



**AGENDA ITEM REQUEST FORM
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL**

ITEM NO. 14

MEETING DATE: April 6, 2021

AGENDA PLACEMENT:

- Ceremonial
- Consent
- Individual
- Closed Session

CAPTION:

Discussion of and action on relocating the City of Johnson City's Police Department from its current location at 406 W. Main St. to the Municipal Complex located at 303 E. Pecan Dr.; authorizing the Chief Administrative Officer to select and contract with an appraiser and realtor for the planned sale of 406 W. Main St.; and utilizing funds from the sale of said property for the purchase and/or lease and installation of a modular building within the Municipal Complex for Police Department administrative and law enforcement operations. (Staff)

EXECUTIVE SUMMARY:

The current Johnson City Police Station is past its useful life, and the Department requires a new facility for efficient and effective law enforcement operations and Texas Commission on Law Enforcement (TCOLE) compliance.

City Staff proposes to relocate the Police Station and all law enforcement operations to the Municipal Complex at 303 E. Pecan Dr. behind and to the right of the existing City Hall. Cottonwood Shores Police Department, consisting of five (5) uniformed officers, relocated to a 2,184 square foot modular facility in 2019. The modular structure includes administrative offices, a break room, and interrogation facilities.

BuyBoard holds a variety of contracts with modular building companies, which eliminates the City's need to formally bid the project, and many of these companies offer lease / purchase options. City Staff has included in City Council packets information on several companies and example floor plans.

City Staff proposes to sell the Police Department's current property at 406 W. Main St. and utilize those proceeds for the purchase of a new modular building. To do so, the City will need an appraisal of the property to determine its market value prior to listing the property. The sales contract must also include a provision allowing the City a period of time prior to vacating the property to allow for site work and the installation of the modular structure. The City's Public

Works Department would install water and wastewater utilities to the structure. PEC would install electricity.

The Police Department is currently conducting a needs assessment to determine appropriate building size, office spaces, and functions. City Staff has contacted the Minnie Cox estate to determine the feasibility of removing deed restrictions related to the Perry Museum.

FINANCIAL:

- Appraisal - \$2,000 to \$3,000 est.
- Modular Building, incl. Foundation, Skirting, Ramps and/or Stairs, and Minimal Site Work - \$250,000 to \$300,000 est.
- Water / Wastewater - In House
- PEC Electric - No Estimate

ATTACHMENTS:

- Cottonwood Shores Example
- Modular Genius
- Apex Modular Group
- Site Plan (crude)

SUGGESTED ACTION:

Motion to approve relocating the City of Johnson City's Police Department from its current location at 406 W. Main St. to the Municipal Complex located at 303 E. Pecan Dr.; authorizing the Chief Administrative Officer to select and contract with an appraiser and realtor for the planned sale of 406 W. Main St.; and utilizing funds from the sale of said property for the purchase and/or lease and installation of a modular building within the Municipal Complex for Police Department administrative and law enforcement operations.

PREPARED BY: CAO/City Secretary Rick Schroder

DATE SUBMITTED: 3/29/21

Additional Work:
- Stripe parking in front of City Hall
- Repave drive aisle to the rear of City Hall



Cottonwood Shores Police Department

Cottonwood Shores, Texas

Located in Cottonwood Shores, TX, this 2,184 square foot facility serves as the Headquarters, administrative offices, break room, and interrogation room space for the five-officer police department.

The building was developed using pier and beam permanent modular construction with the modular sections installed on a stem wall foundation. A combination of 26 gauge R-panel siding and stone veneer were used on the exterior parapet wall which included a concealed roof line with additional height at the main entry. The interior is finished with vinyl covered gypsum on the walls and vinyl composition tile flooring throughout the facility.

Building & Construction Details: Permanent Modular Construction

Project Size: 2,184 sq ft

Construction: Type Vb

Description: Administrative offices and interrogation rooms

Completion: 45 Days

CLIENT

Police Dept - Cottonwood Shores, TX

YEAR

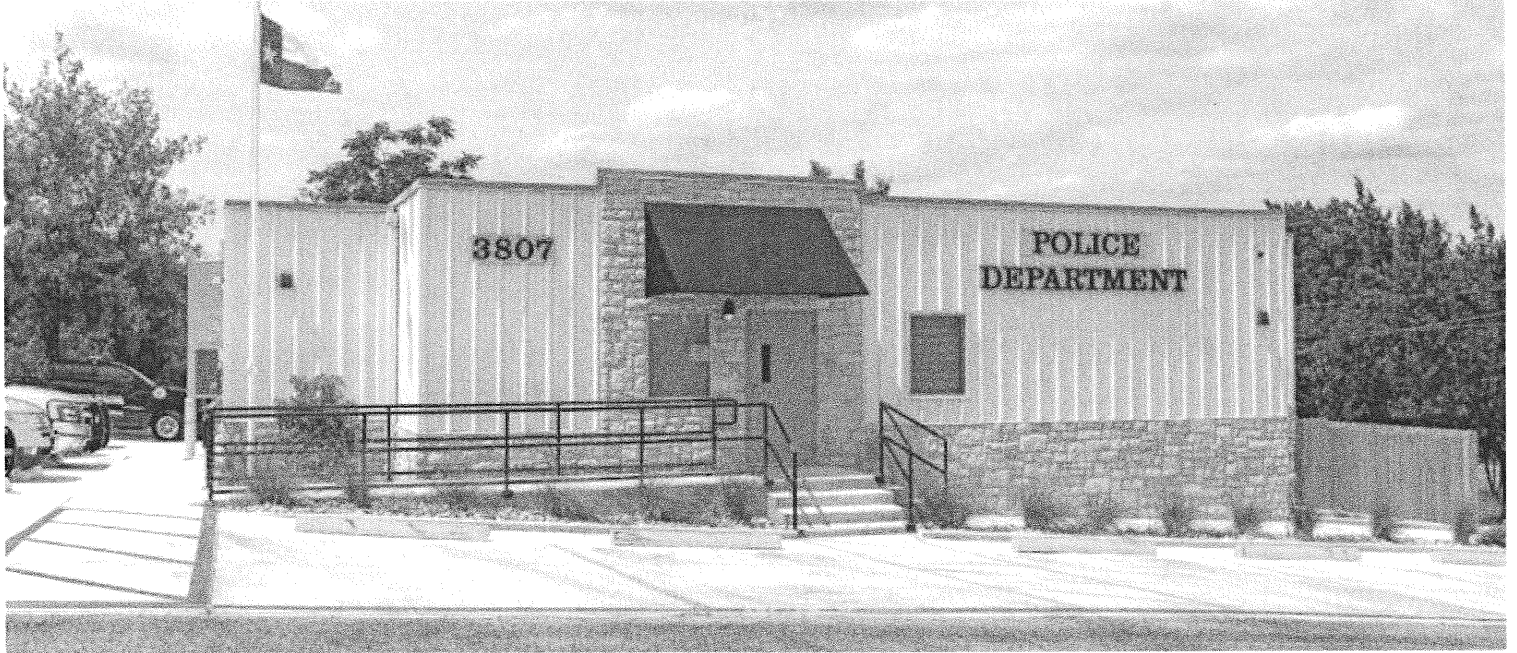
2019

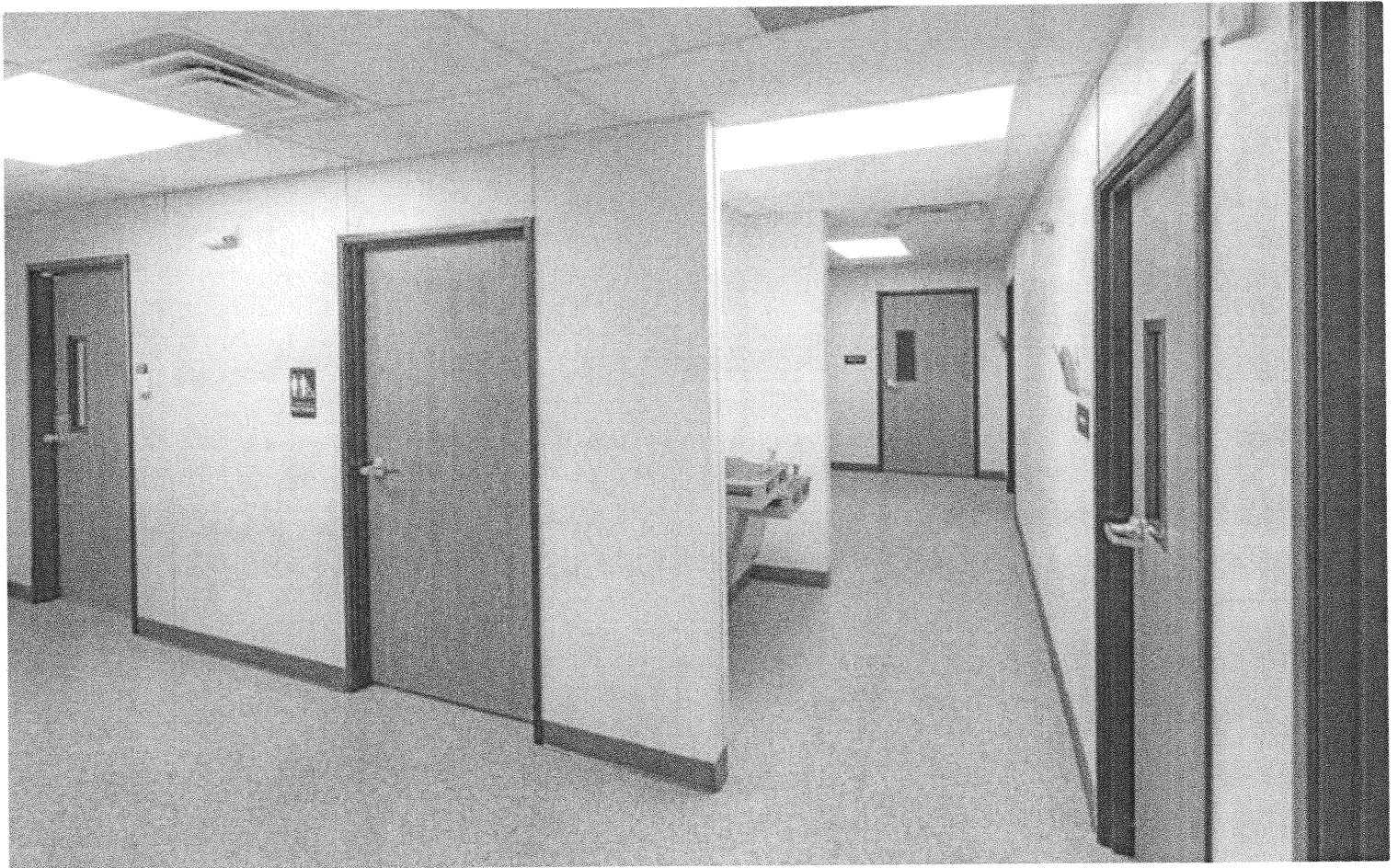
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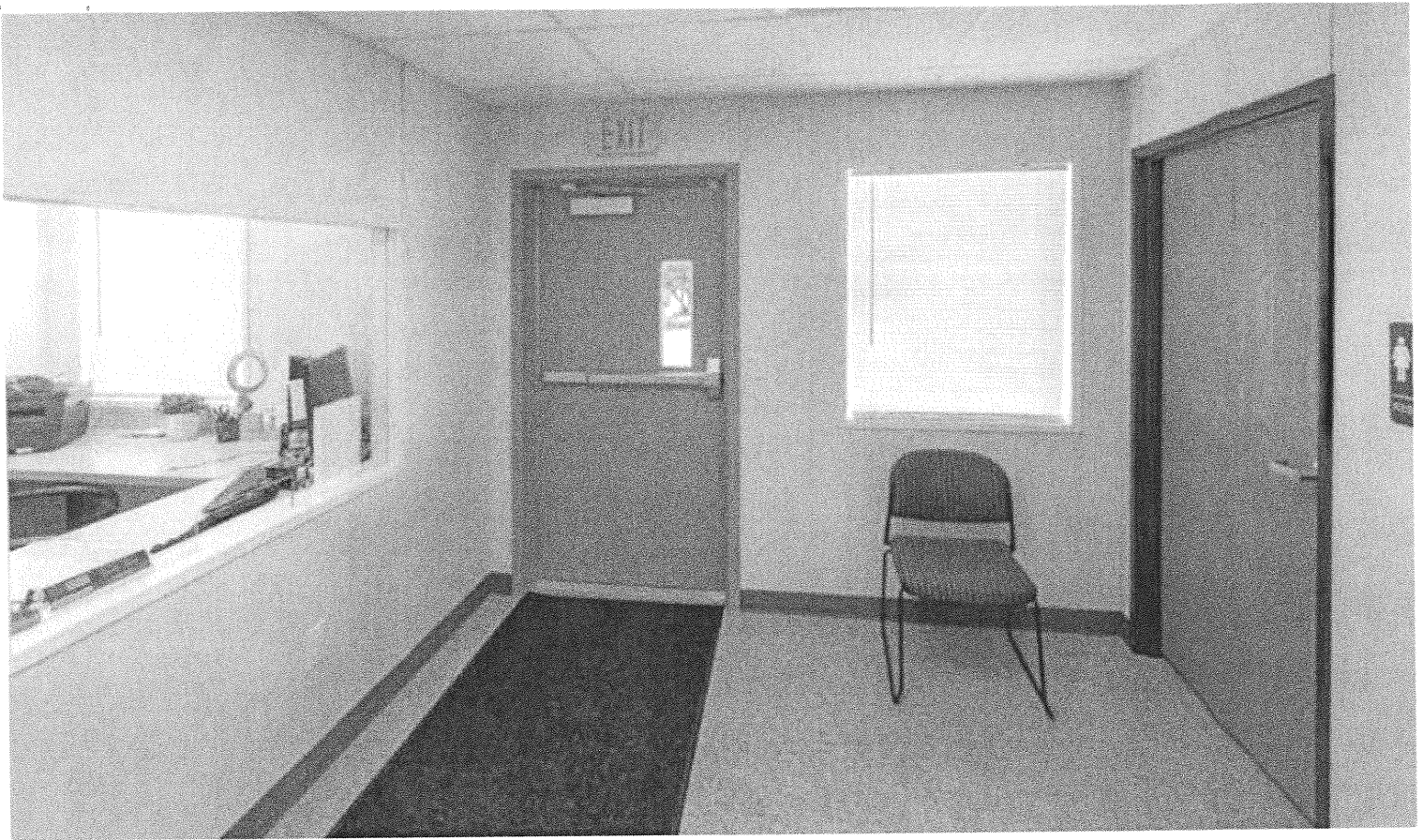
Government Permanent Pier and Beam , Government PMB Select

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Relocatable Modular Buildings

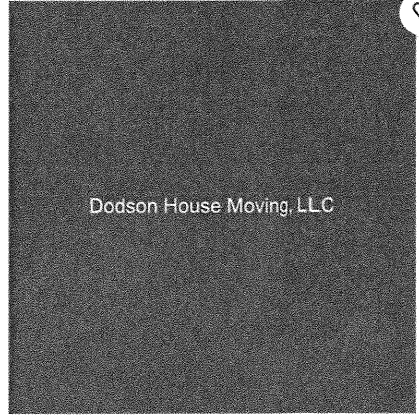
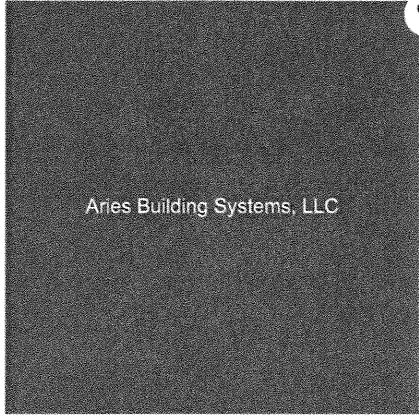
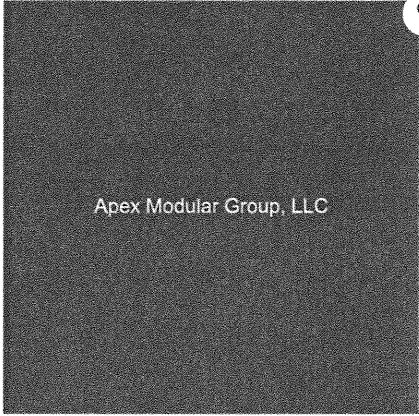
- Relocatable Building Purchasing Options

Contract Area *

Contract *

Modular Buildings and Ramp Systems

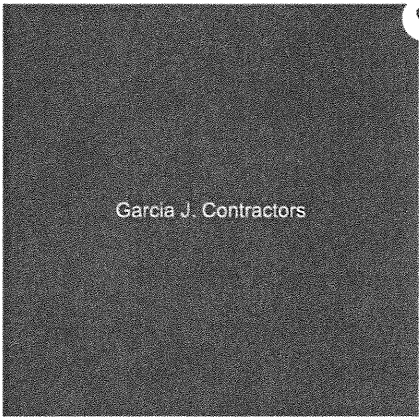
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ACTIVE CONTRACTS

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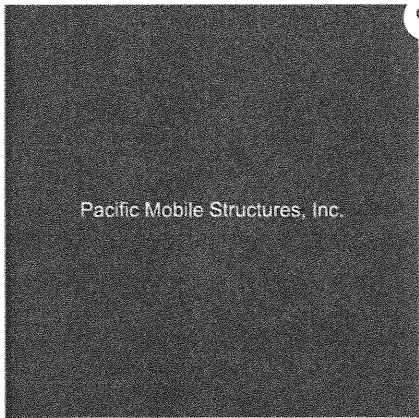
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ACTIVE CONTRACTS

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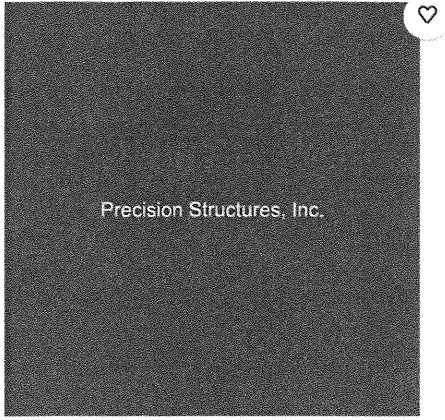
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ACTIVE CONTRACTS

ACTIVE CONTRACTS

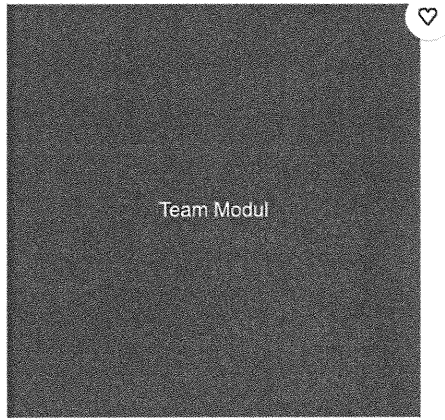
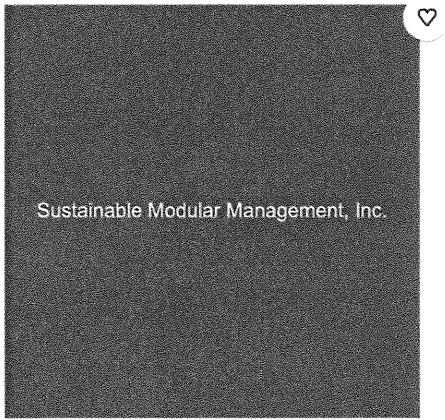
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Rick Schroder

From: Modular Genius, Inc. <marketing@modulargenius.com>
Sent: Thursday, March 18, 2021 7:38 PM
To: Rick Schroder
Subject: Modular Genius, Inc. is pleased to provide Price Quote ID: 210319-001
Attachments: Modular-Business-Buildings-B3.pdf; ModGen-ThankYou.pdf; Modular-Genius-Building-Specifications-2020.pdf

Quote ID: 210319-001

Quote provided for: Rick Schroder
Company: City of Johnson City

Rick,

Thank you for choosing Modular Genius, Inc. as your modular building contractor. Below are four (4) options for your consideration based on the attached floor plan and specification.

Building Type: Business (Office, Administrative)
Building Size: 2160 sqft
Building Grade: Elite

Option #1: Sale / Standard installation

Sale Price: \$248,400.00
Installation: \$25,984.80
Total: \$274,384.80

Option #2: Sale / Turnkey installation

Sale Price: \$248,400.00
Installation: \$133,984.80
Total: \$382,384.80

Option #3: Lease / Standard installation

CHOOSE A LEASE TERM Per Month

12 months	\$23,786.78
18 months	\$16,185.74
24 months	\$12,380.26
30 months	\$10,114.85
36 months	\$8,594.64
42 months	\$7,511.62
48 months	\$6,696.86
54 months	\$6,080.83
60 months	\$5,574.10

Installation: \$25,984.80

Removal: \$12,992.40

Option #4: Lease / Turnkey installation

CHOOSE A LEASE TERM Per Month

12 months	\$23,786.78
18 months	\$16,185.74
24 months	\$12,380.26
30 months	\$10,114.85
36 months	\$8,594.64
42 months	\$7,511.62
48 months	\$6,696.86
54 months	\$6,080.83
60 months	\$5,574.10

Installation: \$133,984.80

Removal: \$80,390.88

Scope of Work / Clarifications:

1. This should be considered a budgetary proposal and not a final offer by Modular Genius, Inc. A formal proposal will be submitted once additional information about your project has been received and discussed with a business development manager. Contract terms and conditions apply.
2. The proposed IBC Coded, (5B) wood constructed building includes Mechanical, Electric and Plumbing and typical finishes per grade selected.
3. Fire protection, communications wiring, furniture, accessories, permits, taxes and fees are excluded.
4. Installation includes set up, foundations, skirting, handi cap ramp and stairs. Minimal site work has been considered.
5. Turnkey installation considers Electric, Sewer and water connections base on 5' of the building envelope.

A business development manager will be assigned to your quote for follow up to discuss your project.

Best Regards,

Modular Genius Sales Team
(888) 420-1113 phone
www.modulargenius.com

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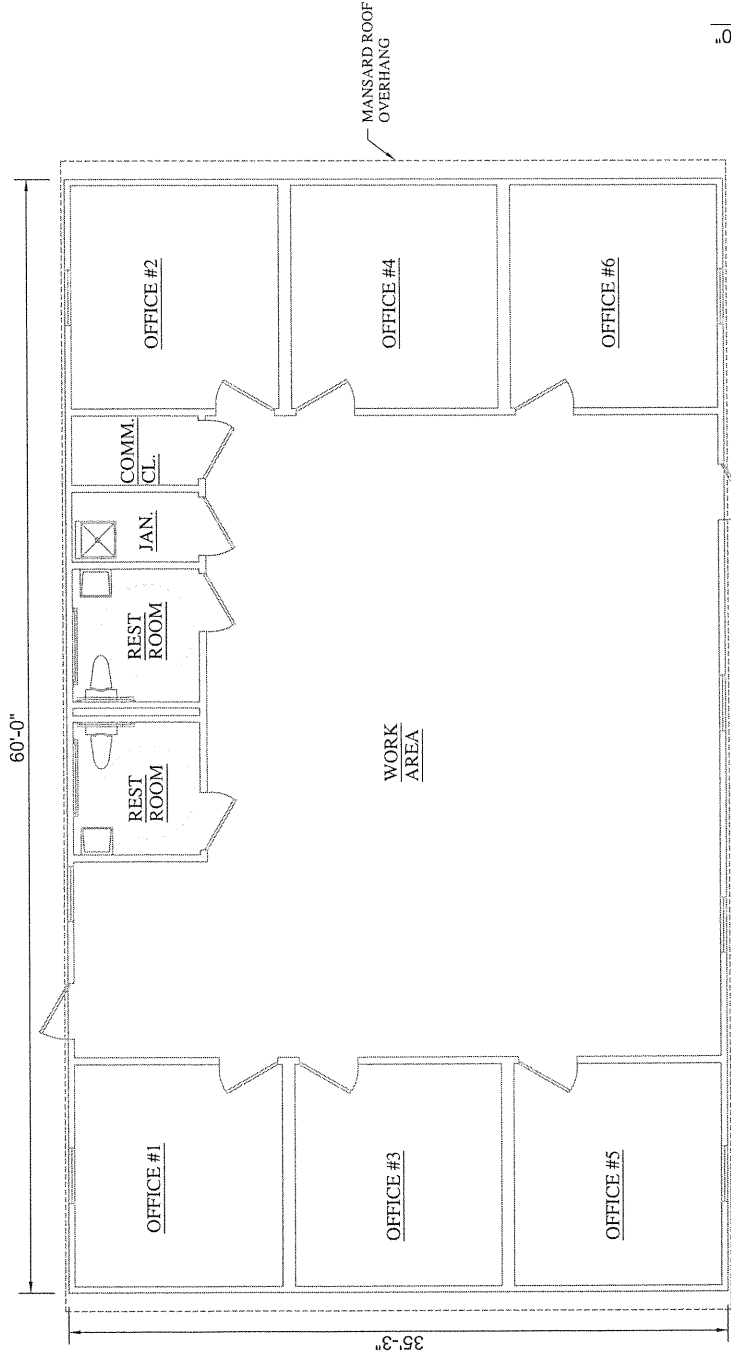
GENERAL BUILDING INFORMATION:

DRAWING NUMBER: B3
 NOMINAL BUILDING SIZE: 36x60'
 SQUARE FOOTAGE: 2160
 BUILDING USE: BUSINESS (B)

www.modulargenius.com
 (888)420-1113

GENERAL CODE INFORMATION:

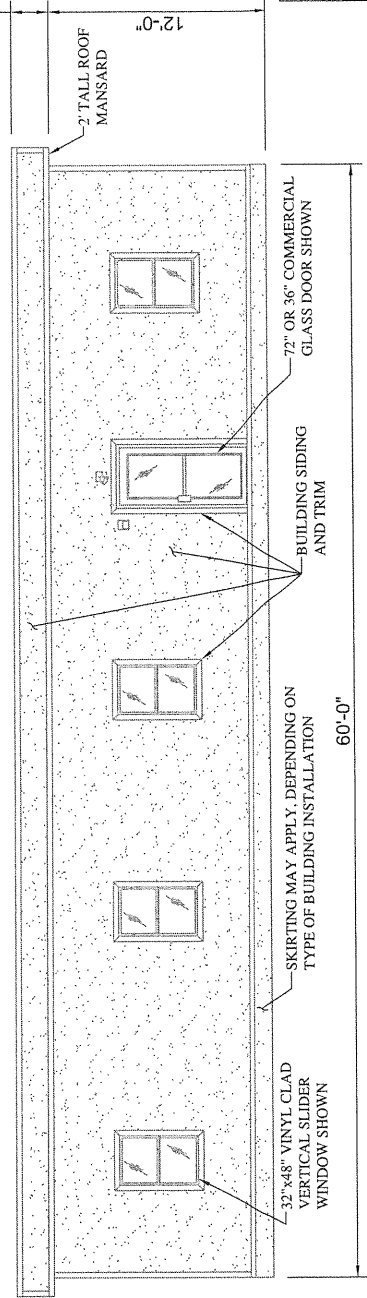
- THE MINIMUM AND MAXIMUM NUMBER OF WINDOWS AND DOORS SHALL BE LIMITED. CONSIDERATION MAY BE TAKEN TO THE CODE REQUIREMENTS FOR EGRESS AND ENERGY CONSERVATION.
- REQUIRED PLUMBING FIXTURES ARE SUBJECT TO THE ADOPTED PLUMBING CODE. CONSIDERATION MAY BE TAKEN FOR EXISTING RESTROOMS ON SITE.
- THE BUILDING SQUARE FOOTAGE SHALL BE LIMITED TO THE REQUIREMENTS OF THE ADOPTED BUILDING CODE.
- THE BUILDING SHALL BE SET WITH A PERMANENT OR TEMPORARY FOUNDATION SYSTEM AND APPROVED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
- THE FINAL LAYOUT IS SUBJECT TO REVIEW FOR COMPLIANCE WITH THE BUILDING CODE ENFORCED IN THE AREA THE BUILDING WILL BE LOCATED.



GENERAL DESIGN NOTES:

- BREAK ROOMS, CONFERENCE ROOMS, OFFICES, CLOSETS AND RESTROOMS CAN BE ADDED, DELETED, MOVED OR RESIZED TO MEET YOUR SPECIFIC SPACE REQUIREMENTS.
- WINDOWS AND DOORS CAN BE ADDED OR REMOVED BASED ON YOUR SITE REQUIREMENTS.
- MECHANICAL, ELECTRICAL AND PLUMBING WILL BE SIZED TO MEET THE USE AND OCCUPANCY REQUIREMENTS.

BUILDING PLAN



BUILDING FRONT ELEVATION

ASK ABOUT GREEN, SUSTAINABLE BUILDING OPTIONS



2020

Modular Building Specifications

Education: Classrooms & Training / Daycare: Classrooms & Nursery
Business: Office & Administrative / Assembly: Worship & Conference
Health Care: Clinics & Medical

Modular Building Specifications:

Base
Mid-Grade
Premium
Elite

2015 International Building Code:

Chapter 3 Use and Occupancy Classification – edited and summarized

The following types of buildings are able to be built off site and assembled on site utilizing modular construction.

		Base	Mid-Grade	Premium	Elite
A - Assembly	A-2 Banquet Halls, Casinos, Nightclubs, Restaurants, Cafeterias A-3 Community Halls, Funeral Parlors, Libraries, Places of Worship, Pool and billiard parlors, Waiting areas in transportation terminals	X	X	X	X
B - Business	Office, Professional or service-type transactions, including storage of records and account, Airport traffic control towers, Ambulatory care facilities, Animal hospitals, Banks, Barber and beauty shops, Civic administration, Clinic, Outpatient, Electronic data processing, Food processing, Laboratories, Post Offices, Print shops, Professional services, Radio and television stations, Training and skill development facilities.	X	X	X	X
E - Education	Classrooms, Daycares over 2 ½ years of age	X	X	X	X
I - Institutional	I-1 Alcohol and drug centers, Assisted Living facilities, Congregate care facilities, Group houses, Halfway houses, Residential board and care facilities, social rehabilitation facilities. I-2 Foster care facilities, Detoxification facilities, Hospitals, Nursing Homes, Psychiatric hospitals. I-3 Correctional centers, Detention centers, Jails, Prerelease centers, Prisons, Reformatories. I-4 Adult day Care, Child day care 2 ½ years or less.	Type-II Non-Combustible Contact Us to Discuss			
R- Residential	R-1 (transient) Boarding houses Congregate living families, Hotels, Motels. R-2 Dormitories, Live/Work units.	X	X	X	X

Construction Type:

	Base	Mid-Grade	Premium	Elite
II - Non-Combustible	Contact Us to Discuss			
VB - Wood	X	X	X	X

Floor:

		Base	Mid-Grade	Premium	Elite
Frame	12" Outrigger Frame w/Cross members	X			
	12" Perimeter Steel Main Beams		X		
	12" Perimeter Steel Main Beam "Direct Deck"			X	X
Bottom	1 Mil Cross-woven polypropylene fabric under flooring	X	X	X	X
Insulation	Un-faced Fiberglas (thickness per code)	X	X	X	X
Joists	2 x 8 @ 16" On Center Longitudinal	X	X	X	
Decking	Single layer 3/4" T&G OSB underlayment	X	X		
	Double layer 3/4" T&G OSB underlayment			X	X
	Fortacrete structural panels are high strength reinforced cement panels			X	X
Finish	1/8" Vinyl tile (12" x 12"), (Armstrong)	X	X		
	26oz Commercial carpet	X	X	X	X
	Knight Premium Flooring quartz			X	X
	Ceramic Tile			X	X

Modular Building Specifications:

		Base	Mid-Grade	Premium	Elite
Exterior and Interior Walls:					
Studs	2 x 4 or 2 x 6 #2 SPF @ 16" On Center, single top plate & single bottom plate	X	X		
	6" x 18ga Steel studs @ 16" On Center & 6" x 18ga Steel track			X	X
Interior	1/2" Gypsum	X	X		
	5/8" Type X Fire Rated Gypsum			X	X
Covering	Vinyl Covered Wall Paper applied to the gypsum	X	X		
	Mud Tape and Paint			X	X
Insulation	Krafted Fiberglas (thickness per code)	X	X	X	X
Structural Sheathing	7/16" OSB	X	X		
	5/8" Dens-glass			X	X
Moisture Sheathing	Building wrap	X	X	X	X
Exterior Siding	Aluminun.019 Textured or Flat Panels	X			
	Smart Panel: Engineered Wood Product in 8" groove panels		X		
	Vinyl: Different size lap and textures available		X		
	Hardi Panel 8" groove / Flat / or stucco		X		
	Duratemp: Genuine plywood veneer interior core and hardboard face		X		
	Steel: 26 gauge High rib steel siding and trim in various profiles			X	
	Hardie Reveal Panel with design flexibility and high end aesthetic			X	
	EFIS				X
Interior Trim:					
Base	Vinyl Covered Batten Strip	X			
	4" Vinyl cove base throughout, 6" Vinyl cove base in bathroom		X		
Corner	Vinyl covered battens	X	X	X	X
	Mud Tape and Paint				
Ceiling Wall	Vinyl covered battens	X	X	X	X
	"White" Suspended ceiling wall angle for T-Grid ceiling				

Modular Building Specifications:

		Base	Mid-Grade	Premium	Elite
Roof:					
Mate Line	(1) Layer 1-1/2", 2.0 LVL (Max span 30'-0" typical)	X	X		
	Steel Truss clear span (Max span 60' 0" typical)			X	X
Rafters	2 x 8 or 2 x 10 Roof rafters @ 16" oc spacing with ledge to LVL or roof truss	X	X		
	18 ga x 8" Steel roof rafters @ 16" oc spacing bolted to truss			X	X
Insulation	Un-faced Fiberglas (thickness per code)	X	X		
	Un-faced Fiberglass Batts w/2" Rigid foam roof grade board			X	X
Sheathing	7/16" OSB w/ 1/4" Dens Deck Or 7/16 Mule-Hide FR Deck	X	X		
	5/8" Fire treated plywood sheathing w/ 1/4" Dens Deck			X	X
Roofing	.045 EPDM Rubber roof (black)	X			
	.060 EPDM Rubber roof (white)		X		
	.090 EPDM Rubber roof (white)			X	X
	Shingles			X	X
	Steel: 26 gauge High rib steel siding and trim in various profiles			X	X
Gutters	Aluminum J-Rail along length with site install Aluminum Gutters		X	X	X
Ceiling	1/2" Textured Gypsum Sea Spray Ceiling Board	X			
	2x4 Acoustic suspending ceiling		X	X	X
Grid	Donn DX Ceiling Grid - USG		X	X	X
Windows:					
Type	2/0 x 3/0 – Bronze aluminum framed single hung vertical sliding	X			
	3/0 x 4/0 - "White" vinyl framed single hung vertical slider, w/Fiberglass insect screens		X		
Glazing	"LOW E" double insulated glass	X	X	X	X
Trim	Vinyl covered wood return & casing	X	X	X	X
	Wood Painted return & casing				
Blinds	1" Vinyl mini blinds	X	X	X	X

Modular Building Specifications:

Base
Mid-Grade
Premium
Elite

Interior Doors:		Base	Mid-Grade	Premium	Elite
Size / Type	3/0 x 6/8 Hollow core pre-finished wood grain	X			
	3/0 x 6/8 Solid core pre-finished wood grain		X	X	X
Frame	Wood Prefinished Jamb	X			
	Steel Painted Jamb		X	X	X
Hinges & Door Trim	Standard	X			
	Upgraded		X	X	X
Levers	Lever set – Grade 2	X	X		
	Lever set – Grade 1			X	X

Exterior Doors:		Base	Mid-Grade	Premium	Elite
Size / Type	3/0 x 6/8 - Pre-hung 20ga Commercial steel door w/18ga steel frame 5" x 20" Vision Panels	X	X		
Size / Type	6/0 x 6/8 – Bronze Aluminum Frame Commercial Glass Doors		X	X	X
Hinges & Door	Standard	X			
Trim	Upgraded		X	X	X
Closer	Door Closer, Tell #12641 (Grade 2) or equal	X	X	X	X
Panic Bar	Panic hardware, Tell #8300BE (Grade 2) or equal		X	X	X
Levers	Lever set – Grade 2	X	X		
	Lever set – Grade 1			X	X

Modular Building Specifications:

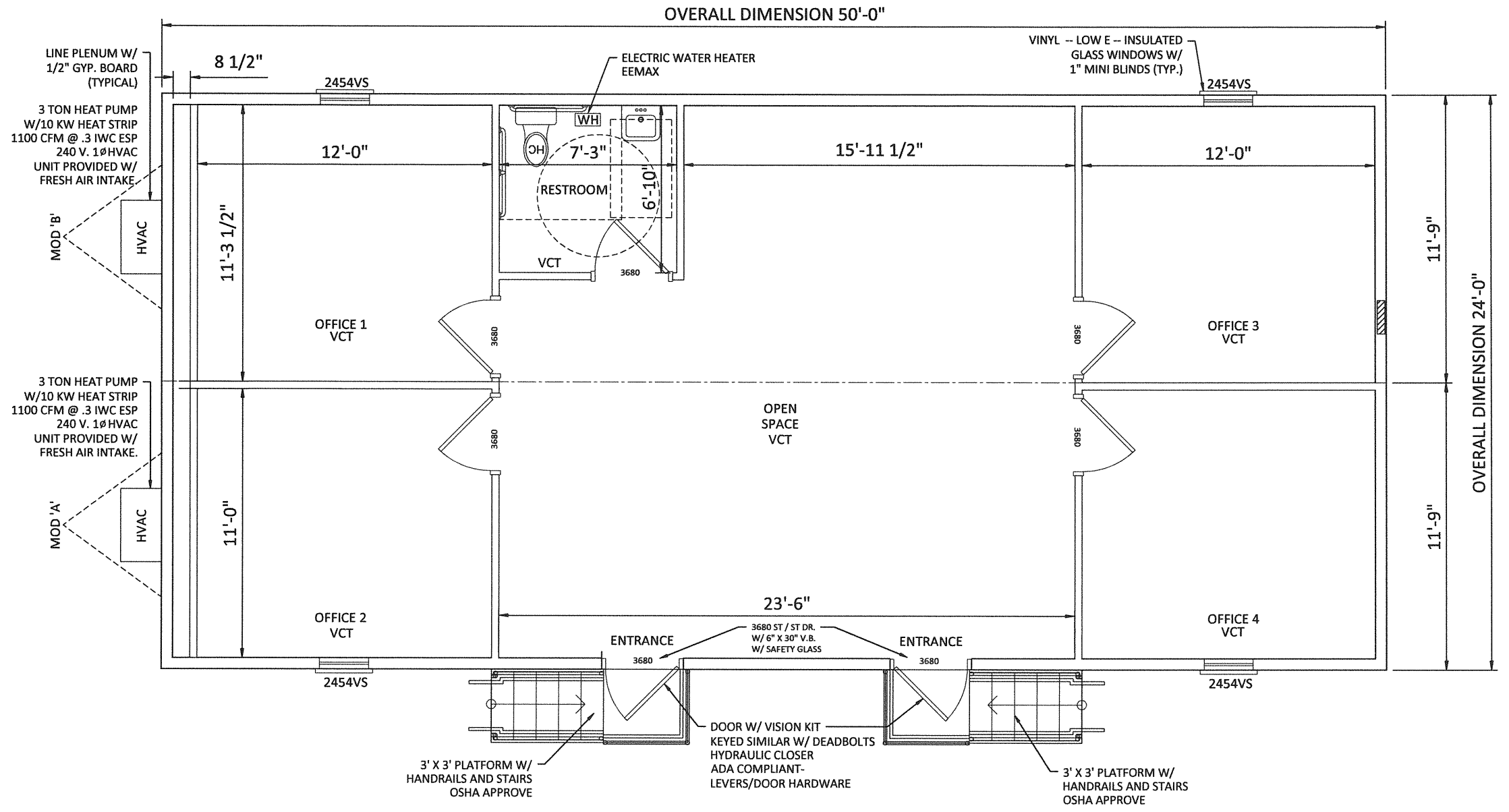
Base
Mid-Grade
Premium
Elite

HVAC:					
Equipment / Wall Mount		Base	Mid-Grade	Premium	Elite
Equipment / Wall Mount	Bard - THE WALL-MOUNT™ AIR CONDITIONERS (50HZ) GREEN REFRIGERANT R-410A Models W24A to W70A 21,200 Btuh (6.21 KW) – 59,000 Btuh (17.28 KW) Right Side Control Panel 50Hz	X			
Equipment / Wall Mount	Bard - The Wall-Mount™ Variable Capacity Environmental Control Units GREEN REFRIGERANT R-410A The Bard Variable Capacity ECU design is a world-class machine designed to operate from - 40F to +131F (-40C to +55C) outdoor temperature range.	X	X	X	X
Equipment / Wall Mount	Gas / Electric - 36,000 BTU (3 Ton) Roof top mounted HVAC units w/12kw				
Equipment / Wall Mount	Gas / Electric – Two – Stage Air Conditioner	X	X	X	X
Supply / Return	F/G in ceiling w/24" x 24" adjustable diffusers	X	X	X	X
Exhaust	150-cfm exhaust fan (Can be as low as 70 cfm)	X	X	X	X
Thermostat	7-Day Programmable heat/cool	X	X	X	X

Plumbing:					
		Base	Mid-Grade	Premium	Elite
Supply	PVC pipe & fittings	X	X		
Supply	Type 'L' copper pipe & fittings			X	X
Waste	Schedule 40 PVC pipe & fittings Or Cast Iron no hub	X	X	X	X
Lavatory	ADA Accessible wall hung china	X	X	X	X
Faucet	Single Control Lavatory Faucet Extra Long Metal Lever Handle	X	X		
Faucet	Electronic Faucet – Brass Construction			X	X
Toilet	Low Consumption Elongated Bowl ADA Compliant	X	X	X	X
Toilet	Low Consumption Child Height Bowl – Day Cares	X	X	X	X
Urinal	Low Consumption Vitreous China		X	X	X
Urinal	Zero Water – Zero Flush			X	X
Bar Sink	15" x 15" Stainless steel coffee bar sink w/8" gooseneck faucet		X		
Kitchen Sink	24" x 24" Fiberglass service sink w/8" swivel faucet		X	X	X
Water Cooler	Wall-mounted bi-level water cooler with softly rounded corners and edges		X	X	X
Water Heater	Single point complaint hand washing heater per sink	X			
Water Heater	Tank type w/plastic water heater pan - Compact		X	X	X
Water Heater	Tank type w/plastic water heater pan - Standard		X	X	X

Modular Building Specifications:

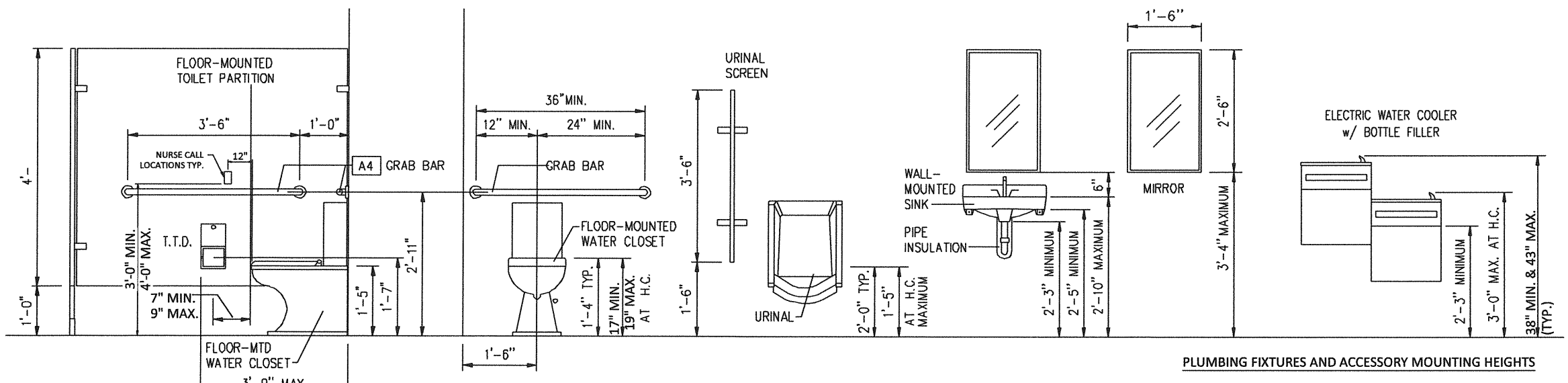
		Base	Mid-Grade	Premium	Elite
Restroom Accessories:					
TP Holder	Single roll toilet paper holder	x	x	x	
Soap	Surface Mounted Soap Dispenser		x	x	x
Paper Towel	Surface Mounted Paper Towel Dispenser		x	x	x
Mirror	18" x 30" Framed Mirror	x	x	x	x
Grab Bar	Stainless steel grab bar, Sized per accessibility code	x	x	x	x
Urinal screen	Wall mounted enameled steel urinal screen		x	x	x
Partitions	Enameled steel modesty partitions		x	x	x
Service	120/240V Single phase / 3 Wire (AB Phase with neutral)	x			
	120/208V Three phase / 4 Wire (ABC Phase with neutral)		x	x	x
Panel	Various brands. Each module has (1) sub-panel 100-150 amp single phase typical	x	x	x	x
Lights	5.625 W x 48 L x 3.187 D surface mounted	x			
Lights	2 x 4 Four-tube grid mounted fluorescent lights w/T-8 lamps or LED fixtures		x	x	x
Raceway	Romex / MC cable, Per NEC Code (#12 AWG Minimum)	x	x	x	x
Receptacles	120V/15A Duplex "White" & GFI near plumbing and at HVAC	x	x	x	x
Switch	120V/15A "White" Toggle switch, as needed (Dual switched per IECC)	x	x	x	x
Sensor / Wall	Wall Mounted occupancy sensor		x	x	x
Sensor / Ceiling	Ceiling mounted occupancy sensor		x	x	x
Exit / Light	Rustproof Vandal-Resistant Wall/Ceiling Luminaire	x	x	x	x
Emergency	Dual head exit/emergency light w/ 90 Minute battery backup	x	x	x	x
Voice / Data / Security	Locations w/Single gang boxes and 1/2" flexible conduit above ceiling for equipment to be installed on site	x	x	x	x
Fire Alarm	Locations w/Single gang metal boxes and 1/2" EMT conduit to above ceiling for equipment	x	x	x	x
Kitchen Furniture:					
Countertop	7'-0" x 25" deep laminate w/4" backsplash		x	x	x
Cabinets	Light medium oak 42" Sink base cabinet - 42" Base and Wall cabinet		x	x	x
Clarifications:					
	The specific geographic region and occupancy of the building may require a variance of these specifications.	x	x	x	x
	These specifications "or equal" are typically used by Modular Genius Inc. and are used as the bases for the proposal and floor plans below.				
	Education – Classrooms / Training Daycare – Classrooms / Nursery Business – Office / Administrative Assembly – Worship / Conference Health Care – Clinics / Medical	x	x	x	x



REVISION
1.
2.
3.
4.

OFFICE MODULAR BUILDING MOD. 1

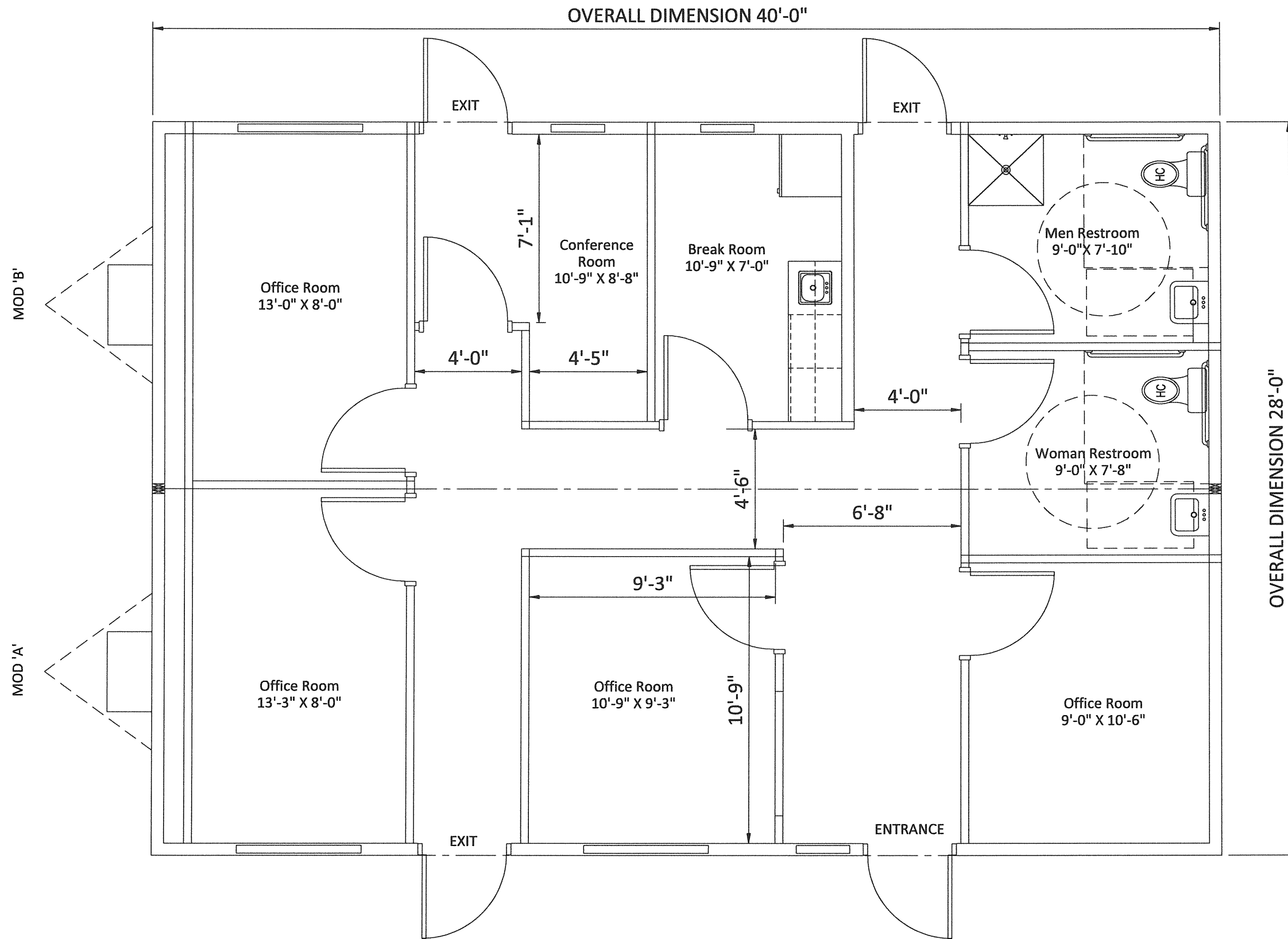
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FLOOR PLAN

A-2

INITIAL



OFFICE 28 X 40_2 PLEX

1,100 sqft

4 OFFICES, RESTROOMS, CONFERENCE ROOM AND BREAK ROOM.

REVISION

1.
2.
3.
4.

EXAMPLE
FLOOR PLAN

LOCATION:
JOB NO:
SCALE: nts
DRAWN BY:
DATE:

FLOOR PLAN

OFF. 03

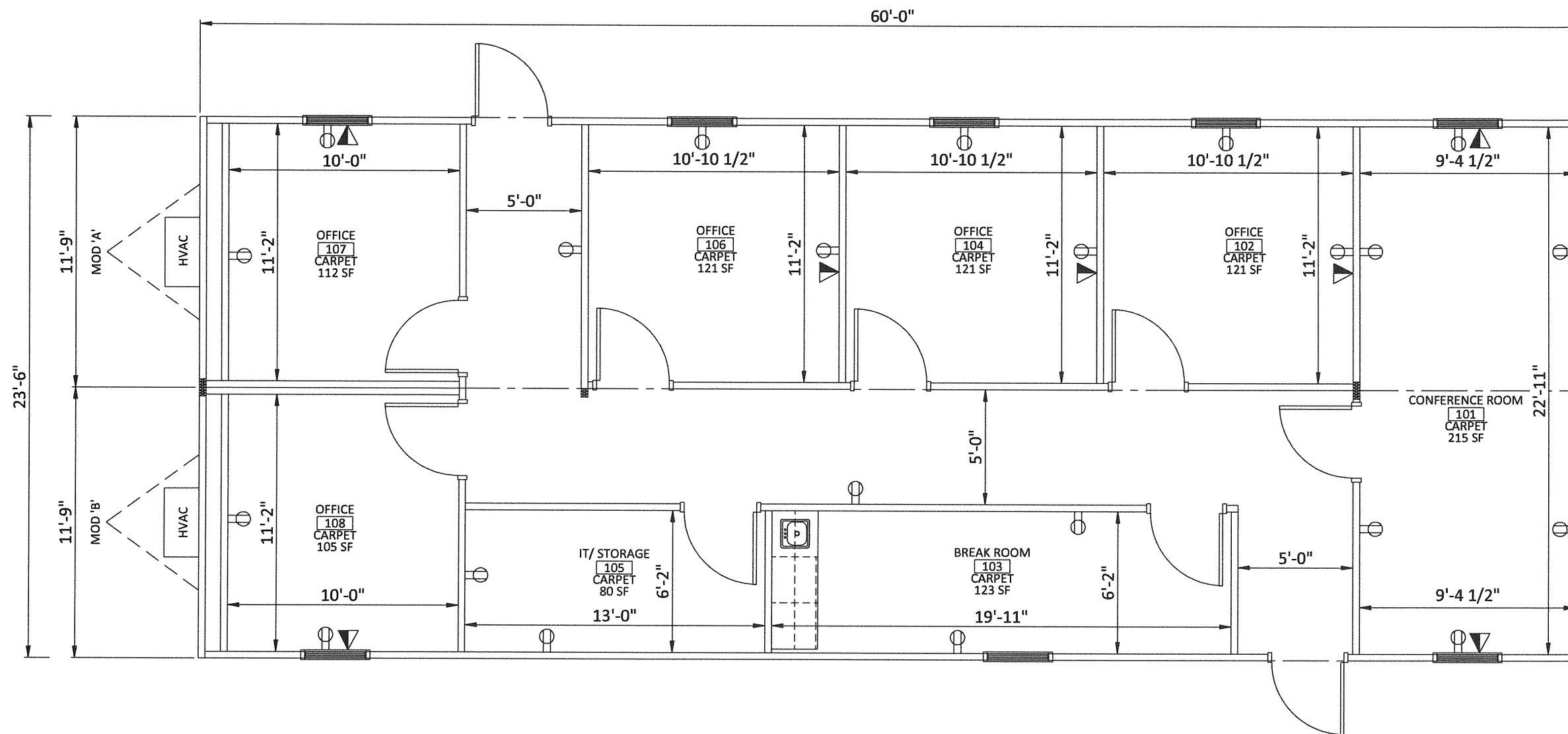
REVISION
1.
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EXAMPLE
FLOOR PLAN

LOCATION:
JOB NO:
SCALE: nts
DRAWN BY:
DATE:

FLOOR PLAN

OFF. 06



OFFICE 24 X 60 2 PLEX 1,410 sqft.

5 OFFICES, IT / STORAGE, BREAK ROOM AND CONFERENCE ROOM.



Apex Modular Group Catalog/Price List					
Section I: Modular Buildings/Classrooms (Purchase)					
Description	Size	Square Feet	Price		
Base Model-Single Classroom Wing With Restrooms	14 x 50	700	\$44,100.00		
Base Model-Single Classroom Wing Without Restrooms	14 X 56	784	\$50,960.00		
Base Model-Double Classroom Wing With Restrooms	24 x 64	1536	\$89,008.00		
Base Model-Double Classroom Wing Without Restrooms	24 x 64	1536	\$94,267.00		
Base Model-Four Classroom Wing With Restrooms	48 x 64	3072	\$178,176.00		
Base Model-Four Classroom Wing Without Restrooms	48 x 64	3072	\$188,176.00		
Base Model-Six Classroom Wing With Restrooms	72 x 64	4608	\$267,264.00		
Base Model-Six Classroom Wing Without Restrooms	86 x 64	5504	\$319,232.00		
Base Model-Eight Classroom Wing With Restrooms	96 x 64	6144	\$356,252.00		
Base Model-Eight Classroom Wing Without Restrooms	110 x 64	7040	\$408,320.00		
Base Model-Ten Classroom Wing With Restrooms	120 x 64	7680	\$445,440.00		
Base Model-Ten Classroom Wing Without Restrooms	134 x 64	8576	\$497,408.00		
Base Model-Twelve Classroom Wing With Restrooms	144 x 64	9216	\$534,528.00		
Base Model-Twelve Classroom Wing Without Restrooms	158 x 64	10,112	\$586,496.00		
Base Model-Fourteen Classroom Wing With Restrooms	168 x 64	10,752	\$623,616.00		
Base Model-Fourteen Classroom Wing Without Restrooms	182 x 64	11,648	\$675,584.00		
Base Model-Sixteen Classroom Wing With Restrooms	192 x 64	12,288	\$712,704.00		
Base Model-Sixteen Classroom Wing Without Restrooms	206 x 64	13,184	\$764,672.00		
Base Model-Portable Office Building	12 x 60	720	\$45,360.00		
Base Model-Site Assembled Portable Building 24'x64' With Restrooms	24 x 60	1440	\$93,600.00		
Base Model-Site Assembled Portable Building 24'x64' Without Restrooms	24 x 60	1440	\$93,600.00		
Base Model-Portable Six Office Complex	36 x 60	2160	\$136,080.00		
Base Model-Portable Eight Office Complex	48 x 60	2880	\$181,440.00		
Base Model-Ten Office Complex	60 x 60	3600	\$226,800.00		
Base Model-Twelve Office Complex	72 x 60	4320	\$272,160.00		
Base Model-One Medical Office	28 x 56	1568	\$117,600.00		
Base Model-Two Medical Office	48 x 64	3072	\$221,184.00		

Base Model-Four Medical Office	72 x 64	4608	\$331,776.00		
Base Model-X-Ray Module	14 x 30	420	\$42,488.00		
Section II: Modular Building/Classroom (Purchase) Options					
See Page 2 for Options, Pricing Good for All Configurations					
Section III: Modular Building/Classroom Wing (Lease Pricing per Month)					
Description	Size	Sq. Footage	12 Month	24 Month	36 Month
Base Model-Single Classroom With Restrooms	14x50	700	\$2,381.00	\$1,940.00	\$1,455.00
Base Model-Single Classroom Without Restrooms	14x56	784	\$2,751.00	\$2,242.00	\$1,681.00
Base Model-Double Classroom With Restrooms	24x64	1536	\$4,806.00	\$3,916.00	\$2,937.00
Base Model-Double Classroom Without Restrooms	24x64	1536	\$5,090.00	\$4,147.00	\$3,117.00
Base Model-Four Classroom With Restrooms	48x64	3072	\$9,621.00	\$7,839.00	\$5,879.00
Base Model-Four Classroom Without Restrooms	48x64	3072	\$10,161.00	\$8,279.00	\$6,209.00
Base Model-Six Classroom With Restrooms	72x64	4608	\$14,432.00	\$11,759.00	\$8,819.00
Base Model-Six Classroom Without Restrooms	86x64	5504	\$17,238.00	\$14,046.00	\$10,534.00
Base Model-Eight Classroom With Restrooms	96x64	6144	\$19,237.00	\$15,675.00	\$11,756.00
Base Model-Eight Classroom Without Restrooms	110x64	7040	\$22,049.00	\$17,966.00	\$13,474.00
Base Model-Ten Classroom With Restrooms	120x64	7680	\$24,053.00	\$19,598.00	\$14,697.00
Base Model-Ten Classroom Without Restrooms	134x64	8576	\$26,860.00	\$21,885.00	\$16,414.00
Base Model-Twelve Classroom With Restrooms	144x64	9216	\$28,864.00	\$23,519.00	\$17,639.00
Base Model-Twelve Classroom Without Restrooms	158x64	10112	\$31,670.00	\$25,805.00	\$19,354.00
Base Model-Fourteen Classroom With Restrooms	168x64	10752	\$33,675.00	\$27,439.00	\$20,579.00
Base Model-Fourteen Classroom Without Restrooms	182x64	11648	\$36,481.00	\$29,725.00	\$22,294.00
Base Model-Sixteen Classroom With Restrooms	192x64	12288	\$38,486.00	\$31,988.00	\$23,519.00
Base Model-Sixteen Classroom Without Restrooms	206x64	13184	\$41,292.00	\$33,645.00	\$25,234.00
Base Model-Portable Office Building	12x60	720	\$2,449.00	\$1,995.00	\$1,496.00
Base Model-Site Assembled Portable Building, 24'x64' Without Restrooms	24x60	1440	\$5,044.00	\$4,118.00	\$3,088.00
Base Model-Portable Six Office Complex	24x60	1440	\$5,044.00	\$4,118.00	\$3,088.00
Base Model-Portable Eight Office Complex	36x60	2160	\$7,348.00	\$5,987.00	\$4,490.00
Base Model-Portable Ten Office Complex	48x60	2880	\$9,743.00	\$7,936.00	\$5,987.00
Base Model-Portable Twelve Office Complex	60x60	3600	\$12,247.00	\$9,979.00	\$7,484.00
All Other Base Model-Portable Office Complexes	72x60	4320	\$14,697.00	\$11,975.00	\$8,981.00
Base Model-One Medical Office	28x56	1568	\$6,350.00	\$5,174.00	\$3,880.00
Base Model-Two Medical Office	48x64	3072	\$11,942.00	\$9,732.00	\$7,299.00
Base Model-Four Medical Office	72x64	4608	\$17,926.00	\$14,598.00	\$10,948.00

Base Model-X-Ray Modular	14x30	420	\$2,294.00	\$1,869.00	\$1,402.00
Section V: Modular Buildings Installation Services					
	Unit		Price		
Set-up of a Single Unit Complex 32' to 66' in Length	EA		\$3,000.00		
Set-up of a Multi-Unit Complex 36'-66' in Length, Per Module	EA		\$4,500.00		
Section VI: Modular Buildings/Classrooms Removal, Relocation, and Re-installation					
Teardown of a Single Unit Complex 36'-66' in Length	EA		\$2,500.00		
Teardown of a Multi-Unit Complex 32'-66' in Length, Per Module	EA		\$4,000.00		
Section VII: Delivery Fees from Manufacturer Plant for Modular Buildings/Classrooms					
Description	Price				
Per Mile Delivery Fee	\$8.00				

