FORM

American Modular Systems
787 Spreckels Avenue
Manteca CA, 95336
P 209.825.1921

May 14, 2025

Tracy Unified School District
1875 W. Lowell Ave
Tracy, CA 95376

Re: DSA Approved ~~TK Classrooms~~ ELO-P at Poet-Christian Elementary

Attn: Donald Dias
Interim Director of Facilities & Planning

American Modular Systems is pleased to provide our proposal for the DSA approved TK Classroom at Poet Christian Elementary School. Our pricing is based upon the AMS-provided preliminary floor plans dated 02/27/24 attached to this proposal for reference. Proposal inclusions/exclusions supersede the information provided on the preliminary floorplan.

Tracy Unified School District is utilizing the provisions of the Santa Cruz City Schools Facility Services Contract and the scope of work as listed below, and in the Inclusions and Exclusions as outlined. The omission of any item(s) not listed in the assumed scope shall not be construed to be included in this pricing.

Base Building(s): DSA approved library building, steel rigid frame construction, Type V non-rated construction, 20 lb roof load, 50+15 lb floor load, 99 basic wind load, 2022 CBC, Ss = 1.354, Non-WUI area, Climate Zone 12, FOB 1701 S. Central Ave, Tracy CA 95376

1 each 36'x40' TK Classroom	1,440 sf ea / $395,480 ea	$ 395,480
	Total 1,440 sf	**$ 395,480**

Per AMS-provided preliminary floor plans dated 02/27/24 attached and refer to inclusions/exclusions list attached

Terms:

Monthly progress payment net 20 days. Quote good for 60 days.

Note:

Proposal pricing excludes potential federal tariffs that may be imposed on construction materials (including but not limited to: steel, wood, concrete, aluminum, etc.). AMS reserves the right to pass these additional costs to the District.

The District and Architect agree the information/design provided by AMS is the rightful property of AMS and shall not be used in whole or in part to publicly bid, solicit quotations, and/or construct the project without the full knowledge and written consent of AMS.

Tracy USD
Poet-Christian ELOP
May 14, 2025

Upon obtaining DSA approval, the District and Architect agree not to use the DSA approved drawings with AMS' proprietary information in the public bid process. In the event AMS is not the successful bidder and not awarded the Project, the AMS proprietary portion of the DSA approved drawings shall not be used for the project. The awarded contractor shall provide and obtain separate DSA approval for the Project.

Proposal Schedule:

Signed Proposal:	May 2025
Purchase Order:	May 2025
Colors:	May 2025
DSA Building Stockpile Approval (by AMS):	July 2025
DSA Site Approval (by AOR):	August 2025
Delivery/Set:	December 2025/January 2026
Substantial Completion	March 2026

The Project Schedule is an estimation contin gent upon building material availability as well as agency approval requirement(s) and is subject to change. The materials listed are based on the understood availability at the time this proposal was generated and may be substituted or altered by AMS in order to maintain the project schedule.

In an effort to expedite building delivery, AMS to submit to DSA via stockpile format for all awarded Tracy USD sites utilizing the same floor plan configuration. DSA stockpile and in-plant inspection fees to be paid for directly by district and are not included in this proposal.

Attachments/Exhibits:
AMS-provided preliminary floor plans dated 02/27/24

Thank you for the opportunity to provide our proposal. If accepted, please check next to each option above, accepted or declined, and sign below accepting the standard terms and conditions of our Cooperative Purchasing Contract, and per the descriptions and pricing listed above.

Accepted By:

Tracy Unified School District

Signature

Donald Dias
Printed Name

Interim Director of Facilities
Title

5-15-25
Date

American Modular Systems, Inc.

Signature

Daniel M. Sarich
Printed Name

President
Title

5/14/2025
Date

DMS/jt

Tracy USD
Poet-Christian ELOP
May 14, 2025

Inclusions:

Building Envelope:

- 2022 CBC
- Engineering & Design
- Standard delivery/Set-up
- Crane charge – up to 120 ton
- Steel moment frame DSA PC based design
- 20 ga standing seam galvanized metal roof, standard ¼:12 dual-slope roof
- PC based concrete foundation *design only* with 12" footings and 18" crawl space**
- Reinforced wood subfloor
- 2"x6" exterior wall framing
- Interior nonrated 2" x 4" walls
- Foundation flashing (6" below finished floor)
- R-30 HD roof insulation, R-19 walls
- Tempered, dual glazed, Bronze anodized non-operable aluminum framed windows as shown on AMS preliminary plans

Exterior:

- 18 ga exterior hollow metal doors
- 16 ga hollow metal door frames
- Cementitious vertical groove siding
- AMS Standard Dunn Edwards paint, 3 color option – door, body, trim
- 5 ft. front overhangs, 2 ft. rear overhangs, no side overhangs
- Enclosed soffits

Interior:

- 9' nominal suspended T-bar ceilings with Armstrong 2'x4' lay-in mineral board ceiling tiles
- AMS School Collection vinyl tack board interior wall covering over ½" gypboard
- AMS standard Patcraft carpet tile flooring with 4" rubber base
- AMS standard walk-off mat at entries
- Locking casework as shown on AMS approved drawings; plastic laminate cabinets and countertops; teaching wall casework with (3) 7' sliding markerboards to match previous TK bldgs for Tracy USD
- Full panel close-up
- Single-compartment AMS standard Elkay stainless sinks as shown on AMS approved drawings; cold water only at all sinks
- Interior doors shall be solid core veneer wood with white birch finish, hollow metal knock down frames

Lighting, Electrical, Data:

- LED Interior lighting
- Occupancy sensors
- (1) AMS standard exterior light at each door, EMS ready with option for roof-mounted photocell
- Interior wall electrical panel stubbed to outside; single-phase power
- All low voltage conduits in wall only stubbed to above ceiling, locations to be provided by AOR, quantity per approved PC
- Power outlets to be coordinated, quantity per approved PC, locations to be provided by AOR

Inclusions (continued):

Mechanical:

- Wall-mount electric HVAC system, single phase
- Programmable T-Stats
- Standard ducted supply registers
- Exhaust fan in restrooms

Restrooms:

- 9' Painted gypsum ceiling in restrooms
- AMS standard full-height FRP walls
- AMS 6" self-coved sheet vinyl flooring
- Wall hung fixture, Manual flush valves
- Floor drain in all restrooms
- AMS standard grab bars, mirror, and ADA toilet paper dispenser
- Exhaust fans; (1) ea per restroom
- Cold water only at all sinks
- All fixtures to be AMS spec

Additional Features/Items:

- Additional blocking for casework
- Semi-recessed fire extinguisher cabinets
- AMS standard Schlage cylinder door hardware & accessories
- Von Duprin L99 panic hardware where required by code
- Coordinate blocking as needed
- Project/contract supervision
- One year warranty
- Sales tax

Exclusions:

General Specification, Fees, and Site Requirements:

- DSA approval, DSA plan fees, DSA inspection fees, DSA inplant/site inspection fees
- Site inspections/approvals/fees
- Architect fees
- Union Labor
- Builders Risk Insurance
- Site security to include the delivered buildings
- Airport proximity STC compliance
- Extreme climate zone HVAC coordination
- Solar option design/approval

Foundation, Foundation Prep:

- Concrete foundations, foundation embeds, vents (grates/frames), vent/access wells, drywells, foundation pit excavation, off-haul of spoils
- Surveying, site preparation/site improvements
- Plans showing grades, benchmarks, maintenance of benchmarks, setbacks, finish floor heights, etc.
- Adequate all weather vehicle/trades access to building pad
- Soils testing, soils reports
- Special handling due to inaccessible site conditions

Equipment and Devices:

- Fire alarm system
- Ramps/ramp transitions to grade
- Exterior/Interior drinking fountain
- Condenser pad, if required, and fencing by others

Electrical and Data:

- EMS systems, EMCS systems pathways and/or coordination
- Load monitoring provisions
- Low voltage systems, motion detectors, intrusion/security systems, cameras, keypads
- IDF cabinets, wires, devices or pathways, pull strings
- ALL Signage
- Projection screens, projectors, TV/monitor brackets, CCTV

Site, Final Connection, Drainage and Plumbing:

- Full time supervision
- Temporary power/water/phone, job trailer, fencing, internet
- Dust control, project debris bin
- SWPPP
- Security, portable toilets, dumpster, storage
- Sidewalks, flatwork, curbs, mow strips, landscaping
- Utilities/connections
- RWL connections to underground

Exclusions (continued):

Miscellaneous:

- Fire sprinklers & riser(s)
- Hot water heaters
- Condenser pad(s) and fencing
- Window shades/rollers
- Sealing/waxing of finish floor coverings
- WUI compliance
- Epoxy grouts, grout sealers
- Window coverings, security screens, window/building awnings, side overhangs
- Appliances, furniture, soap/paper dispensers, hand dryers, changing tables, feminine hygiene dispensers
- Master keying
- Rated walls
- Air balance reports/testing
- Water chlorination

Special Notes:

**IF CONCRETE FOUNDATION INSTALLATION BY OTHERS: Concrete foundation design and engineering by AMS, installation by others. AMS is not responsible for quality of installation, inspections, nor acceptance of foundation. Any review performed by AMS shall be considered a courtesy to assist with the overall project success and does not remove the contractor's responsibility to comply with plans and specifications. Contractor performing foundation installations is responsible to ensure foundation is completed per plans, specifications, and meets tolerances for modular buildings as described in AMS drawings. In the event engineering is required to accommodate errors or omissions, rework or additional coordination/engineering, all expenses shall be reimbursed to AMS. In addition, a $1,500 per hour back change will occur if a delay due to grinding, leveling, etc... is required at the time of installation.

SUB CONTRACTOR PERFORMING CONCRETE FOUNDATION INSTALLATION MUST MEET THE FOLLOWING QUALIFICATIONS:

1. A MINIMUM OF 5 YEARS CONTINUOUS AND CURRENT EXPERIENCE INSTALLING MODULAR (PIT SET) FOUNDATIONS
2. A MINIMUM OF 5 YEARS CONTINUOUS AND CURRENT EXPERIENCE WITH PUBLIC WORKS PROJECTS SPECIFIC TO EDUCATION
3. A MINIMUM OF 5 YEARS CONTINUOUS AND CURRENT EXPERIENCE WORKING ON DIVISION OF STATE ARCHITECT (D.S.A.) APPROVED AND INSPECTED PROJECTS

District must provide an ALL WEATHER truck accessible level/compacted prepared pad. The pad shall be a maximum of 6" from grade level measured diagonally along long axis. All sites exceeding 6" shall be charged on a site-by-site basis. Foundation pad over-excavation must be minimum 5' on all four sides.

Concrete Foundation Exclusions – site demolition, foundation pad excavation, import/export soils, surveying, site improvements, underground hazards, crawl space drainage, dry wells, backfilling/compaction, unforeseen conditions.

Special Notes (continued):

Concrete Foundation Embeds – Per DSA approved AMS PC design, Foundation Embeds are required for all concrete foundations as designed by AMS. IF concrete foundations are by others than AMS, Embeds may be purchased directly by contractor. If foundations by AMS, Embeds are to be included. Embeds must be inspected by a DSA approved welding inspector in accordance with project approved Testing and inspections and per AMS DSA approved drawings.

Point of Connection Drawings (POC) as coordinated with the AOR and design team, supersedes any previous drawings and/or communications regarding POC's, including the DSA approved drawings. The locations and sizing reflected on the POC sheet are the responsibility of the Architect of Record to provide to the appropriate on-site contractors for coordination and execution.

AMS does not have the following included in our scope as listed above per the new requirements in 2016 CBC: exterior lighting back-up battery load monitoring provisions, EMCS systems pathways and/or coordination, airport proximity STC compliance, extreme climate zone HVAC coordination and solar option design/approval. AMS provides non-operable windows as standard for all projects unless otherwise coordinated.

The omission of any item(s) not listed in the assumed scope and/or exclusions shall not be construed to be included in this pricing. All projects per AMS standard PC guidelines, manufacturing methods, finishes and fixtures. AMS does not include direction and/or design for options not included in our scope unless otherwise stated or coordinated prior.

All AMS products are to be considered relocatable at any future date after the initial installation.

FORM

American Modular Systems
787 Spreckels Avenue
Manteca CA, 95336
P 209.825.1921

May 14, 2025

Tracy Unified School District
1875 W. Lowell Ave
Tracy, CA 95376

Re: DSA Approved ~~TK Classrooms~~ ELO-P at Jacobson Elementary

Attn: Donald Dias
Interim Director of Facilities & Planning

American Modular Systems is pleased to provide our proposal for the DSA approved TK Classroom at Jacobson Elementary School. Our pricing is based upon the AMS-provided preliminary floor plans dated 02/27/24 attached to this proposal for reference. Proposal inclusions/exclusions supersede the information provided on the preliminary floorplan.

Tracy Unified School District is utilizing the provisions of the Santa Cruz City Schools Facility Services Contract and the scope of work as listed below, and in the Inclusions and Exclusions as outlined. The omission of any item(s) not listed in the assumed scope shall not be construed to be included in this pricing.

Base Building(s): DSA approved library building, steel rigid frame construction, Type V non-rated construction, 20 lb roof load, 50+15 lb floor load,, 99 basic wind load, 2022 CBC, Ss = 1.193, Non-WUI area, Climate Zone 12, FOB 1750 W Kavanagh Ave, Tracy CA 95376

1 each 36'x40' TK Classroom	1,440 sf ea / $395,480 ea		$ 395,480
		Total 1,440 sf	**$ 395,480**

Per AMS-provided preliminary floor plans dated 02/27/24 attached and refer to inclusions/exclusions list attached

Terms:

Monthly progress payment net 20 days. Quote good for 60 days.

Note:

Proposal pricing excludes potential federal tariffs that may be imposed on construction materials (including but not limited to: steel, wood, concrete, aluminum, etc.). AMS reserves the right to pass these additional costs to the District.

The District and Architect agree the information/design provided by AMS is the rightful property of AMS and shall not be used in whole or in part to publicly bid, solicit quotations, and/or construct the project without the full knowledge and written consent of AMS.

Tracy USD
Jacobson ELOP
May 14, 2025

Upon obtaining DSA approval, the District and Architect agree not to use the DSA approved drawings with AMS' proprietary information in the public bid process. In the event AMS is not the successful bidder and not awarded the Project, the AMS proprietary portion of the DSA approved drawings shall not be used for the project. The awarded contractor shall provide and obtain separate DSA approval for the Project.

Proposal Schedule:

Signed Proposal:	May 2025
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DSA Building Stockpile Approval (by AMS):	July 2025
DSA Site Approval (by AOR):	August 2025
Delivery/Set:	December 2025/January 2026
Substantial Completion	March 2026

The Project Schedule is an estimation contin gent upon building material availability as well as agency approval requirement(s) and is subject to change. The materials listed are based on the understood availability at the time this proposal was generated and may be substituted or altered by AMS in order to maintain the project schedule.

In an effort to expedite building delivery, AMS to submit to DSA via stockpile format for all awarded Tracy USD sites utilizing the same floor plan configuration. DSA stockpile and in-plant inspection fees to be paid for directly by district and are not included in this proposal.

Attachments/Exhibits:
AMS-provided preliminary floor plans dated 02/27/24

Thank you for the opportunity to provide our proposal. If accepted, please check next to each option above, accepted or declined, and sign below accepting the standard terms and conditions of our Cooperative Purchasing Contract, and per the descriptions and pricing listed above.

Accepted By:

Tracy Unified School District

Signature

DONALD DIAS
Printed Name

Interim Director of Facilities
Title

5-15-25
Date

American Modular Systems, Inc.

Signature

Daniel M. Sarich
Printed Name

President
Title

5/14/2025
Date

DMS/jt

Tracy USD
Jacobson ELOP
May 14, 2025

Inclusions:

Building Envelope:

- 2022 CBC
- Engineering & Design
- Standard delivery/Set-up
- Crane charge – up to 120 ton
- Steel moment frame DSA PC based design
- 20 ga standing seam galvanized metal roof, standard ¼:12 dual-slope roof
- PC based concrete foundation *design only* with 12" footings and 18" crawl space**
- Reinforced wood subfloor
- 2"x6" exterior wall framing
- Interior nonrated 2" x 4" walls
- Foundation flashing (6" below finished floor)
- R-30 HD roof insulation, R-19 walls
- Tempered, dual glazed, Bronze anodized non-operable aluminum framed windows as shown on AMS preliminary plans

Exterior:

- 18 ga exterior hollow metal doors
- 16 ga hollow metal door frames
- Cementitious vertical groove siding
- AMS Standard Dunn Edwards paint, 3 color option – door, body, trim
- 5 ft. front overhangs, 2 ft. rear overhangs, no side overhangs
- Enclosed soffits

Interior:

- 9' nominal suspended T-bar ceilings with Armstrong 2'x4' lay-in mineral board celling tiles
- AMS School Collection vinyl tack board interior wall covering over ½" gypboard
- AMS standard Patcraft carpet tile flooring with 4" rubber base
- AMS standard walk-off mat at entries
- Locking casework as shown on AMS approved drawings; plastic laminate cabinets and countertops; teaching wall casework with (3) 7' sliding markerboards to match previous TK bldgs for Tracy USD
- Full panel close-up
- Single-compartment AMS standard Elkay stainless sinks as shown on AMS approved drawings; cold water only at all sinks
- Interior doors shall be solid core veneer wood with white birch finish, hollow metal knock down frames

Lighting, Electrical, Data:

- LED Interior lighting
- Occupancy sensors
- (1) AMS standard exterior light at each door, EMS ready with option for roof-mounted photocell
- Interior wall electrical panel stubbed to outside; single-phase power
- All low voltage conduits in wall only stubbed to above ceiling, locations to be provided by AOR, quantity per approved PC
- Power outlets to be coordinated, quantity per approved PC, locations to be provided by AOR

Inclusions (continued):

Mechanical:

- Wall-mount electric HVAC system, single phase
- Programmable T-Stats
- Standard ducted supply registers
- Exhaust fan in restrooms

Restrooms:

- 9' Painted gypsum ceiling in restrooms
- AMS standard full-height FRP walls
- AMS 6" self-coved sheet vinyl flooring
- Wall hung fixture, Manual flush valves
- Floor drain in all restrooms
- AMS standard grab bars, mirror, and ADA toilet paper dispenser
- Exhaust fans; (1) ea per restroom
- Cold water only at all sinks
- All fixtures to be AMS spec

Additional Features/Items:

- Additional blocking for casework
- Semi-recessed fire extinguisher cabinets
- AMS standard Schlage cylinder door hardware & accessories
- Von Duprin L99 panic hardware where required by code
- Coordinate blocking as needed
- Project/contract supervision
- One year warranty
- Sales tax

Tracy USD
Jacobson ELOP
May 14, 2025

Exclusions:

General Specification, Fees, and Site Requirements:

- DSA approval, DSA plan fees, DSA inspection fees, DSA inplant/site inspection fees
- Site inspections/approvals/fees
- Architect fees
- Union Labor
- Builders Risk Insurance
- Site security to include the delivered buildings
- Airport proximity STC compliance
- Extreme climate zone HVAC coordination
- Solar option design/approval

Foundation, Foundation Prep:

- Concrete foundations, foundation embeds, vents (grates/frames), vent/access wells, drywells, foundation pit excavation, off-haul of spoils
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- Plans showing grades, benchmarks, maintenance of benchmarks, setbacks, finish floor heights, etc.
- Adequate all weather vehicle/trades access to building pad
- Soils testing, soils reports
- Special handling due to inaccessible site conditions

Equipment and Devices:

- Fire alarm system
- Ramps/ramp transitions to grade
- Exterior/interior drinking fountain
- Condenser pad, if required, and fencing by others

Electrical and Data:

- EMS systems, EMCS systems pathways and/or coordination
- Load monitoring provisions
- Low voltage systems, motion detectors, intrusion/security systems, cameras, keypads
- IDF cabinets, wires, devices or pathways, pull strings
- ALL Signage
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Site, Final Connection, Drainage and Plumbing:

- Full time supervision
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- SWPPP
- Security, portable toilets, dumpster, storage
- Sidewalks, flatwork, curbs, mow strips, landscaping
- Utilities/connections
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Exclusions (continued):

Miscellaneous:

- Fire sprinklers & riser(s)
- Hot water heaters
- Condenser pad(s) and fencing
- Window shades/rollers
- Sealing/waxing of finish floor coverings
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- Appliances, furniture, soap/paper dispensers, hand dryers, changing tables, feminine hygiene dispensers
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Special Notes:

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Manteca CA, 95336
P 209.825.1921

May 14, 2025

Tracy Unified School District
1875 W. Lowell Ave
Tracy, CA 95376

ELO-P

Re: DSA Approved ~~TK Classrooms~~ at Freiler Elementary School

Attn: Donald Dias
Interim Director of Facilities & Planning

American Modular Systems is pleased to provide our proposal for the DSA approved TK Classroom at Freiler Elementary School. Our pricing is based upon the AMS-provided preliminary floor plans dated 02/27/24 attached to this proposal for reference. Proposal inclusions/exclusions supersede the information provided on the preliminary floorplan.

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Base Building(s): DSA approved library building, steel rigid frame construction, Type V non-rated construction, 20 lb roof load, 50+15 lb floor load,, 99 basic wind load, 2022 CBC, Ss = 1.193, Non-WUI area, Climate Zone 12, FOB 2421 W. Lowell Ave, Tracy CA 95377

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		Total 1,440 sf	**$ 395,480**

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Tracy USD
Freiler ELOP
May 14, 2025

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Accepted By:

Tracy Unified School District

Signature

DONALD DIAS
Printed Name

INTERIM DIRECTOR OF FACILITIES
Title

5-15-25
Date

American Modular Systems, Inc.

Signature

Daniel M. Sarich
Printed Name

President
Title

5/14/2025
Date

DMS/jt

Tracy USD
Freiler ELOP
May 14, 2025

Inclusions:

Building Envelope:

- 2022 CBC
- Engineering & Design
- Standard delivery/Set-up
- Crane charge – up to 120 ton
- Steel moment frame DSA PC based design
- 20 ga standing seam galvanized metal roof, standard ¼:12 dual-slope roof
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- 2"x6" exterior wall framing
- Interior nonrated 2" x 4" walls
- Foundation flashing (6" below finished floor)
- R-30 HD roof insulation, R-19 walls
- Tempered, dual glazed, Bronze anodized non-operable aluminum framed windows as shown on AMS preliminary plans

Exterior:

- 18 ga exterior hollow metal doors
- 16 ga hollow metal door frames
- Cementitious vertical groove siding
- AMS Standard Dunn Edwards paint, 3 color option – door, body, trim
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- Enclosed soffits

Interior:

- 9' nominal suspended T-bar ceilings with Armstrong 2'x4' lay-in mineral board ceiling tiles
- AMS School Collection vinyl tack board interior wall covering over ½" gypboard
- AMS standard Patcraft carpet tile flooring with 4" rubber base
- AMS standard walk-off mat at entries
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- Full panel close-up
- Single-compartment AMS standard Elkay stainless sinks as shown on AMS approved drawings; cold water only at all sinks
- Interior doors shall be solid core veneer wood with white birch finish, hollow metal knock down frames

Lighting, Electrical, Data:

- LED Interior lighting
- Occupancy sensors
- (1) AMS standard exterior light at each door, EMS ready with option for roof-mounted photocell
- Interior wall electrical panel stubbed to outside; single-phase power
- All low voltage conduits in wall only stubbed to above ceiling, locations to be provided by AOR, quantity per approved PC
- Power outlets to be coordinated, quantity per approved PC, locations to be provided by AOR

Inclusions (continued):

Mechanical:

- Wall-mount electric HVAC system, single phase
- Programmable T-Stats
- Standard ducted supply registers
- Exhaust fan in restrooms

Restrooms:

- 9' Painted gypsum ceiling in restrooms
- AMS standard full-height FRP walls
- AMS 6" self-coved sheet vinyl flooring
- Wall hung fixture, Manual flush valves
- Floor drain in all restrooms
- AMS standard grab bars, mirror, and ADA toilet paper dispenser
- Exhaust fans; (1) ea per restroom
- Cold water only at all sinks
- All fixtures to be AMS spec

Additional Features/Items:

- Additional blocking for casework
- Semi-recessed fire extinguisher cabinets
- AMS standard Schlage cylinder door hardware & accessories
- Von Duprin L99 panic hardware where required by code
- Coordinate blocking as needed
- Project/contract supervision
- One year warranty
- Sales tax

Exclusions:

General Specification, Fees, and Site Requirements:

- DSA approval, DSA plan fees, DSA inspection fees, DSA inplant/site inspection fees
- Site inspections/approvals/fees
- Architect fees
- Union Labor
- Builders Risk Insurance
- Site security to include the delivered buildings
- Airport proximity STC compliance
- Extreme climate zone HVAC coordination
- Solar option design/approval

Foundation, Foundation Prep:

- Concrete foundations, foundation embeds, vents (grates/frames), vent/access wells, drywells, foundation pit excavation, off-haul of spoils
- Surveying, site preparation/site improvements
- Plans showing grades, benchmarks, maintenance of benchmarks, setbacks, finish floor heights, etc.
- Adequate all weather vehicle/trades access to building pad
- Soils testing, soils reports
- Special handling due to inaccessible site conditions

Equipment and Devices:

- Fire alarm system
- Ramps/ramp transitions to grade
- Exterior/interior drinking fountain
- Condenser pad, if required, and fencing by others

Electrical and Data:

- EMS systems, EMCS systems pathways and/or coordination
- Load monitoring provisions
- Low voltage systems, motion detectors, intrusion/security systems, cameras, keypads
- IDF cabinets, wires, devices or pathways, pull strings
- ALL Signage
- Projection screens, projectors, TV/monitor brackets, CCTV

Site, Final Connection, Drainage and Plumbing:

- Full time supervision
- Temporary power/water/phone, job trailer, fencing, internet
- Dust control, project debris bin
- SWPPP
- Security, portable toilets, dumpster, storage
- Sidewalks, flatwork, curbs, mow strips, landscaping
- Utilities/connections
- RWL connections to underground

Exclusions (continued):

Miscellaneous:

- Fire sprinklers & riser(s)
- Hot water heaters
- Condenser pad(s) and fencing
- Window shades/rollers
- Sealing/waxing of finish floor coverings
- WUI compliance
- Epoxy grouts, grout sealers
- Window coverings, security screens, window/building awnings, side overhangs
- Appliances, furniture, soap/paper dispensers, hand dryers, changing tables, feminine hygiene dispensers
- Master keying
- Rated walls
- Air balance reports/testing
- Water chlorination

Special Notes:

**IF CONCRETE FOUNDATION INSTALLATION BY OTHERS: Concrete foundation design and engineering by AMS, installation by others. AMS is not responsible for quality of installation, inspections, nor acceptance of foundation. Any review performed by AMS shall be considered a courtesy to assist with the overall project success and does not remove the contractor's responsibility to comply with plans and specifications. Contractor performing foundation installations is responsible to ensure foundation is completed per plans, specifications, and meets tolerances for modular buildings as described in AMS drawings. In the event engineering is required to accommodate errors or omissions, rework or additional coordination/engineering, all expenses shall be reimbursed to AMS. In addition, a $1,500 per hour back change will occur if a delay due to grinding, leveling, etc... is required at the time of installation.

SUB CONTRACTOR PERFORMING CONCRETE FOUNDATION INSTALLATION MUST MEET THE FOLLOWING QUALIFICATIONS:

1. A MINIMUM OF 5 YEARS CONTINUOUS AND CURRENT EXPERIENCE INSTALLING MODULAR (PIT SET) FOUNDATIONS
2. A MINIMUM OF 5 YEARS CONTINUOUS AND CURRENT EXPERIENCE WITH PUBLIC WORKS PROJECTS SPECIFIC TO EDUCATION
3. A MINIMUM OF 5 YEARS CONTINUOUS AND CURRENT EXPERIENCE WORKING ON DIVISION OF STATE ARCHITECT (D.S.A.) APPROVED AND INSPECTED PROJECTS

District must provide an ALL WEATHER truck accessible level/compacted prepared pad. The pad shall be a maximum of 6" from grade level measured diagonally along long axis. All sites exceeding 6" shall be charged on a site-by-site basis. Foundation pad over-excavation must be minimum 5' on all four sides.

Concrete Foundation Exclusions – site demolition, foundation pad excavation, import/export soils, surveying, site improvements, underground hazards, crawl space drainage, dry wells, backfilling/compaction, unforeseen conditions.

Special Notes (continued):

Concrete Foundation Embeds – Per DSA approved AMS PC design, Foundation Embeds are required for all concrete foundations as designed by AMS. IF concrete foundations are by others than AMS, Embeds may be purchased directly by contractor. If foundations by AMS, Embeds are to be included. Embeds must be inspected by a DSA approved welding inspector in accordance with project approved Testing and inspections and per AMS DSA approved drawings.

Point of Connection Drawings (POC) as coordinated with the AOR and design team, supersedes any previous drawings and/or communications regarding POC's, including the DSA approved drawings. The locations and sizing reflected on the POC sheet are the responsibility of the Architect of Record to provide to the appropriate on-site contractors for coordination and execution.

AMS does not have the following included in our scope as listed above per the new requirements in 2016 CBC: exterior lighting back-up battery load monitoring provisions, EMCS systems pathways and/or coordination, airport proximity STC compliance, extreme climate zone HVAC coordination and solar option design/approval. AMS provides non-operable windows as standard for all projects unless otherwise coordinated.

The omission of any item(s) not listed in the assumed scope and/or exclusions shall not be construed to be included in this pricing. All projects per AMS standard PC guidelines, manufacturing methods, finishes and fixtures. AMS does not include direction and/or design for options not included in our scope unless otherwise stated or coordinated prior.

All AMS products are to be considered relocatable at any future date after the initial installation.

FORM

American Modular Systems
787 Spreckels Avenue
Manteca CA, 95336
P 209.825.1921

May 14, 2025

Tracy Unified School District
1875 W. Lowell Ave
Tracy, CA 95376

Re: DSA Approved ~~TK~~ EC0-P Classrooms at North Elementary School

Attn: Donald Dias
Interim Director of Facilities & Planning

American Modular Systems is pleased to provide our proposal for the DSA approved TK Classroom at North Elementary School. Our pricing is based upon the AMS-provided preliminary floor plans dated 02/27/24 attached to this proposal for reference. Proposal inclusions/exclusions supersede the information provided on the preliminary floorplan.

Tracy Unified School District is utilizing the provisions of the Santa Cruz City Schools Facility Services Contract and the scope of work as listed below, and in the Inclusions and Exclusions as outlined. The omission of any item(s) not listed in the assumed scope shall not be construed to be included in this pricing.

Base Building(s): DSA approved library building, steel rigid frame construction, Type V non-rated construction, 20 lb roof load, 50+15 lb floor load, 99 basic wind load, 2022 CBC, Ss = 1.096, Non-WUI area, Climate Zone 12, FOB 2875 Holly Dr, Tracy CA 95376

1 each 36'x40' TK Classroom	1,440 sf ea / $395,480 ea		$ 395,480
		Total 1,440 sf	**$ 395,480**

Per AMS-provided preliminary floor plans dated 02/27/24 attached and refer to inclusions/exclusions list attached

Terms:

Monthly progress payment net 20 days. Quote good for 60 days.

Note:

Proposal pricing excludes potential federal tariffs that may be imposed on construction materials (including but not limited to: steel, wood, concrete, aluminum, etc.). AMS reserves the right to pass these additional costs to the District.

The District and Architect agree the information/design provided by AMS is the rightful property of AMS and shall not be used in whole or in part to publicly bid, solicit quotations, and/or construct the project without the full knowledge and written consent of AMS.

Tracy USD
North ES ELOP
May 14, 2025

Upon obtaining DSA approval, the District and Architect agree not to use the DSA approved drawings with AMS' proprietary information in the public bid process. In the event AMS is not the successful bidder and not awarded the Project, the AMS proprietary portion of the DSA approved drawings shall not be used for the project. The awarded contractor shall provide and obtain separate DSA approval for the Project.

Proposal Schedule:

Signed Proposal:	May 2025
Purchase Order:	May 2025
Colors:	May 2025
DSA Building Stockpile Approval (by AMS):	July 2025
DSA Site Approval (by AOR):	August 2025
Delivery/Set:	December 2025/January 2026
Substantial Completion	March 2026

The Project Schedule is an estimation contin gent upon building material availability as well as agency approval requirement(s) and is subject to change. The materials listed are based on the understood availability at the time this proposal was generated and may be substituted or altered by AMS in order to maintain the project schedule.

In an effort to expedite building delivery, AMS to submit to DSA via stockpile format for all awarded Tracy USD sites utilizing the same floor plan configuration. DSA stockpile and in-plant inspection fees to be paid for directly by district and are not included in this proposal.

Attachments/Exhibits:

AMS-provided preliminary floor plans dated 02/27/24

Thank you for the opportunity to provide our proposal. If accepted, please check next to each option above, accepted or declined, and sign below accepting the standard terms and conditions of our Cooperative Purchasing Contract, and per the descriptions and pricing listed above.

Accepted By:

Tracy Unified School District

Signature

Donald Dias

Printed Name

Interim Director of Facilities

Title

5-15-25

Date

American Modular Systems, Inc.

Signature

Daniel M. Sarich

Printed Name

President

Title

5/14/2025

Date

DMS/jt

Tracy USD
North ES ELOP
May 14, 2025

Inclusions:

Building Envelope:

- 2022 CBC
- Engineering & Design
- Standard delivery/Set-up
- Crane charge – up to 120 ton
- Steel moment frame DSA PC based design
- 20 ga standing seam galvanized metal roof, standard ¼:12 dual-slope roof
- PC based concrete foundation *design only* with 12" footings and 18" crawl space**
- Reinforced wood subfloor
- 2"x6" exterior wall framing
- Interior nonrated 2" x 4" walls
- Foundation flashing (6" below finished floor)
- R-30 HD roof insulation, R-19 walls
- Tempered, dual glazed, Bronze anodized non-operable aluminum framed windows as shown on AMS preliminary plans

Exterior:

- 18 ga exterior hollow metal doors
- 16 ga hollow metal door frames
- Cementitious vertical groove siding
- AMS Standard Dunn Edwards paint, 3 color option – door, body, trim
- 5 ft. front overhangs, 2 ft. rear overhangs, no side overhangs
- Enclosed soffits

Interior:

- 9' nominal suspended T-bar ceilings with Armstrong 2'x4' lay-in mineral board ceiling tiles
- AMS School Collection vinyl tack board interior wall covering over ½" gypboard
- AMS standard Patcraft carpet tile flooring with 4" rubber base
- AMS standard walk-off mat at entries
- Locking casework as shown on AMS approved drawings; plastic laminate cabinets and countertops; teaching wall casework with (3) 7' sliding markerboards to match previous TK bldgs for Tracy USD
- Full panel close-up
- Single-compartment AMS standard Elkay stainless sinks as shown on AMS approved drawings; cold water only at all sinks
- Interior doors shall be solid core veneer wood with white birch finish, hollow metal knock down frames

Lighting, Electrical, Data:

- LED Interior lighting
- Occupancy sensors
- (1) AMS standard exterior light at each door, EMS ready with option for roof-mounted photocell
- Interior wall electrical panel stubbed to outside; single-phase power
- All low voltage conduits in wall only stubbed to above ceiling, locations to be provided by AOR, quantity per approved PC
- Power outlets to be coordinated, quantity per approved PC, locations to be provided by AOR

Inclusions (continued):

Mechanical:

- Wall-mount electric HVAC system, single phase
- Programmable T-Stats
- Standard ducted supply registers
- Exhaust fan in restrooms

Restrooms:

- 9' Painted gypsum ceiling in restrooms
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