



Oro Grande School District

Derrick Delton
Superintendent

NOTICE OF AWARD

Date: May 12, 2023

To: **Silver Creek Industries LLC**

From: The Oro Grande School District, acting by and through its Board of Trustees

Re: RFQ 22-23-09 Modular Weight Room

This letter constitutes the "Notice of Award" with the above referenced quotation with Oro Grande School District.

Pursuant to the requirements of the Contract Documents, you must also submit the following documents, all checked and approved by you no later than 14 days from the Notice of Award:

- Signed Contract
- W-9 Form
- Insurance Certificates and Endorsements
- Contractor's Certificate Regarding Workers' Compensation
- Designation of Subcontractors
- Drug-Free Workplace Certifications
- Non-Collusion Declaration Form
- Payment Bond
- Performance Bond
- Fingerprint and Background Certification
- Covid-19 Certification

**PO BOX 386 / 19900 National Trails Hwy.,
Oro Grande, California 92368 (760) 243-5884**

BOARD OF EDUCATION

Paula Ramirez, President • Edna Rodriguez, Clerk • Roberto Garcia Jr., Member





Oro Grande School District
PO Box 386
Oro Grande, CA 92368

Quote Tabulation

22-23-09 RP Weight Room

Vendor	Quote	Quote Accepted
Silver Creek	\$823,142.22	YES
SKC Company	\$842,062.00	No



Oro Grande School District

PO Box 386

Oro Grande, CA 92368

RFQ 22-23-09 Modular Weight Room

The Oro Grande School District would like to submit this request for quotation. We are interested in purchasing the following:

Modular Weight Room Building.

1. (1) 84' x 40' Relocatable Weight Room Building , complete, operational and Title 24 compliant with the minimum following specifications:
 - Rubber Flooring- Antrim 8 mil thick, full color range
 - Tape, Texture, and Paint Level 5 on Interior Walls
 - Standard Manually Roll Up Door- 8' W x 8' H, insulated
 - Delivery and installation w/out any obstructions
 - Craning w/out any obstructions
 - 150lb Lightweight Concrete floors
 - 22ga. Standing Seam Single Slope Roofing System
 - Ext. Plaster- Single Color Plaster-Dryvit System
 - Insulation per Title 24
 - Standard Gutters & Downspouts
 - Overhangs 5' Front & 2'-6" Rear
 - Extended-Boxed Soffit/Fascia
 - ½" Raw Plywood Substrate at Interior Walls
 - (2) Interior HM Door w/ Welded Frame
 - 180° degree door swing
 - Von Duprin Panic Hardware
 - (8) 6020 Aluminum Clear Anodized Windows
 - 10' Ceiling Main Grid w/ 2910 Tiles - Installed at Factory
 - (2) Standard LED Exterior Lights
 - Standard LED Interior Lights
 - Standard Wireless Lighting Control System
 - Single Phase Load Center
 - (4) DATA/Rough-in only conduit stubbed above ceiling (no horizontal runs)
 - (24) Electrical Receptacles
 - (1) Wall Clock

- (1) Exterior GFI Fire Alarm Prep
- 5 Ton Single Phase Wall Mounted HVAC unit(s) (quantity per Title 24)
- (2) Semi Recessed Fire Extinguisher
- (2) 8'x4' Standard Marker Board
- Fire Sprinklers
- Separate Exhaust
- Make Up Air
- Fire Riser Room and Door
- (2) 8'X4' Marker Boards
- Engineering and Design
- Contract and Project Supervision

TIMELINE

Initial RFQ Request on 04/28/2023

RFQ Due at 2:00pm on 5/3/2023

Notification of Selected Vendor on or before 3:00pm on 5/12/2023

** Subject to change at District discretion*

For Additional Information Contact:

**Nick Higgs | Executive Director of
Maintenance/Operations**

Nick.Higgs@orogrande.org

**Please submit your quotes or questions to alara@orogrande.org and Reference Quote: 22-23-09.
In addition to the quoted prices please include lead time.**

General Specifications

One modular weight room building for the Riverside Preparatory Secondary campus located at 19900 National Trails Hwy, Oro Grande, Ca 92368. Building must be on the *DSA Approved Pre-Checked Projects* listing. Building fabrication, delivery and erection to be completed by modular manufacturer.

1. Summary: These specifications describe new 84'x40' relocatable buildings (weight room) based on pre-approved DSA drawings or specifications.
2. Applicable Documents: The following documents shall be the latest issue as adopted by the State of California at the time of the bid opening, and shall form a part of this specification to the extent they are applicable.
 - 2.1. California Administrative Code (CAC)
 - 2.2. Title 5 - Education Code
 - 2.3. Title 19 - Public Safety
 - 2.4. Title 20 - Public Utilities
 - 2.5. Title 21 - Public Works
 - 2.6. Title 24 - California Building Code
 - 2.7. American Welding Society - Standard Qualification
 - 2.8. Procedures American Wood Preservative Association
 - 2.9. ASHRAE
 - 2.10. ASTM C635 - Metal Suspension Systems for Acoustical Tile and lay-in Panel
 - 2.11. Interpretations of Regulations (IR) issued by the Division of the State Architect
 - 2.12. Americans with Disabilities Act (ADA)
3. Site Specific Plan Approval by the Division of the State Architect: The Contractor shall submit one (1) set of digital plans including structural, mechanical, and electrical, with calculations (as required), to the District's Architect within twenty-one (21) business days for the proposed buildings after receipt of District executed contract/purchase order for buildings.
 - 3.1. All plans, specifications and calculations must be signed by a modular building design professional who shall be licensed by the State of California. For modifications to the base bid; the time frame for submittal shall be negotiated between District, Architect and Contractor. Any notations or corrections required by the District Architect shall be incorporated into the plans, and they shall be returned to the District Architect within ten (10) business days in the form of one (1) set of digital plans.
 - 3.2. After corrections (if any) as noted by the District Architect have been made, the District Architect shall obtain approval from the DSA. If the DSA requires changes in the plans, the Contractor shall accomplish the changes and resubmit the corrected documents to the District Architect within ten (10) business days.
 - 3.3. The District, after the Architect receives DSA approval, shall furnish one pdf set of electronic plans and specifications for each DSA approval number and for each site to the Contractor, for the Contractor's use. Contractor shall print and distribute to sub-contractors and suppliers as needed.
 - 3.4. District will make any payment required in obtaining DSA approvals for site specific plan approvals, and for changes required to pre-approved (PC) drawings

only. The time to complete the project will be increased day for day, for each and every day required for DSA approval.

- 3.5. Inspection and Testing: Inspection of prefabricated buildings is divided into two (2) separate functions: (1) In-Plant (RBIP) Inspection and Testing and (2) On-Site (IOR) Inspection and Testing. All requirements of Title 19 and 24 of the State of California Code of Regulations relating to inspection and testing and verified reports shall be compiled with and shall include:
 - 3.5.1. The District shall retain and pay for all Inspectors, and Tests.
 - 3.5.2. Inspection, material testing and DSA documentation shall be accomplished under the supervision of the District Architect. The Contractor shall notify the District Architect and the designated inspectors at least forty-eight (48) hours prior to commencing work. The In-Plant Inspector (RIBP) shall be responsible for, and be approved to inspect all phases of work under-taken in the factory or plant.
 - 3.5.3. The manufacturer shall provide the Inspector (RBIP) and testing company with full access to all plant operations involving work under this contract and shall advise the Inspector in advance of the time and place when operations that the Inspector wants to observe take place. Before building(s) are removed from the plant for delivery to the site or storage facility, or from storage facility to the site, the Inspector (RIBP) and testing company and Modular Building Design Professional shall determine that they are acceptable and issue a written release, which shall be in the form of a Verified Report.
 - 3.5.4. The Site Inspector (Inspector of Record (IOR)) shall do all on-site inspection. Only the work, which the manufacturer or his subcontractors perform at the site, shall be subject to the inspection of the Site Inspector (IOR). The manufacturer will furnish the Site Inspector with such information as may be necessary to keep him fully informed as to progress of work and dates when site work will occur. The Contractor shall notify the District at least forty-eight (48) hours prior to commencing on-site work. The on-site Inspector of Record shall be responsible for and approved to inspect all phases of work under his control.
 - 3.5.5. The Division of the State Architect may require special testing and or inspections. All costs for these tests and or inspections shall be borne by the District.
4. Site Readiness Preparation: All site conditions not under Contractor's direct control are to be the District' responsibility. It is the District's responsibility to notify the Contractor when the site is ready for delivery. In the event buildings are delivered to any site that is not in condition to receive buildings, the District shall be responsible for all cost incurred, including, but not limited to: relocation fees, storage fees, security, acts of vandalism, redelivery costs, crane costs, set up, Contractor down time, and Contractor's costs.
5. Building Additive Alternates listed on Bid Form 2, Attachment B: All additive alternates shall meet or exceed the specifications for the base buildings, unless otherwise noted in this section. If a specification for an alternate cannot be found in the bid documents, an interpretation of what is normal and customary in the modular and construction industry shall prevail.

General Scope

1. Single Story Relocatable Buildings Summary: The Base Buildings for new construction shall be 3,360 square foot weight room consisting of seven (7) 12'x40' (nominal) modules. The Base Buildings will include 150# PSF lightweight concrete on corrugated decking, 20# PSF roof, 2x6 wood studs, 26-gauge single slope roof (over $\frac{3}{4}$ " wood sheathing panels) with 5' front overhangs and 2'6" rear overhangs, R-19 wall insulation, R-19 floor insulation, R-30 roof insulation, and (4) 5-ton wall mount heat pump (concrete foundation included - rubber flooring, no ramps, no landing/ramps included). A DSA approved 2019 CBC PC shall be required at the time of bid.
2. Not in contract/provided by District:
 - 2.1. Utilities: The electrical service drop connection(s) and plumbing connection(s) to the building(s) are not part of the base bid. Data system, program bell, clock system, public address system, intercom system, TV system, wiring, conduit, or boxes, unless noted otherwise, not part of the base bid.
 - 2.2. Building Pad: The site will be turf-free, cleared and graded to within two inches (2") of level grade in any direction for each building. Any cost extra due to the site not meeting this two inch grade will be the responsibility of the District. The District will provide a survey locating the building comers and the finish floor elevation
 - 2.3. Delivery Access: The District will insure that the site is accessible for standard industry vehicles and equipment required for placement of relocatable units. District will prepare approaches to the site as required. The Contractor will be provided unobstructed delivery access to the location of each building.
 - 2.4. Soils Conditions: A new soils report to configure building placement, footings and or foundations per approved drawings is provided (attached).
 - 2.5. All signage that may be required by DSA, District or other agencies is not in the base bid.
3. Design Requirements: The modules are to be designed so that one or more modules may be joined together to form a complete building; to maintain a positive alignment of floors, walls, ceilings and roof and to permit simple nondestructive detachment for future relocation.
 - 3.1. Each module shall be permanently identified with a metal identification tag 3" x 1-1/2" minimum size with the following information: Design wind load, Design roof live load, and the Design floor live load. This tag may be in addition to or combined with the identification tag required by the Division of the State Architect.
 - 3.2. Each module shall be capable of resisting all vertical and lateral loads during transportation and relocation. When modules are assembled, joints shall be sealed with removable closing strips or other method to present a weather tight and finished appearance.
 - 3.3. Each module shall be sufficiently rigid to be jacked up at the front and back comers for relocation without damage or the module shall have lift lugs at the front and back located as required so that the module may be jacked up for relocation in one piece without damage. These requirements shall be met without additional

supports of any type.

Technical Scope

1. Dimensions: All buildings will meet a square footage tolerance of plus or minus five (5) square feet. The classroom buildings shall occupy a minimum area of three thousand three hundred sixty (3,360) square feet. The weight room buildings shall be: 84 'x40'.
 - a. Fascia and required overhangs are not included in the calculation of the square footage the building occupies. Each floor shall have a full length 26-gauge gutter and 24-gauge downspouts shall be furnished at the end of each overhang where drainage occurs.
 - b. The interior height, floor to ceiling shall be a minimum of ten feet (10') plus/minus one inch.
2. Load Criteria: Design criteria for base bid buildings will be:

Site Class	=	S (Stiff Soil)
SS	=	2.790g (Non-Reduced Value) (2.10 for 2 story)
Risk Category	=	II (Single Story Structures) III (Multi Story Structures)
Soil Bearing Pressure	=	1,500 psf (Concrete Foundations)
Continuous Footing Width	=	12" (Minimum)
Isolated Footing Width	=	36" square (minimum)
Footing Depth	=	12" below lowest adjacent grade
Liquefaction Potential	=	See Soil Report
Seismic Settlement	=	See Soil Report
Differential Settlement	=	See Soil Report
Soil Corrosivity	=	Low (No Special Measures / Protection Required)
Mapped Seismic Hazards	=	None
Wind Speed	=	120
Wind Exposure	=	C
Floor Live Load	=	150 psf
Roof Live Load	=	20 psf
Roof Snow Load	=	None

- a. Modules delivered to locations requiring roof live loads or wall wind loads greater than the minimums required by Title 24 CAC or design details specified herein shall meet the live load and wind load criteria required in the location in which the building is installed. The District will be responsible for the extra cost of manufacturing the building to meet these roof and wind loads.
3. Concrete Foundations: Concrete foundations are required by the District. The Contractor shall prepare the design of concrete foundations. Such design shall vary in accordance with the site soil conditions, refer to the soils report. The Contractors will be responsible for all surveying, staking the building corners, setting the finish floor elevation, excavation, removal of soils and backfill.
 - a. The eighteen-inch (18") option shall be per the specifications with the 18" clearance under building from purlins to the ground.
 - b. The foundation and the method of fastening the units shall be as previously approved by the DSA.
 - c. The design concrete foundations will be as follows:
 - i. All work and materials shall conform to Title 24, California Code of Regulations, and Chapter 19 and the American Concrete Institute (ACI): Building Code requirements for reinforced concrete, AC 318, and the American Society for Testing and Materials (ASTM): The Specifications and standards hereinafter referenced to shall be of the latest edition.
 - ii. Design mixes shall be as specified in Title 24. Concrete strength at 28 days shall be 3,500 psi.
 - iii. Forms shall be substantial, plumb, level, square, true to line, watertight and accurate to the dimensions required.
 - d. The Architect shall approve location of Mechanical and Electrical openings in the concrete and the installation of sleeves as may be required; and openings provided for under floor crawl access wells, or vent wells for under floor ventilation.
 - e. Variance in concrete stem wall surface shall be no more than 1/16" inch in 10 feet.
4. Framing: Roof Walls and Floor: The buildings shall utilize a moment-resistant rigid steel frame. Steel frame building/steel frame construction shall meet the minimum design requirements of stud spacing, etc. as per latest edition of the C.B.C. All work and materials shall conform to the "Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings" and "Code of Standard Practice for Steel Buildings and Bridges," American Institute of Steel Construction and the current edition of: Title 24, CCR. Structural steel shall be made either the open-hearth or electric furnace process only and shall conform to the "Specification for Structural Steel" ASTM Designation A36, current edition.
 - a. Roof framing, floor framing and wall framing shall be per Manufacturers' PC Plans and per all applicable codes.
 - b. All structural members below the sub floor, i.e. Girders, joists, headers, blocking, shall be steel.
 - c. All work shall conform to the requirements of the AISC Standard Specifications, the applicable regulatory agency and the American Iron and Steel Institute Specifications for Design or Light Gauge Steel Structural Members. Welding: Shall comply with the pertinent provisions of the applicable regulatory agency. All

welding shall be done by operators who are qualified as prescribed in the "Qualification Procedure" of the American Welding Society to perform the type of work required

- d. Steel shall be coated with one shop coat of manufacturer's standard chassis paint and or equal.
 - e. Plywood: American Plywood Association PS 1-83. Each sheet shall be grade marked by the American Plywood Association and shall conform to the requirements of Standard Grade Group 1 or better grade stamped and identified under the procedures and qualification set forth by PSI-83.
 - i. Plywood roof deck: 3/4" plywood square edge or equal.
 - ii. 1/2" Exterior Siding, or 1/2" CDX plywood interior shear plywood, or dens glass fiberboard when applying alternate exterior applications.
 - f. Building tolerances:
 - i. Framing members: 1/4 inch from level, 1/4 inch per 10 feet from plum.
 - ii. Siding and roofing: 1/4 inch from true position
5. Moisture Barrier: All weather-exposed surfaces shall have a weather-resistive barrier to protect the interior wall covering. Such barrier shall be equal to that provided for in CBC Standard No. 17-1 for Kraft waterproof building paper of CBC Standard No. 32-1 for asphalt-saturated rag felt. Barrier shall be free from holes and breaks other than those created by fasteners and construction system due to attaching of the building siding, and shall be applied over studs or sheathing of all exterior walls. Such barrier shall be applied under siding weatherboard fashion, lapped not less than two inches (2") at horizontal joints and not less than six inches (6") at vertical joints.
6. Siding: All siding shall be APA or comparable rated exterior type. Each panel shall be identified with the grade mark of the grading association and shall meet the requirements of Product Standards PS 1-95. Siding shall be 19/32" (minimum) thick. with one (1) of the following styles: plain. V-grooved, grooved, or reverse board and batten.
7. Exterior Coverings: Submittals will be provided of color chips from manufacturer's standard colors to the District Architect for color choice, for:
- a. STO Dry Vit Synthetic Coatings
 - b. Portland Cement Plaster (diamond wall,) or acrylic Stucco.
8. Roofing: The roofing system shall meet CBC requirements for fire classification and uplift. Test results to support Class A rating and calculations or showing the roofing system will withstand the uplift of a 100 MPH wind shall be submitted with the plans and specifications. Design and installation of the deck and roof substrate shall result in the roof draining freely. Roof shall have a minimum pitch of 1/4" per foot.
- a. Prefinished, unpenetrated interlocking roof panels mechanically crimped at top to prevent against water infiltration, standing seam or ribbed type, 26-gauge
 - b. Gutters will be 26 ga. steel and downspouts will be 24 ga. steel at the overhangs of the building where drainage occurs. No splash blocks are included.
 - c. All fasteners shall be caulked against weather using material resistant to deterioration under ultraviolet light.
 - d. Roof Overhang: The roof overhang shall be boxed in.
9. Metal Exterior Doors: Construct per ANSI A250.8 and A2SOA as minimum requirement: Flush doors 3070, 1-3/4" thick, with 18-gauge steel face sheets and sound-deadening material on interior to effectively reduce metallic ring. Factory to prepare and reinforce for

indicated finish hardware, including reinforcement on both faces for closers. Chemically treat doors for paint adhesion and apply one (1) complete shop coat of metal primer and then paint to match exterior. Curries 607, Amweid SLE or equal doors to be used. All doors to have Pemco 315CN36 door bottoms or equal and Ives 8400 1 0" x 2" LDW kick plates or equal.

10. Pressed Metal Frames: Welded as minimum requirement manufacturer's standard 16-gauge steel, depth to suit wall thickness. Provide one (1) compression anchor minimum per jamb and adjustable floor anchor at bottom of each jamb. Prepare and reinforce for required hardware, including strike box and reinforcement for closers on all frames. Chemically treat frames for paint adhesion and apply one (1) complete shop coat of metal primer and paint to match exterior. Curries, Amweld 2600 or equal.
11. Hardware, Exterior Doors:
 - a. Butt Hinges: Size and number as recommended by door manufacturer. Use solid brass or bronze butts for exterior doors, with set screw in barrel and ball bearing design. Hager or equal.
 - b. Closers: Size and number as recommended by manufacturer for door site, Hager 8501DA, Falcon SC81DA or equal.
 - c. Panic Bar - Von Duprin, Interior. Interior lockset, Schlage 85PD or Tell equal.
 - d. Threshold: Threshold shall be PEMKO 271 , Hager 413SA or comparable, 5" aluminum with PEMKO 216 AV, 783SAV or comparable, bottom door.
 - e. Weather-stripping: All exterior doors shall be weather-stripped with Hager 891 SA V or equal, at door jambs and head.
12. Interior Walls: Office of the California State Fire Marshal shall approve the panel use. Reference Brand: Vinyl Covered Tack board as manufactured by Domtar, Gypsum America, Inc. or Chatfield-Clark or equal.
 - a. All interior surfaces shall be tape texture and paint levels continuous length from floor to ceiling. Finishes shall be applied over 1/2" sheetrock and 1/2" plywood.
13. Suspended Acoustical Ceiling and Acoustical Panels: Ceilings that support light fixtures or grills shall have a minimum classification of Heavy Duty per ASTM C6 3S. Grid shall be direct hung in strict accordance with Title 21 CAC and Title 24 CAC and IR No. 4 7-4 issued by DSA. Acoustical panels shall be 5/8" minimum thick mineral fiberboard or vinyl faced fiberglass lay in panels, square edge, ASTM flame spread index Class I(0-2S) 24"x48".
14. Lighting: The Contractor shall furnish a dimmable LED lighting system with overall illumination at desk level (30" above the floor) of an average of 50-foot candles; (excluding areas within 3'0" of a wall or partition). A digital lighting management system shall be provided in each room. It shall include all sensors, photocells, switches, and controls required by CBC, Title 24, Part 6. Exterior wall pack lighting shall be provided at exit(s.) Fixtures shall be LED with an internal photocell, with a minimum output of 1000 lumens.
15. Electrical: Provide 110/240-volt single phase service with one 100 amp panel box with nipple out per classroom. Provide panel schedule with electrical load calculations on drawings. Six (6) duplex convenience outlets grounding type shall be provided in each two- module classroom. Additional modules shall have two (2) outlets, one (1) at each end wall. Four outlets maximum per circuit shall be allowed. All receptacles to be 20-amp 120-volt two pole 3 wire commercial grade ivory. Owner to provide meter, grounding, and hookup.

- a. A 12" diameter electric wall clock shall be installed in the classroom building near the center of the rear wall approximately seven (7) feet above the floor.
 - b. Light switches shall be Hubbell specification grade or equal.
 - c. All material and equipment to be used shall be new and shall comply with the requirements of the California Electric Code.
 - d. All electrical wiring 110 V and greater shall be in conduit systems and shall meet or exceed the requirements of NEC minimum size conduit 1/2".
 - e. Acceptable Conduit: Electrical metallic tubing (EMT); galvanized thin wall. Flex (Interior); galvanized steel. Flex (Exterior); galvanized steel with factory-applied PVC jacket.
 - f. Wiring shall be No. 12 minimum copper type TW, THW, THHN, or THWN, stranded or solid as applicable. Conduit fill shall not exceed requirements of T-24, Part 3. A separate green grounding conductor shall be pulled throughout the entire system. Take care to avoid damage to wire or insulation during pull-in. Use powdered soapstone or a pulling compound such as "Yellow 77" lubricant, if necessary.
16. Windows: Provide 8040 anodized aluminum frame window units in opposite walls. Window frame shall be the fifty percent (50%) double sliding sash type (XOX.) All operable sashes shall have screens and positive locks.
- a. Glazing specifications:

U Factor = 0.52 (Max)

SHGC = 0.35 (Max)

VT = 0.61 (Min)

17. Painting: All exposed surfaces shall be painted except aluminum window frames and thresholds. Material shall be of the grade specified or equal, by Vista or Dunn Edwards.
- a. Exterior - Stucco, trim and skirting - Flat latex: Apply one primer coat and at least one finish coat. Prime coat shall be brushed on or sprayed and back brushed into all grooves in the siding as needed. If necessary, in the opinion of the inspector, an extra coat shall be applied to all grooves so that the finish coat will have a uniform appearance. Allow prime coat to dry according to manufacturer's recommendation. The district will select color after award of the bid from paint manufacturer's standard colors.
 - i. Semi-Gloss Trim: Frazee 131 Endurable or comparable
 - ii. Semi-Gloss Body: Frazee 285 Rustic or comparable
 - b. Interior Trim - All trim not pre-coated shall be painted with two (2) coats of semi gloss latex over prime Coat.
 - i. Semi-Gloss trim: Frazee 285 Rustic or comparable
 - c. Metal - All metal surfaces shall be painted with two (2) coats of alkyd-finish coat.
 - i. Gloss Trim and Door: Frazee 540 DTM or comparable
 - d. Exterior - Cement Plaster / Dry Vit: Finishes will be premixed colors according to manufacturer specification as selected by the district after award of bid.

18. Flooring and Accessories:

- a. Rubber Flooring: Amorim 7 mil thick, full color range.
- b. Resilient Sheet Vinyl: Fire riser room shall have Armstrong "Classic" vinyl Carlon, or equal. Install per manufacturer's instructions. Noted sheet vinyl is the minimum standard of quality acceptable and, if used, shall be provided with integral 6" minimum cove base. Single occupancy restroom with 2 fixtures or less the vinyl shall be laid flat with 6" resilient top set base.
- c. Resilient Top set Cove Base: Best quality, molded rubber, 1/8" thick, 4" high, molded top-set cove. Solid color as manufactured by Burke Rubber Co. No. 502-P or comparable.
- d. Adhesives: As recommended by floor covering and base manufacturer. Furnish and apply per manufacturer's written instructions. Shall be non-toxic and water based.

19. Insulation: Wall insulation shall have a rating of R-19. Floor insulation shall have a rating of R-19. Roof/ceiling insulation shall have a rating of R-30. R-13 rated insulation shall be provided in all interior wall cavities.

20. Heating, Ventilation and Air Conditioning: At the weight room buildings, the contractor shall provide power ventilation and make up air. At the weight room building, in the base bid, the contractor shall provide a HVAC heat pump that is tested and approved by a recognized testing laboratory (UL or equal.) The Heat Pump(s) are to be all electric wall mounted blow-through single zone unit with housing, outside air intake hood with volume damper, indoor fan direct drive, R41 0A hermetic compressor with crankcase heater, indoor coil, outdoor fan, outdoor coil, controls, mounting brackets and thermostat with auto changeover. All return air is direct to the air handler.

- a. Heat pump(s) shall be factory assembled, piped, wired, and tested operating refrigerant charge. Unit shall be UL and C.E.C. listed. Heat pump unit(s) shall be suitable for outdoor installation. Filters shall be UL Listed Class 2 throwaway type (SFM listing 3175-140:006) and shall have 25% efficiency based on ASHRAE Test Standard 52-76. (Standard of quality shall be Farr 30/30 or approved equal. Reference brands Bard or comparable.
- b. All units shall be 230/208 volt, single phase system, UL approved or comparable and meet current energy standards.
- c. The system shall maintain an automatically controlled indoor classroom temperature of 78 degrees F in summer and 68 degrees in winter with a 45 percent relative humidity when the outdoor dry bulb temperature of 66 degrees F average. The systems must maintain the above temperatures when the damper is adjusted to use 15 CFM per occupant of outside air.
- d. Heat pump units shall be 5 tons (minimum) and shall be in accordance with an approved 2019 CBC PC. All ductwork shall be rigid sheetmetal and shall be designed for .3 inches static pressure. "Flex-duct" shall be permitted at connections to registers and diffusers in lengths not to exceed 6'-0".
- e. Registers and Diffusers: Provide four-way throw air diffusers equal to Metalaire Series 9000 Square Modular Core spaced according to manufactures' approved drawings.
- f. Thermostat: Provide electronic programmable thermostat with occupant override. Thermostat shall have the following functions:
 - i. Five (5) and two (2) weekday/weekend programming with four

- (4) separate time/temperature settings per 24 hour period.
 - ii. Keyboard lockout switch.
 - iii. Programmable display.
 - iv. Two-hour override minimum.
 - v. Status-indicated LEDs.
 - vi. Battery backup. Thermostat
 - g. Calculations shall be based on an occupancy for 3,360 s.f. weight room and an interior space of approximately 33,600 cubic feet. Calculations shall be modified accordingly with increase in size of building. The mechanical ventilation system shall provide approximately 15 cubic feet of fresh air per minute per occupant and a total of 45 cubic feet of air per minute per pupil.
 - h. Manufacturer's literature, operating instructions and guarantee shall be delivered to the school office at the time the building is delivered.
 - i. Units shall be installed in strict accordance with manufacturer's instructions with particular attention to required flashing.
21. Fire Alarm: Contractor shall install exterior-accessed single gang junction box at rear of building (near the electrical distribution panel) with 3/4" conduit stubbed up wall to above ceiling for future connection, which is not part of the base bid and can be added by change order. Contractor shall also install 3/4" conduit from fire alarm pull station junction box mounted near the front exit door, up to (1) exterior horn box. (1) interior horn/strobe box, (2) ceiling mounted smoke detector boxes, and (1) attic mounted heat detector box, accordingly, also for future connection. Wiring, devices, programming and additional conduit are not part of the base bid, but can be added by change order. A weatherproof metal plate will cover all exterior boxes. Horn/strobe box shall be mounted near the doorway area at 80" above finished floor/grade.
22. Fire Extinguishers: Weight room shall be equipped with (2) pressure-type fire extinguishers with 21 OBC UL rating, to be mounted on the interior wall of the building near the doorway at a height of four (4') feet, to handle. Fire extinguishers shall be totally charged and have a dial indicating the state of charge.
23. Marker Boards: Each classroom shall have two (2) each 4x8 marker boards installed side by side to make a 4 x 16 panel, centered on one (1) of the long walls. A full-length map rail shall be provided with cork inset and end stops. The map rail and chalk rail are to incorporate a channel to wrap around the panel. Three (3) map hooks with clips per panel shall be provided. One (1) flag holder, 1/2" size shall be provided for each classroom. Whiteboards shall be institutional quality prefabricated writing board with Panelyte Glossy "Dry Wipe" high pressure laminate, or equal.
24. Energy Conservation: Energy calculations shall be provided for building location and will comply with Title 24 CBC, Part 6 California Energy Code.

Installation On Site

1. Erection at Site: Once delivery of modules to the site is made, erection shall commence within 48 hours and be pursued in a timely manner until complete. All modules called for at that site shall be scheduled for delivery and erection in one continuous time frame (Saturdays, Sundays, and holidays excluded.)
 - a. When the Contractor considers the Work complete, the Contractor shall notify the Architect and Inspector. Architect/Inspector shall provide Contractor within five (5) days of Contractor's request, a complete and final punch list. Contractor shall begin work within five (5) days of receipt of final punch list and completed within fifteen (15) days of the commencement of work. Contractor shall notify Architect/Inspector of punch list completion in writing and shall schedule a walk through and sign off of the building within five (5) days after notification. Upon Contractor's completion of Punch List to the reasonable satisfaction of the Architect and Inspector, Contractor shall be considered complete. No additional Punch Lists may be created by the Architect or Inspector.
 - b. Power shall be connected to the building (which is not part of the base bid and can be added by change order) within fifteen (15) days of installation or shall be deemed accepted by district.
2. Clean Up: Because of the nature of the sites, i.e., school grounds, the contractor shall lock up all materials and equipment at the end of the day's work. All scrap material shall be removed from the site at the end of each day's work. Toxic chemicals of any kind shall not be allowed on school grounds.
3. Utility Hook Up: All utility connections shall be located as indicated on site plans to accommodate hook-up at the site at the locations indicated on the plans. Utilities hook-up, which is not part of the base bid and can be added by change order. The District's Architect will provide the plan(s.)
4. Grounding of Building Components: Bonding of all metal portions of the building for ground, i.e., frame, ramp, etc., is the responsibility of the contractor to the satisfaction of the site inspector. Grounding of total building, including ground rod, wire, connections, etc., shall be installed by the District and ready for testing, (which is not part of the base bid and can be added by change order, in the presence of site inspector.) Testing shall be conducted per IR No. 8-1 as issued by DSA.
5. Certification of Compliance: The Contractor will provide to the District for each building delivered, a letter or certification that said building was built and installed in compliance with the project's technical specification as well as with all local codes, laws, and regulations applicable to relocatable buildings.

[illegible]

PROPOSED FLOOR PLAN
SCALE 1" = 160'

RIVERSIDE PREPARATORY SECONDARY
ORO GRANDE SCHOOL DISTRICT

NORTH

OFFS

PROPOSED 800-SQ-FT MODULAR WEIGHT ROOM

RIVERSIDE PREPARATORY SECONDARY
ORO GRANDE SCHOOL DISTRICT