<u>N/A</u>
Step and 30' Ramp rental (straight purchase)	<u>Included</u>
Step and Ramp rental (N/A)	<u>N/A</u>
Step and Ramp delivery and installation	<u>Included</u>
Step and Ramp dismantle and return	<u>N/A</u>

Additional items available ask for details.

Marker boards, tack boards, storage cabinets or closets, shelving and coat hooks, window coverings

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American Portable Buildings Corp.
2892 West 64 th Ave.
Denver, Colorado 80221

Used Modular classroom unit # 303

Straight Purchase Classroom Proposal

Price Sheet Date 1/4/2016

Standard Dry Unit two rooms with no bathrooms

Standard Wet Unit two rooms with two bathrooms

	DRY UNIT	WET UNIT
Purchase price	<u>N/A</u>	<u>\$ 81,983.00</u>
Purchase price includes the following		
Delivery, block & leveling, anchoring and skirting		
Based Metro Denver delivery.		

Lease Rates

12 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
24 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
36 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
48 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>
60 mo Lease Period	<u>N/A</u>	mo	<u>N/A</u>

Services

(Based on metro delivery)

Metro Delivery (escorts not included if required)	<u>Included</u>
Set-up (block, level and 12 anchors)	<u>Included</u>
Metro Return (escorts not included if required)	<u>N/A</u>
Dismantle of building	<u>N/A</u>
30" height Skirting installation (painted wood siding)	<u>Included</u>
Skirting dismantle, removal and disposal	<u>N/A</u>
Step and 30' Ramp rental (straight purchase)	<u>Included</u>
Step and Ramp rental (N/A)	<u>N/A</u>
Step and Ramp delivery and installation	<u>Included</u>
Step and Ramp dismantle and return	<u>N/A</u>

Additional items available ask for details.

Marker boards, tack boards, storage cabinets or closets, shelving and coat hooks, window coverings

Daycare special provisions

There may be additional requirements and cost to meet daycare use, contact your local building department and notify you sales representative.

Proposal is based upon the attached "Proposal Notes and Comments". if you did not receive a copy with your proposal please request one from your sales representative.



Denver
10250 Brighton Road
Henderson, CO 80640
PH: (720) 381-3949
FAX: (720) 381-3959

Rental Agreement No: SFQ-244642
Rental Agreement Date: 10-30-2015
Rental Agreement Expires: 30 days
Sales Rep: Brian Weber
Email: bweber@pacvan.com

Billing Information

LINAC2
Lincoln Academy
Trish Eshbaugh
7180 Oak St.
Arvada, CO 80004
Ph: (303) 467-5363

Shipping Information

Lincoln Academy
7180 Oak St.
Arvada, CO
Trish Eshbaugh
Ph: (720) 929-6347

Monthly Charges	Quantity	Unit Price	Total Price
8 Classroom mobile - 3 year lease rate	1	\$13,210.00	\$13,210.00
5 year lease rate	1	\$10,740.00	\$10,740.00
Sale Price	1	\$581,240.00	\$581,240.00

This Rental Rate is based on a minimum lease of 60 billing cycles beginning on 5/24/2016 12:00:00 AM

Installation & Delivery Charges	Qty	Unit Price	Total	Removal & Return Charges	Qty	Unit Price	Total
Delivery	15	\$633.00	\$9,495.00	Pick-up	15	\$744.00	\$11,160.00
Set-up	1	\$52,690.00	\$52,690.00	Teardown	1	\$46,610.00	\$46,610.00
Tie-down	46	\$76.00	\$3,496.00	Tie-Downs Remove	46	\$45.00	\$2,070.00
Skirting Set-Up	1	\$14,940.00	\$14,940.00	Skirting Remove	1	\$4,488.00	\$4,488.00
Engineered foundation design	1	\$2,155.00	\$2,155.00				

Notes:

All costs are based on credit approvals and are subject to change

SPECIAL OFFER:

Need Storage?

Please ask us about our special pricing on all Storage Containers with your order.

- (1) Pricing assumes level, compact and accessible site.
- (2) Transportation and site services may be subject to permitting, weather delays, transportation restrictions or fuel surcharges.
- (3) Back-end services are quoted at a lock-in rate assuming prompt payment upon initial invoice and completion of services within lease term. Actual pricing may vary if services are either not paid in full with initial invoice or are incurred beyond stipulated lease term.

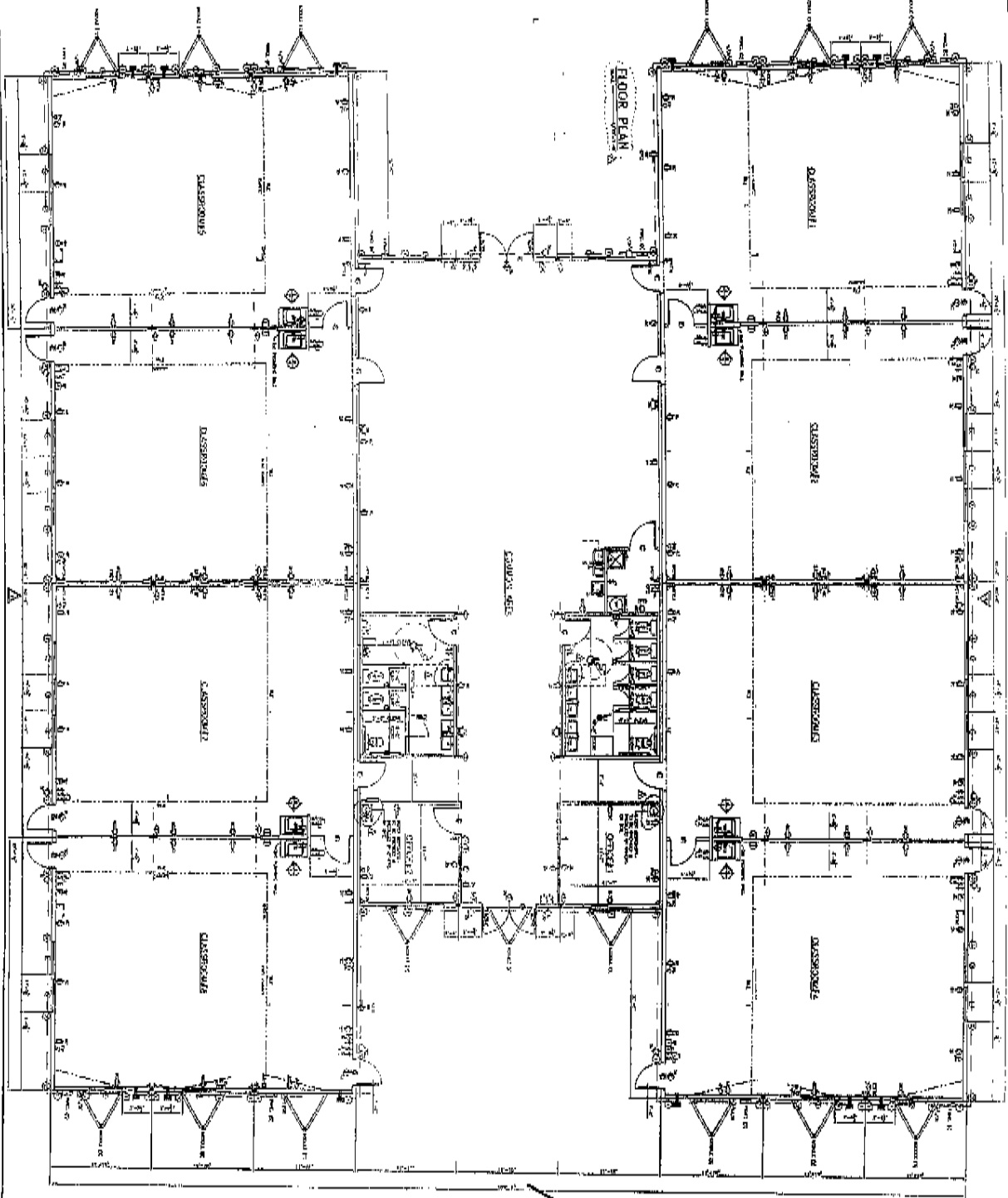
- (1) This Rental Agreement is subject to the terms and conditions of the Equipment Lease Terms & Conditions attached hereto.
- (2) Lessee is responsible for securing any and all building permits, licenses or approvals necessary for use of the leased equipment, performing normal preventative maintenance, and returning the leased equipment in the same condition as received (less normal wear and tear). Additional charges will be incurred if cleaning and/or repairs are needed to return leased equipment to original condition.
- (3) Lessee is required to either provide an acceptable insurance certificate or pay Lessor's Insurance waiver fee (if eligible).
- (4) In addition to the above prices, Lessee shall also pay Lessor any sales and use taxes, personal property taxes, and/or any other fees or taxes imposed by any governmental entity or taxing authority related to the leased equipment or its use.
- (5) Agreement is contingent upon final acceptance and credit approval by Pac-Van, Inc.

**Sign
Here**

Signature: _____
Printed: _____
Title: _____
Date: _____

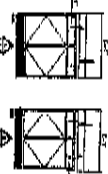
Signature: _____
Printed: Brian Weber
Title: Branch Manager
Date: _____

120'



108'

NOTE: ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED.



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LOCATION FOR START JOURNAL STUDY

PAC VAN SALES & LEASING SERIAL #005324 SIZE # 108x120		DATE: 01-01-00 DRAWN BY: JACOB E. CHECKED BY: JACOB E. SCALE: 1/8" = 1'-0" SHEET NO. 1 OF 6	
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Denver
10250 Brighton Road
Henderson, CO 80640
PH: (720) 381-3949
FAX: (720) 381-3959

Rental Agreement No: SFQ-244647
Rental Agreement Date: 10-30-2015
Rental Agreement Expires: 30 days
Sales Rep: Brian Weber
Email: bweber@pacvan.com

Billing Information

LINAC2
Lincoln Academy
Trish Eshbaugh
7180 Oak St.
Arvada, CO 80004
Ph: (303) 467-5363

Shipping Information

Lincoln Academy
7180 Oak St.
Arvada, CO
Trish Eshbaugh
Ph: (720) 929-6347

Monthly Charges	Quantity	Unit Price	Total Price
2 Classroom mobile - 3 year lease rate	1	\$2,910.00	\$2,910.00
5 year lease rate	1	\$2,570.00	\$2,570.00
Sale Price	1	\$128,540.00	\$128,540.00

This Rental Rate is based on a minimum lease of 60 billing cycles beginning on 5/24/2016 12:00:00 AM

Installation & Delivery Charges	Qty	Unit Price	Total	Removal & Return Charges	Qty	Unit Price	Total
Delivery	2	\$420.00	\$840.00	Pick-up	2	\$470.00	\$940.00
Set-up	1	\$3,140.00	\$3,140.00	Teardown	1	\$3,260.00	\$3,260.00
Tie-down	16	\$76.00	\$1,216.00	Tie-Downs Remove	16	\$45.00	\$720.00
Skirting Set-Up	1	\$3,840.00	\$3,840.00	Skirting Remove	1	\$990.00	\$990.00
Engineered foundation design	1	\$890.00	\$890.00				

Notes:

All costs are based on credit approvals and are subject to change

SPECIAL OFFER:

Need Storage?

Please ask us about our special pricing on all Storage Containers with your order.

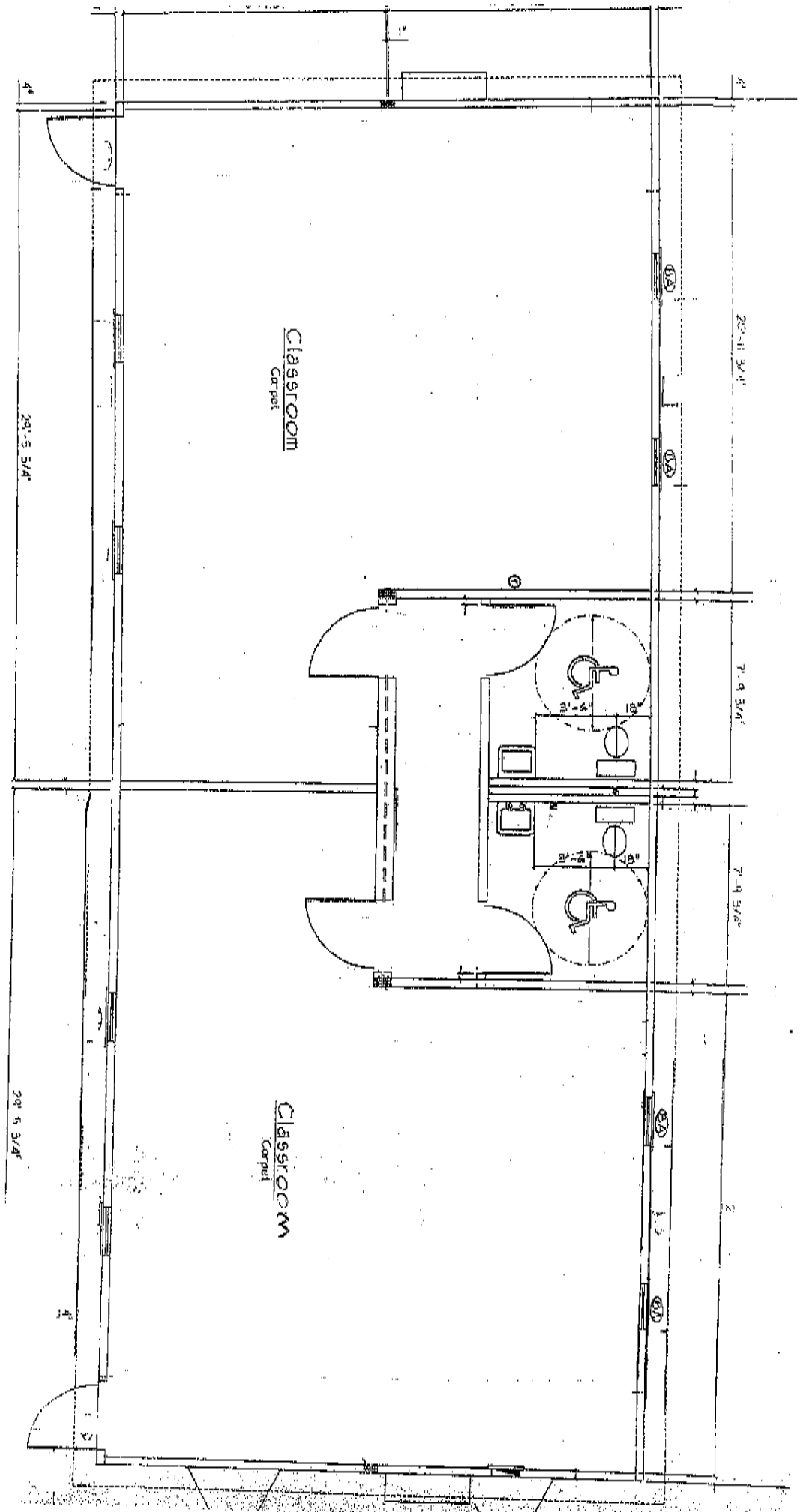
- (1) Pricing assumes level, compact and accessible site.
(2) Transportation and site services may be subject to permitting, weather delays, transportation restrictions or fuel surcharges.
(3) Back-end services are quoted at a lock-in rate assuming prompt payment upon initial invoice and completion of services within lease term. Actual pricing may vary if services are either not paid in full with initial invoice or are incurred beyond stipulated lease term.

- (1) This Rental Agreement is subject to the terms and conditions of the Equipment Lease Terms & Conditions attached hereto.
(2) Lessee is responsible for securing any and all building permits, licenses or approvals necessary for use of the leased equipment, performing normal preventative maintenance, and returning the leased equipment in the same condition as received (less normal wear and tear). Additional charges will be incurred if cleaning and/or repairs are needed to return leased equipment to original condition.
(3) Lessee is required to either provide an acceptable insurance certificate or pay Lessor's insurance waiver fee (if eligible).
(4) In addition to the above prices, Lessee shall also pay Lessor any sales and use taxes, personal property taxes, and/or any other fees or taxes imposed by any governmental entity or taxing authority related to the leased equipment or its use.
(5) Agreement is contingent upon final acceptance and credit approval by Pac-Van, Inc.

→
**Sign
Here**

Signature: _____
Printed: _____
Title: _____
Date: _____

Signature: _____
Printed: Brian Weber
Title: Branch Manager
Date: _____



FLOOR PLAN