



**Modular Classroom and Physical Education Buildings
Monroe Twp. Board of Education**

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Monroe Twp Schools
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**MOBILEASE
MODULAR SPACE, INC.**

SCOPE OF WORK

I. Manufacturer and Engineering Drawings:

The drawings shall include the following:

1. Cover Page
2. Specifications
3. Elevations
4. Floor Plan
5. Electrical Plan
6. Mechanical Plan
7. Cross Section
8. Foundation and Anchor Plan
9. *Exterior Deck Systems – included with the exterior deck option*

Drawings are sealed by a State of NJ Registered Professional Engineer and are Third Party Inspected/Certified.

II. Site Clearing/Preparation/Investigation:

- It is the responsibility of the client to guarantee unobstructed accessibility for delivery of the modular units and provide staging area. The location shall be coordinated with Mobilease's project manager in order to facilitate the setting of the modular buildings.
- Mobilease is assuming a 3,000 PSF soil compaction or above.

III. Installation of Modular Building:

- Transport modular units to Monroe, NJ. Includes all hauling permits and escorts.
- Install 8"x8"x16" double dry stack CMU piers on ABS pads and anchor per NJ PE Stamped Foundation Design.
- Truck set mods on CMU dry stack piers above grade.
- Anchor modular frame using cross-drive ground anchors or equal.
- Seam interior / exterior modular building and install ship loose items.
- Supply and install perimeter skirting to match siding.
- Provide construction cleaning (scrap and broom sweep) to interior of building and remove and dispose of all Mobilease construction debris from site.
- Mobilease will supply a project manager/superintendent during delivery and installation completion.

SCOPE OF WORK (continued)

IV. Site Related Work:

Electrical:

Classrooms

- An 800 Amp underground service from the street
- An 800 Amp MDP with CT cabinet
- Grounding of service
- Nine 150 Amp feeds
- Set pole for overhead low voltage system
- Fire alarm system with tie in to existing system
- Atomic clocks
- Speakers in corridor along with phone outlet. Paging will be through the phones
- Excavation and backfill

PE Doublewide

- Extend the PVC underground conduit from its existing location on top of the hill to the new double-wide unit.
- Pull new service feeders from the service pole at the street to two new 200 Amp disconnect switches located at the modular cardio unit.
- Run sub-feeds to the two 150 Amp sub-panels.
- Provide a fire alarm system and tie the devices into the existing school.
- Provide one atomic clock in the modular unit.
- Paging will be provided through the telephone system.
- Provide one data jack in the unit.

Telephone/Data/Public Address (Classroom Complex Only):

- Furnish and install (2) Cat-6 outlets within the new modular building classrooms as noted.
- Furnish and install (1) Cat-6 WAP outlet within the new modular building classrooms as noted.
- Furnish and install (1) Cat-6 outlet within the new modular building IDF to the new PE modular as noted.
- Furnish and install (1) 12-strand Single mode fiber optic backbone cable to connect school and modular unit. Furnish and install all SC-type fiber optic termination hardware within the modular unit and the schools IDF.
- All Cat-6 cabling will be terminated onto a rack mount Cat-6 48-port patch panel within the TR.
- Furnish and install (1) wall mounted rack within the new modular IDF.

SCOPE OF WORK (continued)

Telephone/Data/Public Address (Classroom Complex Only) (continued):

- Furnish and install labor to install vendor supplied security system. The system will consist of (2) intelligent dual reader controllers, (2) power supply cabinets, (4) card readers, (4) request to exit motion sensors and (7) door contacts. All programming and terminations within the security panel to be completed by the schools preferred security vendor.
- Furnish labor to install owner supplied Extron WVS-401D audio visual units within each of the (8) classrooms. All A/V equipment and cabling will be provided by the owner as part of the Extron package for each classroom.
- Furnish and install (4) OSP Cat-6 cables from the MDF within the school to the (4) corners of the modular unit for CCTV. All equipment for CCTV to be furnished and installed by the district.
- All cabling will be supported within the modular unit using a J-hook support system.
- All cabling will be labeled at both ends and tested with all test reports given the customer at the conclusion of the project.

Data Exclusions

- All data/voice connections and cross-connections (fiber / copper) onto the new and/or existing data/voice switch will be completed by others.
- Any and all data and/or voice switches to be furnished and installed by others if applicable.
- Any and all CCTV equipment, installation of equipment and programming and/or focusing of equipment is by others.
- As part of the security installation, the security vendor requires a network connect within the modular network switch.
- Any and all owner supplied equipment must be onsite prior to start of the project.

Plumbing (Classroom Complex Only):

- Supply and install one 4" PVC SDR 35 sewer line from the manhole located in the school driveway.
- Manhole is approximately 11' deep, so we will core the side of the manhole at a minimum depth of approximately 3'
- Install an inside drop connection and attach in the inside of the manhole wall to save on depth of excavation
- Run approximately 75' of 4" SDR sewer stubbing up under the modular building
- Excavate and locate the main building water service which we are told runs under the parking lot where the new building will be placed. (Please be advised the drawings provided do not show this.)

SCOPE OF WORK (continued)

Plumbing (Classroom Complex Only) (continued):

- Install a 2" wet tap and stub up a water service for connection to the modular building.
- Manifold all drainage using PVC pipe and fitting connecting to the sewer stub up.
- Connect the water service to the building.
- Provide heat tape and insulation.
- Remove and replace the asphalt.

Canopy/Decks/Ramps:

Classrooms

- +/- 237' Aluminum canopy (white), 8' wide. Canopy to extend to driveway. Lagged to modular building/anchored to below grade footings.
- Below grade footings as designed by NJ PE.
- 6'x8' aluminum deck with 45' ramp including guardrails & handrails.
- 6'x8' aluminum deck with 60' ramp including guardrails & handrails.

PE Doublewide

- +/- 45' Aluminum canopy (white), 8' wide. Canopy to extend to existing canopy. Lagged to modular building/anchored to below grade footings.
- Below grade footings as designed by NJ PE.
- 6'x8' aluminum deck with 40' ramp including guardrails & handrails.
- 6'x8' aluminum deck with steps including guardrails & handrails.

Lockers:

- Penco Vanguard Lockers at 18" x 12" x 36"/72", double tier (200 openings at 18"x12"x36"). Lockers furnished with continuous slope tops, 6" closed base and 200 Master Lock Co. # 1630 built-in combo locks. Each opening furnished with interior hooks, number tags and lock.

V. Technical Clarifications:

- Mobilease will provide transportation permits, only. All other permits are the responsibility of the customer.
- Sidewalks are not included.
- The customer is responsible for marking out all private utilities.
- The customer is responsible for all zoning requirements.
- Prices quoted herein exclude any and all taxes.
- Available previously leased building.

SCOPE OF WORK (continued)

Technical Clarifications (Continued):

- Water line is assumed to be located at valve box. (Not shown on Site Drawings.)
- All utility fees / Upgrade fees, etc. are the responsibility of the Owner.
- This proposal is based on prevailing wages.
- Proposal excludes provision for site grading, parking lots, furniture, and all other site, building, and demo not listed in the above scope of work.
- Proposal excludes all rock excavation / Hazardous material or replacement of unsuitable/contaminated material.
- Proposal includes ABS pads foundation system set directly on existing Asphalt if Local Municipality requires below grade foundation system MMS can provide pricing via change order to the contract.
- Proposal excludes Asbestos remediation / removal.
- The customer is responsible for marking out all private utilities.
- Proposal excludes soils borings report, compaction / concrete testing.
- Lost time due to unknown underground obstructions, utilities, weather and other parties.
- Prices quoted herein, Excludes Sales and/or Use tax, local taxes.
- Based out 3000 psf soil bearing capacity.

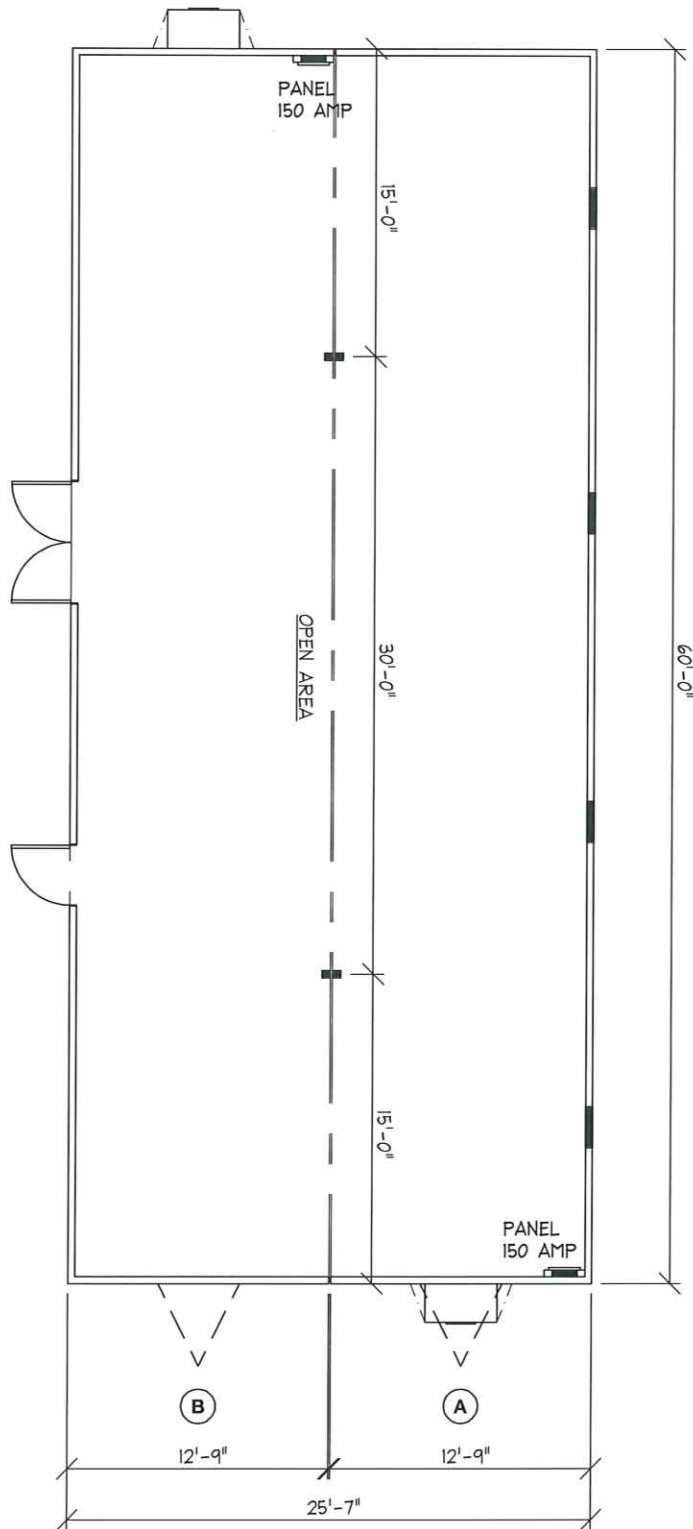
Pricing Summary

126'x64' Modular Classroom Building with restrooms

• 36 month operating lease	\$ 10,080.00 per month
• 60 month operating lease	\$ 8,862.00 per month
• General Conditions/ Delivery/ Install	\$ 178,200.00
• 60' aluminum deck and ramp at front entrance	\$ 17,350.00
• 45' aluminum deck and ramp at rear	\$ 14,500.00
• 237'x8' aluminum canopy system	\$ 71,000.00
• Mechanical connections	\$ 49,280.00
• Electrical connections per scope	\$ 192,852.00
• Data comm and IT connections per scope	\$ 36,531.00
• Provide and install 200 lockers	\$ 36,500.00
• Teardown and remove	\$ Cost + 15%

24'x60' Modular Physical Education Building

• 36 month operating lease	\$ 2,250.00 per month
• 60 month operating lease	\$ 1,980.00 per month
• General Conditions/ Delivery/ Install	\$ 42,200.00
• 40' aluminum ADA deck and ramp	\$ 11,350.00
• 5'x5' aluminum deck and step	\$ 3,500.00
• 45'x8' aluminum canopy system	\$ 13,860.00
• Electrical connections per scope	\$ 39,105.00
• Teardown and remove	\$ Cost + 15%



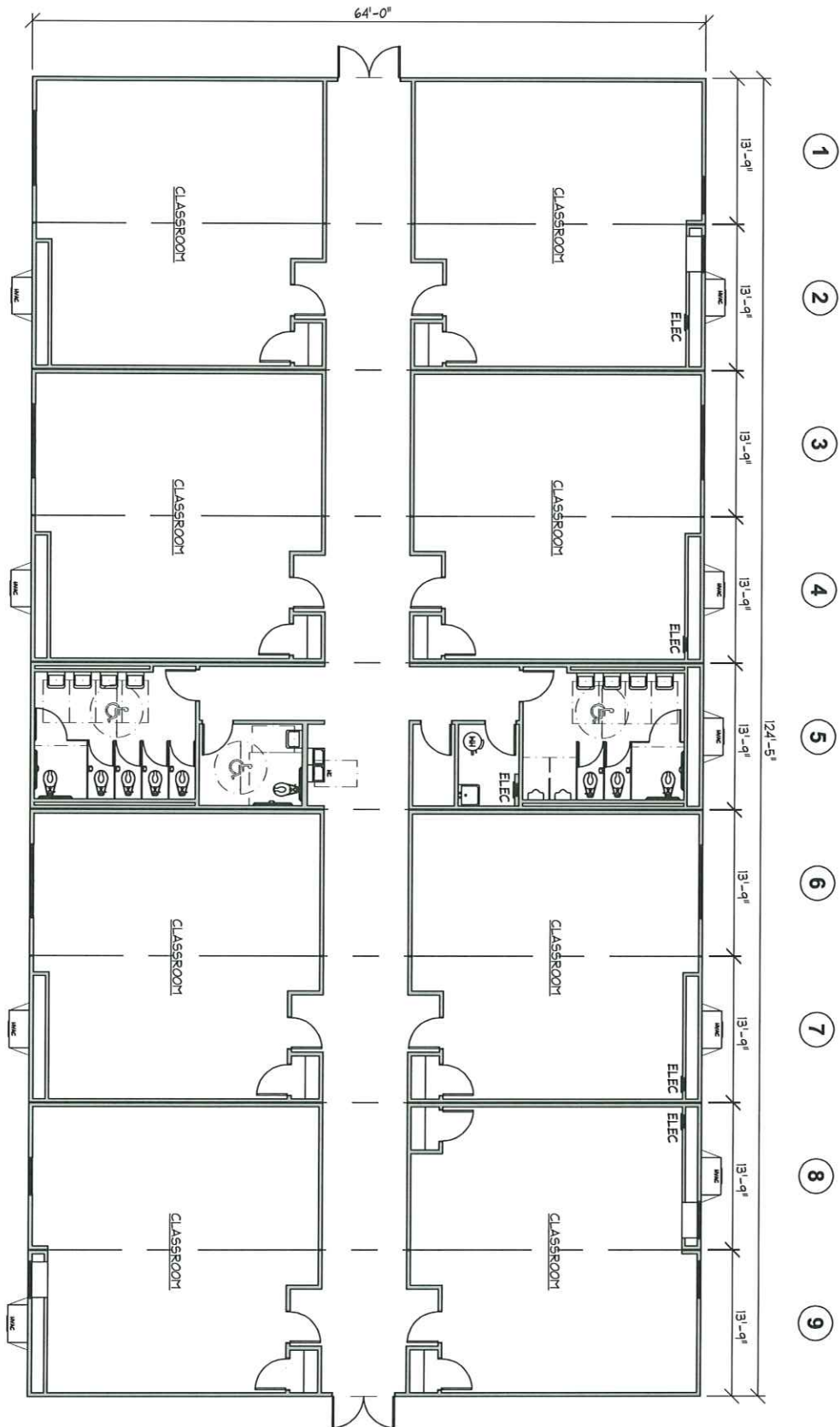
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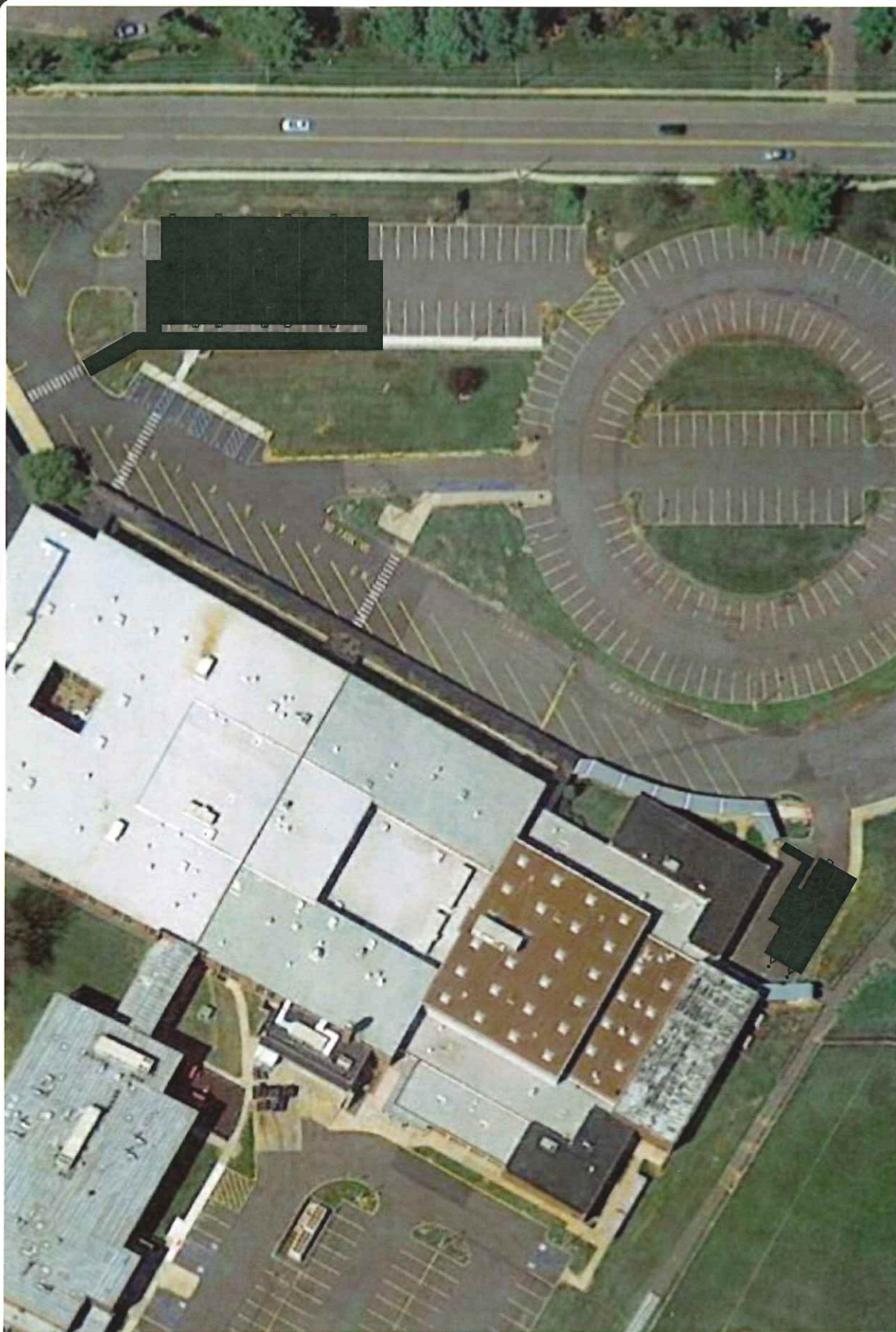
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MONROE TOWNSHIP
SCHOOLS

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**MONROE TOWNSHIP
MIDDLE SCHOOL - SITE**

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