



MODTECH HOLDINGS, INC

November 21, 2005

Mr. Jim Sowerbrower, Capital Projects Manager
County Manager's Office, County of San Mateo
County Government Center
455 County Center, 5th Floor
Redwood City, CA 94036-1663

Subject: Revised Quotation & Schedule – San Mateo County Community School

Dear Mr. Sowerbrower:

Pursuant to our conversation this morning, I am submitting this revised quotation with a revised schedule commitment.

This project is based on terms, conditions and pricing found in Modtech's Open Contract Bid # 46-04/05 FB with Coachella Valley Unified School District. A Specific list of the items included.

We have included the following buildings:

- Five 24' x 40' Classrooms
- One 36' x 40' Open Lunch Room
- One 48' x 40' Administration Building
- One 12' x 40' Restroom Building

Total Cost for the Project

\$ 581,780

Note: Pricing includes taxes, bonds, insurance, prevailing wage at the site, engineering and project management.

Terms – Cash Progressive Payments:

Monthly cash progressive payments based upon a Modtech submitted and County approved Schedule of Values as submitted by Modtech Senior Project Manager prior to in-plant construction start and upon receipt of signed agreements or purchase order. The initial progress billing will be made at the time buildings are shipped to the site. Payment terms for the initial invoice will be net 10 days of arrival of the buildings on San Mateo's site.

Mr. Jim Sowerbrower
November 21, 2005
Page 2

Inclusions:

- Engineering, drawings, and calculations to county architect or construction manager based on proposal, floor plan and Modtech's standard DSA designs.
 - Standard delivery and installation.
 - Specifications per proposal and Coachella Bid.
 - Standard set up of modules onto wood sleeper foundation system.
 - Restroom plumbing waste and supply through the floor and out through Modtech foundation for connection to P.O.C. by others.
 - Flush valve wall mount toilets for restrooms.
 - Fiberglass Reinforced Plastic (FRP) wall finish for restrooms.
 - Porcelain marker boards for each classroom.
 - Rigid steel frame building design 70 mph, 20 lb. roof.
 - On grade DSA wood foundation system 70 load with under building clearance per the requirements included in the "PC".
 - Interior and exterior walls, roof and floor to have insulation.
 - Plumbing manifold under wet building(s) with positive fall through foundation.
 - In-plant painted doors and frames.
 - Classrooms, Open Lunch Room, and Administration Building include 26 oz. carpet and 4" rubber carpet base.
 - Restroom Building and the restroom in the Admin building include sheet vinyl with self cove base.
 - Preparation for fire alarm system wiring (devices, wire, testing and all installation are by others). Preparation will include 3/4" conduit stubbed to ceiling cavity with pull string.
- Quantities as follows:
- Each Classroom: 1 Pull Station; 1 Interior Audio/Visual; 2 Smoke Detectors; 1 Heat Detector; 1 Exterior Horn.
 - Lunch Room: 2 Pull Stations; 1 Interior Audio/Visual; 4 Smoke Detectors; 1 Heat Detector; 2 Exterior Horns
 - Administration: 2 Pull Stations; 2 Interior Audio/Visual; 7 Smoke Detectors; 1 Heat Detector; 1 Exterior Horn
 - Restroom: 1 Pull Station; 3 Interior Audio/Visual; 3 Smoke Detectors; 4 Heat Detector; 1 Exterior Horn

Exclusions:

- DSA submittal and final approvals of building and site (by Owner).
- Clear, level and compacted dirt pad for Modtech building foundation system.
- Additional cost for access in/out of site for all equipment and workmen. Crane (if required due to poor site access).
- All low voltage systems & components (fire alarm, phone, devices, wire, etc.) and connection to site system.
- All utility connections, including cleanouts, valves, pressure control devices or other appurtenances that may be required at connection points. Water and waste plumbing lines will be stubbed to the exterior of each building. Electrical connection points at each building will be at the building load center panel.

Mr. Jim Sowerbrower
November 21, 2005
Page 3

Exclusions (Continued):

- DSA in plant and on site inspections.
- All costs associated for underground obstructions including additional cost (if required, for removal, relocation, repair, bridging, haul-off, and disposal).
- Asphalt or grass removal for level dirt foundation pad. Site and building backfill and re-compaction of grade with soil, asphalt, or sidewalks around building perimeter.
- Paper and soap dispensers, building signage. .
- Fire sprinklers, rated building, or flow rate report (if required).
- Soils Reports and recommendations to pad or revisions to Modtech's wood foundation system and design including additional cost for additional support, enlarged footing pads or an alternate foundation (if required).

Piggyback Reconciliation

| <u>Description</u> | <u>Base Building Itemization</u> | | | | |
|-----------------------------------|----------------------------------|-----------------|------------|------------|--------------|
| | <u>Item #</u> | <u>Price Ea</u> | <u>Qty</u> | <u>UoM</u> | <u>Total</u> |
| <u>Standard Classrooms</u> | | | | | |
| Standard 24'x40' | A1 | \$31,374.00 | 5.0 | Ea | \$156,870.00 |
| Set-Up | A2 | \$1,691.00 | 5.0 | Ea | \$8,455.00 |
| 26 Ga. Steel Over 3/4" Plywd | A33 | \$718.00 | 5.0 | Ea | \$3,590.00 |
| Standard Carpet-26 Oz. | A14 | \$4,798.00 | 5.0 | Ea | \$23,990.00 |
| 70 Lb. Stiffened Floor | A18 | \$998.00 | 5.0 | Ea | \$4,990.00 |
| <u>Model "B" Restroom</u> | | | | | |
| 12' X 40 Model "B" | V1 | \$49,838.00 | 1.0 | Ea | \$49,838.00 |
| Set-Up | V2 | \$3,495.00 | 1.0 | Ea | \$3,495.00 |
| 26 Ga. Steel Over 3/4" Plywd | V33 | \$359.00 | 1.0 | Ea | \$359.00 |
| Sheet Vinyl | | | | Ea. | Incl. |
| 70 Lb. Stiffened Floor | V18 | | | Bldg. | Incl. |
| <u>36' X 40' Library</u> | | | | | |
| Standard 36' X 40' | B1 | \$54,931.00 | 1.0 | Ea. | \$54,931.00 |
| Set-Up | B2 | \$4,162.00 | 1.0 | Ea. | \$4,162.00 |
| 26 Ga. Steel Over 3/4" Plywd | B33 | \$1,077.00 | 1.0 | Ea. | \$1,077.00 |
| 70 Lb. Stiffened Floor | B18 | \$1,498.00 | 1.0 | Ea. | \$1,498.00 |
| Standard Carpet-26 Oz. | B14 | | 1.0 | Ea. | Incl. |
| <u>Admin. Bldg.</u> | | | | | |
| Standard 48' X 40' | C1 | \$71,065.00 | 1.0 | Ea. | \$71,065.00 |
| Set-Up | C2 | \$5,302.00 | 1.0 | Ea. | \$5,302.00 |
| 26 Ga. Steel Over 3/4" Plywood | C33 | \$1,436.00 | 1.0 | Ea. | \$1,436.00 |
| 100 Lb. Stiffened Floor | C20 | \$2,679.00 | 1.0 | Ea. | \$2,679.00 |
| Standard Carpet-26 Oz. | C14 | \$8,578.00 | 1.0 | Ea. | \$8,578.00 |
| Subtotal - Base Building Items | | | | | \$402,315.00 |
| <u>Region Increase</u> | | | | | |
| Region "#2" (7%) | | 7% | | Lot | \$28,162.05 |

Additional Alternates Itemization

| <u>Description</u> | <u>Add Alt</u> | <u>Cost</u> | <u>Qty.</u> | <u>UoM</u> | <u>Total</u> |
|----------------------------|----------------|-------------|-------------|------------|---------------------|
| Transportation | #282 | \$1,525.00 | 18.0 | Unit | \$27,450.00 |
| Plumbed Sink Cabinet | #198 | \$2,894.00 | 1.0 | Ea. | \$2,894.00 |
| WIC #102 Base Cabinet | #199 | \$866.00 | 1.0 | Ea. | \$866.00 |
| WIC #302 Upper Cabinet | #206 | \$722.00 | 2.0 | Ea. | \$1,444.00 |
| Instant Flow Tankless W/H | #167 | \$540.00 | 1.0 | Ea. | \$540.00 |
| Delete Door To Double | #42 | \$1,484.00 | (2.0) | Ea. | (\$2,968.00) |
| Add Double Door | #48 | \$3,145.00 | 2.0 | Ea. | \$6,290.00 |
| Additional Interior Doors | #52 | \$875.00 | 5.0 | Ea. | \$4,375.00 |
| Additional 6040 Windows | #63 | \$758.00 | 2.0 | Ea. | \$1,516.00 |
| Additional 4040 Windows | #64 | \$683.00 | 2.0 | Ea. | \$1,366.00 |
| Wall HVAC To Roof HHVAC | #123 | \$9,853.00 | 2.0 | Ea. | \$19,706.00 |
| Interior Unisex Restroom | #165 | \$6,595.00 | 1.0 | Ea. | \$6,595.00 |
| Additional Interior Wall | #10 | \$89.00 | 119.0 | LF | \$10,591.00 |
| Additional Interior Switch | #103 | \$99.00 | 5.0 | Ea. | \$495.00 |
| Additional 3 Way Switch | #104 | \$135.00 | 1.0 | Ea. | \$135.00 |
| Additional Duplex Plugs | #89 | \$98.00 | 8.0 | Ea. | \$784.00 |
| Misc. J-Boxes | #102 | \$78.00 | 25.0 | Ea. | \$1,950.00 |
| Stair Additions | #246 | \$967.00 | 2.0 | Ea. | \$1,934.00 |
| Custom Ramp Addition | #245 | \$2,000.00 | 1.0 | Ea. | \$2,000.00 |
| Engineering Sup. | #268 | \$95.00 | 60.0 | Hr. | \$5,700.00 |
| Contract Sup. | #269 | \$95.00 | 184.0 | Hr. | \$17,480.00 |
| Subtotal | | | | | \$541,620.05 |
| Index Increase (4%) | | 4% | | | \$21,664.80 |
| Subtotal | | | | | \$563,284.85 |
| Sales Tax | | | | | \$18,495.15 |
| Total Project Cost | | | | | \$581,780.00 |

Schedule

| | |
|---|-------------------|
| County Submits Purchase Order to Modtech | December 14, 2005 |
| Modtech Completes Review and Accepts Purchase Order | December 23, 2005 |
| Modtech Submits All Color Selection Choices to County | January 9, 2006 |
| County Completes Selections and Submits to Modtech | February 6, 2006 |
| Building Manufacturing Begins | April 17, 2006 |
| All Building Units Arrive On Site | May 19, 2006 |
| Substantial Completion – With Punch List | July 7, 2006 |
| Final Completion | July 21, 2006 |

Mr. Jim Sowerbrower
November 21, 2005
Page 5

The schedule shown above is based on current known backlog which includes schedule commitments similar to this one. It should be considered a worst case schedule. Every effort will be made to complete the project at earlier dates shown. Please contact me if there are any questions.

Sincerely,

Gary G. Ganz
Business Development Manager
Direct Telephone 209-495-6404