

LETTER OF AGREEMENT

This is a Letter of Agreement ("Agreement") between the **City of Killeen** (referred to herein as "City") and Palomar Modular Buildings LLC (referred to herein as "Contractor"), collectively the "Parties".

In consideration of the premises and of the mutual covenants and agreements contained in this Agreement, the Parties hereby agree as follows:

Scope of Agreement. The purpose of this Agreement is to enlist the services of Contractor to: To install a new 28' x 56' modular building at Long Branch Pool and a new 24' x 20' storage building delivered, set and skirted per attached specification and floor plans. See attached Exhibit B and Exhibit C, which is attached and incorporated into this Agreement, for more details regarding scope of work. (the "Project").

Term of Agreement. This Agreement shall commence on the 10th day of September 20 24, and terminate 100 calendar days after commencement of work on the Project.

Consideration. Contractor agrees to provide the services stated above:

See Exhibit A, which is attached and incorporated herein
Aquatic building - not to exceed \$194,210.00
Storage building - not to exceed \$83,507.00

Payment terms are 50% down, 40% when buildings come off of Contractor's production and 10% when the buildings are accepted by the City.

Independent Contractor. Contractor shall act as an Independent Contractor. Under no circumstances shall Contractor be deemed an employee or partner of Owner.

Applicable Laws: Contractor shall follow all applicable local, State, and Federal laws, regulations, and requirements for the abatement and disposal of lead, asbestos, and other routinely encountered hazardous substances. If any unusual substances or extraordinary amounts of the aforementioned substances are encountered, the Contractor will contact the City to contact the State and the relevant agency with authority for regulation of the substance.

Standard of Care. The standard of care for all professional engineering and related services performed or furnished by Contractor under this Agreement will be the care and skill ordinarily used by members of the Contractor's profession practicing under similar circumstances at the same time and in the same locality.

Insurance. Contractor shall procure and maintain insurance in the following amounts:

| | |
|------------------------|--|
| Worker's Compensation | Statutory |
| Automobile Liability | \$500,000 Combined single Limit for each accident (Bodily injury and property damage). |
| General Liability | \$1,000,000 each occurrence (Bodily injury and property damage). |
| Professional Liability | \$1,000,000 general aggregate. |

On all policies, except Worker's Compensation and Professional Liability, City shall be listed as an additional insured with a full waiver of subrogation. A certificate of coverage shall be provided to the City prior to commencing work on the Project.

Subcontracts and Assignments. Contractor's rights and obligations hereunder are deemed to be personal and may not be transferred or assigned. Any assignments shall be void and of no effect.

Indemnification. To the fullest extent permitted by law, City shall indemnify and hold harmless Contractor and Contractor's officers, directors, partners and employees from and against any and all costs, losses and damages (including, without limitation, all fees and charges of attorneys and other professionals, and all court or dispute resolution costs) caused by the negligent acts or omissions of the City or the City's officers, directors, partners, employees and consultants in connection with this Agreement or the modular building project that is the subject of this Agreement.

To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the City and the City's officers, directors, partners and employees from and against any and all costs, losses and damages (including, without limitation, all fees and charges of attorneys and other professionals, and all court or dispute resolution costs) caused by the negligent acts or omissions of Contractor or Contractor's officers, directors, partners, employees and consultants in connection with this Agreement or the modular building project that is the subject of this Agreement.

Termination. This Agreement may be terminated by either party for cause upon thirty (30) calendar days' written notice, provided such cause cannot be reasonably cured within such thirty (30) day period. City may terminate this Agreement for convenience effective upon receipt of written notice declaring the same and Contractor shall be compensated for all work completed at that time in accordance with this Agreement.

Texas Law. This Agreement shall be subject to and governed by the laws of the State of Texas. The Parties agree that for venue purposes, any and all lawsuits, disputes, or causes of action shall be in Bell County, Texas.

Severability. If any provision of this Agreement shall, for any reason, be held to violate any applicable law, then the invalidity of such a specific provision in this Agreement shall not be held to invalidate the remaining provisions of this Agreement.

Survival. Any provision of this Agreement providing for indemnity, insurance or a duty that necessarily will not be completed until after the expiration or termination of this Agreement shall continue in full force and effect until such a time as all duties have been fully performed.

Non-waiver. Failure to enforce any provision of this Agreement by either party shall not constitute a waiver of that provision for purposes of the subsequent enforcement of that provision or the remainder of this Agreement.

Entire Agreement. This Agreement shall represent the entire agreement by and between the Parties and it may not be changed except by written amendment duly executed by all Parties.

SIGNED, ACCEPTED AND AGREED TO this ____ day of ____, 2024, by the undersigned Parties who acknowledge that they have read and understand this Agreement and that the Agreement is issued in accordance with local, State, and Federal laws, and the undersigned Parties hereby execute this legal document voluntarily and of their own free will.

City

Contractor

Judith Tangalin
Executive Director of Finance



John Martin
President



505 North I-35 East, DeSoto, Texas 75115 P 469.727.0727 F 469.727.0728 866.912.4587 www.palomarmodularbuildings.com

May 9, 2024
City of Killeen
Killeen, TX

Bailey,

Thank you for your interest in Palomar Modular Buildings, LLC. The price reflected below, for a new **Aquatic and Storage Buildings** (nominal dimensions), manufactured, delivered, and set in Killeen, TX is based on the attached specifications and floor plan.

The purchase price as specified for the building is.

Aquatic Building **\$194,210.00**.

Storage Building **\$83,507.00**.

BuyBoard #732-24

The price does not include poured concrete footers, canopies, handicap ramps, steps, gutters, self-contained fire alarm, low voltage equipment, utility hookups, site work, taxes or permits. It is assumed that the site can support the building, is relatively level and easily accessible.

The building will be built in compliance with the International Building, Plumbing and mechanical codes, Americans with Disabilities Act, and the National Electric Code. The building will be engineered to meet local floor and roof load requirements and will have electrical, heating and cooling loads sized in accordance with code. Cost to comply with local codes beyond the attached floor plan and specifications is the responsibility of the owner.

Prices are valid for 30 days. Our payment terms are 50% due upon execution on PO or Contract, 40% due upon completion of manufacturing at PMB and 10% when the building is accepted or occupied, whichever comes first.

Sincerely,

Guy Cruce
Business Developer
Palomar Modular Buildings LLC
469-727-0727 (o)
972-989-9456 (c)



| SPECIFICATION AND STATEMENT OF WORK | | | |
|-------------------------------------|---|-----------|---|
| CUSTOMER | CITY OF KILLEEN | LAYOUT | 28' X 56' NOMINAL |
| DESTINATION | KILLEEN, TX | SIZE | 1,531 |
| BUILDING. TYPE | VB (AQUATIC BLDG) | # OF MODS | 2 |
| DATE | 5/9/2024 | CODES | 2021 IBC, IPC, IMC, 2015 IECC, 2020 NEC, 2012 TAS |
| CONSTR TYPE / USE: | BUSINESS | | |
| FLOORS | | | |
| FRAME TYPE | OUTRIGGER SIZED TO MEET DESIGN CRITERIA | | |
| RUNNING GEAR | TIRES, AXLES AND HITCHES REMOVED AND STORED UNDER UNIT, IF BUILDING IS SET LOWER THAT 34" AFG HITCH TO BE LEFT OUTSIDE BUILDING LINE. | | |
| WOOD JOISTS | 2X10 SYP @ 16 OC | | |
| INSULATION | R-30 FIBERGLASS UNFACED FIBERGLASS BATT | | |
| DECKING | 3/4" STURDI-FLOOR T&G | | |
| MOISTURE PROTECTION | "BOTTOM BOARD" WOVEN, REINFORCED POLY | | |
| FLOOR COVERING | 12 IN COMMERCIAL VINYL TILE | | |
| LOCATION | T/O | | |
| COVE BASE | 4 IN VINYL | | |
| EXT. WALLS | | | |
| WOOD STUDS | 2X6 @ 16 O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATES | | |
| INSULATION | R-19 FIBERGLASS UNFACED FIBERGLASS BATT | | |
| EXTERIOR SHEATHING | 7/16" OSB | | |
| MOISTURE CONTROL | BUILDING WRAP | | |
| EXTERIOR SIDING | 29 GA STEEL PRE-FINISHED, PANEL LOC + | | |
| VINYL GYP WALL FINISH | 5/8" VINYL COVERED GYP (VENETIAN FROST) | | |
| INT. WALLS | | | |
| WOOD STUDS | 2X4 @ 16 O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATES | | |
| INSULATION | R-11 UNFACED | | |
| VCG WALL FINISH | 5/8" VINYL COVERED GYP (VENETIAN FROST) | | |
| CLASS "C" FRP | FULL HEIGHT | | |
| LOCATION | RESRTROOMS | | |
| ROOF | | | |
| TYPE | WOOD WITH LAMINATED PLYWOOD MATE BEAMS | | |
| STD. WOOD RAFTERS | 2X10 @ 24 OC | | |
| INSULATION | R-30, UNFACED | | |
| DECKING | 7/16" OSB | | |
| FELT OR SLIP SHEET | YES | | |
| METAL ROOF COVERING | 29 GA GALVALUME ROOF PANEL-LOC + OVER 1 LAYER 15# FELT | | |
| CEILING | 2X4 SUSPENDED CEILING, USG RADAR TILE, 15/16 GRID | | |
| DOORS | | | |
| EXTERIOR STEEL DOORS | (4) 3-0 / 6-8 STEEL DOOR, KNOCK DOWN FRAME, CLOSER, PAINTED 18GA DOOR ,16GA FRAME, INSULATED | | |
| INTERIOR DOORS | (8) 3-0 / 6-8 PRE FINISHED SOLID CORE WOOD DOOR / 18GA "TIMELY" KNOCK DOWN STEEL FRAME | | |
| DOOR GLAZING | (1) DOOR GLASS: 6X27" (EXT) | | |
| EXT DOOR HARDWARE | (4) PMB STANDARD LEVER/PANIC GRADE 2 | | |
| INT DOOR HARDWARE | (2) LEVER-PRIVACY: GRADE 2, PMB STANDARD | | |
| INT DOOR HARDWARE | (6) LEVER-LOCKSET GRADE 2 PMB STANDARD | | |
| ROLLUP DOOR | (2) 10X7' ROLLUP DOOR INSULATED | | |
| DOOR STOPS | FLOOR MOUNTED | | |
| WINDOWS | | | |
| EXTERIOR WINDOWS | (1) 3-0 / 4-0 DUAL PANE, LOW E, CLEAR GLAZING, SINGLE HUNG ALUMINUM FRAME (SERIES 100) | | |
| INTERIOR WINDOWS | (1) BY-PASS 3'-8" X 3'-0" | | |
| ELECTRICAL | | | |
| CONDUIT | NON-METALLIC TUBING (ENT) | | |
| RECEPTACLES | DUPLEX RECEPTACLES, 20 AMP, UNBREAKABLE COVERS | | |
| GFI RECEPT. | (7) EA 20 AMP | | |
| EXTERIOR RECEPTACLE | (2) EA, CONVENIENCE DUPLEX WITH COVER | | |
| DEDICATED RECEPTACLES | 20A W/RECEPTACLE. (COPIERS, REFRIG, ETC.) | | |
| DEDICATED RECEPTACLES | 20A W/RECEPTACLE. (ELECTRIC WATER COOLER) | | |
| DEDICATED RECEPTACLES | 50A CONNECTION (40 GAL + WATER HEATER, ETC.) | | |
| DEDICATED RECEPTACLES | WATER HEATER DISCONNECT | | |
| PANELS | (1) 100A-200A, 10KAIC, 1P, CLIP ON BREAKERS | | |

| | |
|---|---|
| ROOM LIGHTING | 2X4 LED FIXTURES |
| EMERGENCY LIGHTS | (2) EMERGENCY - 2 BULB LED WITH REMOTE HEAD |
| EXIT LIGHTS | (4) EXIT LIGHTS, LED W/BATTERY BU |
| EXTERIOR LIGHTS | (4) EXTERIOR PORCH, LED AT EACH EXIT |
| EXTERIOR LIGHTS | (4) EXTERIOR LED WALL PACK W/PHOTO |
| OCC. SENSOR, SINGLE | PER CODE |
| EMPTY BOX & CONDUITS | (20) STUBBED TO CEILING, 3/4" |
| <u>FIRE PROTECTION</u> | |
| NIC | NONE |
| <u>PLUMBING</u> | |
| SUPPLY PIPING | CPVC |
| WASTE PIPING | PVC/ SCH 40 DWV |
| TOILETS | (7) TOILET, HC, FLOOR MOUNTED, TANK TYPE |
| URINALS | (1) URINAL, HC OR STANDARD |
| FLUSH VALVES | (1) FLUSH VALVE (MANUAL FOR URINALS) |
| LAVYS | (8) LAVY, WALL MOUNT W/SINGLE LEVER FAUCET/TV |
| SINKS | (2) SINK - SINGLE BOWL STAINLESS STEEL, W/SINGLE LEVER FAUCET/ TV |
| SINKS | (1) MOP SINK - FIBERGLASS, FLOOR MOUNTED |
| FLOOR DRAINS | (2) EA FLOOR DRAIN, WITH TRAP PRIMER & ACCESS DOOR |
| MISC. STUBS | (1) EA REFRIGERATOR BOX |
| WATER FOUNTAINS | (1) EA ELEC WATER COOLER - HI-LO |
| WATER HEATERS | (1) EA 40-60 GAL WATER HEATER, ELECTRIC W/OVERFLOW PAN |
| WATER HEATER ACC | (1) EA RECIRCULATION PUMP |
| WATER HEATER ACC | (1) EA EXPANSION TANK: 5-10 GAL |
| ACCESSORIES | (8) EA 18" x 36" SS FRAMED MIRRORS |
| ACCESSORIES | (4) EA SET HC GRAB BARS FOR HC TOILET |
| ACCESSORIES | (7) EA TOILET PAPER HOLDER - SINGLE SURFACE MOUNTED |
| PARTITIONS | (5) EA TOILET PARTITIONS - POWDER COATED STEEL, FLOOR MOUNTED, OVERHEAD BRACED, WALL MOUNTED URINAL SCREEN IF REQUIRED |
| <u>HVAC</u> | |
| STD. UNITS | WALL MOUNTED PACKAGED HVAC WITH ELECTRIC HEAT STRIP, 1 PHASE, SIZED PER DESIGN REQUIRMENTS |
| SUPPLY AIR | DUCTED |
| DUCTING | FLEX DUCT |
| RETURN AIR | DUCTED |
| THERMOSTATS | 7 DAY PROGRAMABLE WITH OCCUPANT OVERRIDE |
| DIFFUSERS | ADJUSTABLE DIFFUSERS |
| FILTER | AT UNIT |
| EXHAUST FANS | (2) 80 CFM EXHAUST FAN/LIGHT COMBO |
| EXHAUST FANS | (2) 300 CFM EXHAUST FANS |
| <u>MILLWORK & BLOCKING</u> | |
| CABINETS | BASE & OVERHEAD CABINETS, INC. PLAM COUNTER TOPS |
| OTHER | COUNTER TOPS - HIGH PRESSURE LAMINATE |
| <u>MISC. & ACCESSORIES</u> | |
| NIC | NONE |
| <u>SHIP LOOSE</u> | |
| CLOSE UP | CLOSE-UP PLASTIC FOR SKIRTING OR BELLY BAND |
| SKIRT FRAMING | PRESSURE TREATED WOOD FRAMING (36" HT) |
| SKIRTING | 29 GA METAL |
| SET UP | ANCHORS, AUGER, STRAPS, CLIPS |
| SET UP | 2" X 8" PT SHIMS & OAK WEDGES |
| <u>NOTES</u> | |
| <u>SITE WORK</u> | |
| DELIVERY, SET AND SKIRT | |
| <u>PALOMAR MODULAR BUILDINGS (PMB)</u> | |
| <u>CLARIFICATIONS</u> | |
| ALL MATERIALS AND EQUIPMENT PROVIDED FOR THE CONSTRUCTION OF THIS PROPOSED PROJECT WILL BE OF TYPICAL QUALITY AND DURABILITY FOR SIMILAR TYPES OF CONSTRUCTION. ANY MATERIALS LISTED WITH SPECIFIC NAME BRANDS MAY BE SUBSTITUTED FOR OTHER BRANDS OF COMPARABLE QUALITY. | |
| PALOMAR MODULAR BUILDINGS (PMB) MANAGEMENT'S PROPOSAL IS BASED ON THESE WRITTEN SPECIFICATIONS AND STATEMENT OF WORK PROVIDED | |

CUSTOMER IS RESPONSIBLE FOR ALL PERMITS INCLUDING BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES. PMB WILL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR TRANSPORTATION OF THE MODULES OVER THE ROAD.

BUILDING FOOTPRINT NEEDS TO BE WITHIN 12" OF LEVEL IN A 60' SPAN

CUSTOMER WILL PROVIDE AN APPROPRIATE GRADED AND COMPACTED SITE AS REQUIRED FOR THE SETTING OF THE MODULAR BUILDING. GRADING SHOULD PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND COMPACTION TO A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. IT IS ASSUMED THAT THE MODULAR BUILDING WILL BE SET ABOVE GRADE. PMB WILL UTILIZE ABS PADS AND STACKED CMU BLOCK PIERS TO SET THE BUILDING ON GRADE.

FINISHED FLOOR WILL BE BETWEEN 34" AND 38" ABOVE GRADE

CUSTOMER WILL PROVIDE SITE ACCESSIBILITY FOR STANDARD MODULAR INDUSTRY DELIVERY AND INSTALLATION VEHICLES

PRICES ARE VALID FOR 30 DAYS.

THE BUILDING WILL BE BUILT IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE, AMERICANS WITH DISABILITIES ACT, AND THE NATIONAL ELECTRIC CODE. THE BUILDING WILL BE ENGINEERED TO MEET LOCAL FLOOR AND ROOF LOAD REQUIREMENTS AND WILL HAVE ELECTRICAL, HEATING AND COOLING LOADS SIZED IN ACCORDANCE WITH NEC AND IBC CODES. COST TO COMPLY WITH LOCAL CODES BEYOND THE ATTACHED FLOOR PLAN AND SPECIFICATIONS IS THE RESPONSIBILITY OF THE OWNER.

CUSTOMER WILL MAKE SITE ACCESSIBLE FOR MODULAR INDUSTRY DELIVERY VEHICLES WHEN PMB IS READY TO DELIVER MODULAR SECTIONS. IF SITE IS NOT READY IN TIME FOR DELIVERY OF MODULES, CUSTOMER AGREES TO REIMBURSE PMB FOR TEMPORARY STORAGE, STAGING AND/OR DAMAGES WHILE MODULES ARE STORED.

SCOPE

PMB WILL MANUFACTURE ALL MODULES IN ACCORDANCE WITH STATE AND CUSTOMER APPROVED DRAWINGS

PMB WILL TRUCK SET ALL MODULAR BUILDINGS IN ACCORDANCE WITH A MUTUALLY AGREED SITE PLAN.

PMB WILL MAKE FINAL MODULAR MATE LINE STRUCTURAL CONNECTIONS AND FINISHES INCLUDING ELECTRICAL AND HVAC CROSSOVERS PROVIDED BY PMB IN THE FIELD

PMB WILL PROVIDE AND INSTALL PRESSURE TREATED WOOD FRAMING WITH SIDING TO MATCH EXTERIOR OF BUILDING INCLUDING VENTILATION & SKIRT PANEL ACCESS

ROOF SLOPE TO ACCOMMODATE MODULAR CONSTRUCTION METHODS

CUSTOMER WILL PROVIDE APPROPRIATE AND CURRENT GEOTECHNICAL INFORMATION AS REQUIRED FOR FOUNDATION LAYOUT, NO FOUNDATION DESIGN IS INCLUDED

PMB WILL PROVIDE STANDARD MODULAR STATE APPROVALS AND ENGINEERING (IF STATE HAS A MODULAR BUILDING PROGRAM)

PMB STANDARD GENERAL LIABILITY UNTIL PMB WORK IS COMPLETE.

STANDARD PMB WARRANTY INFORMATION PROVIDED AT THE COMPLETION OF THE PROJECT.

STANDARD PMB TECHNICAL INPUT (SUBMITTAL PACKAGE) PROVIDED FOR CUSTOMER REVIEW AND APPROVAL.

EXCLUSIONS

ALL UTILITIES, SITE WORK, SITE PREPARATION, ACCESS FOR MODULAR UNITS, HAULING ROADS, CRANES OR ACCESS ROADS

ADA ACCESSIBILITY

BELOW GRADE FOOTERS

FOUNDATION DESIGN

ANY AND ALL WORK NOT ASSOCIATED WITH THE MODULAR BUILDING

FINAL CONNECTION OF ALL UTILITIES

MANIFOLDING OF WASTE LINES UNDER BUILDING IF BUILDING HAS PLUMBING

FURNITURE, FIXTURES OR EQUIPMENT

CARD ACCESS READERS

LOW VOLTAGE WIRING INCLUDING, FIRE ALARM, PHONE, DATA, COAXIAL, MASS NOTIFICATION, PA SYSTEM, CCTV, SECURITY, ETC.

BUILDERS RISK INSURANCE

ANY HORIZONTAL CONDUIT FOR LOW VOLTAGE WIRING

FIRE SUPPRESSION OR FIRE ALARM SYSTEMS

FIRE EXTENUISHER

DUMPSTER, PMB WILL PLACE TRASH AND CONSTRUCTION DEBRIS IN A CLOSE RECEPTACLE TO THE BUILDING WHICH IS PROVIDE BY THE CUSTOMER

PORT-A-POTTY

TEMPORARY ELECTRIC

TEST AND BALANCE OF THE HVAC SYSTEM

CRANES, MAN LIFTS OR FORKLIFTS

SIGNAGE

SURVEYING

STAKING OF THE SITE TO SHOW WHERE BUILDING IS GOING.

CLEANING OF ANY KIND BEYOND BROOM SWEEP

TAXES AND BONDING OF ANY KIND

LOCAL ZONING AND DEED RESTRICTIONS

PERMITS INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES.

PRESSURE TREATED WOOD OR METAL DECKS, STEP AND RAMPS PER ADA REQUIREMENTS

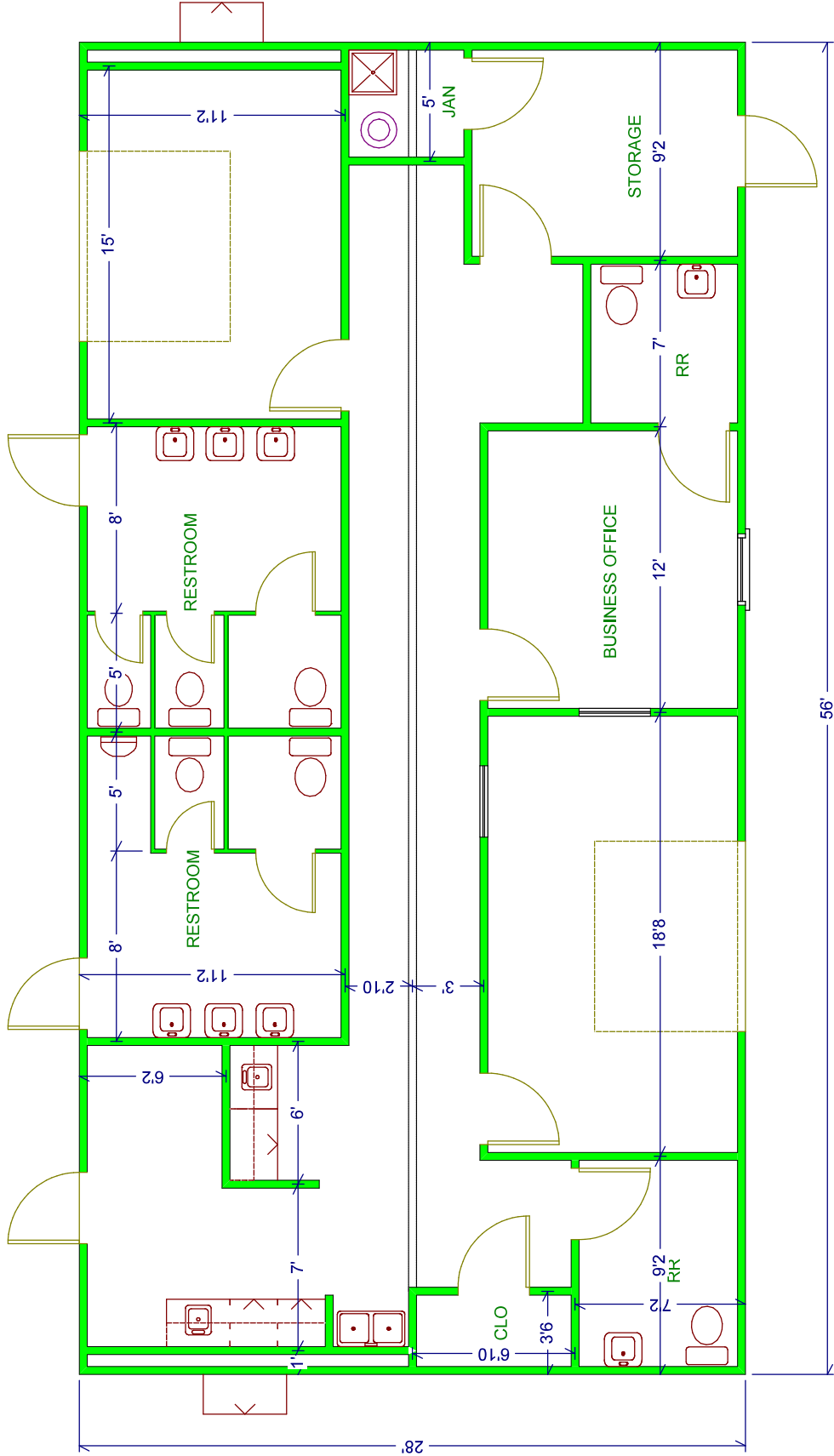
GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS

CANOPIES

ASPHALT OR CONCRETE PARKING LOT, INCLUDING DRIVES, ENTRIES, CURBS, SIGNAGE, ETC. AS OR IF REQUIRED

REINFORCED CONCRETE FOR SIDE WALKS, ROADS, RAMPS, STOOPS, DECKS, STEPS AND EQUIPMENT PADS

CITY OF KILLEEN AQUATICS BUILDING



ALL DIMENSIONS ARE NOMINAL

PALOMAR MODULAR BUILDINGS LLC

MARCH 28, 2024

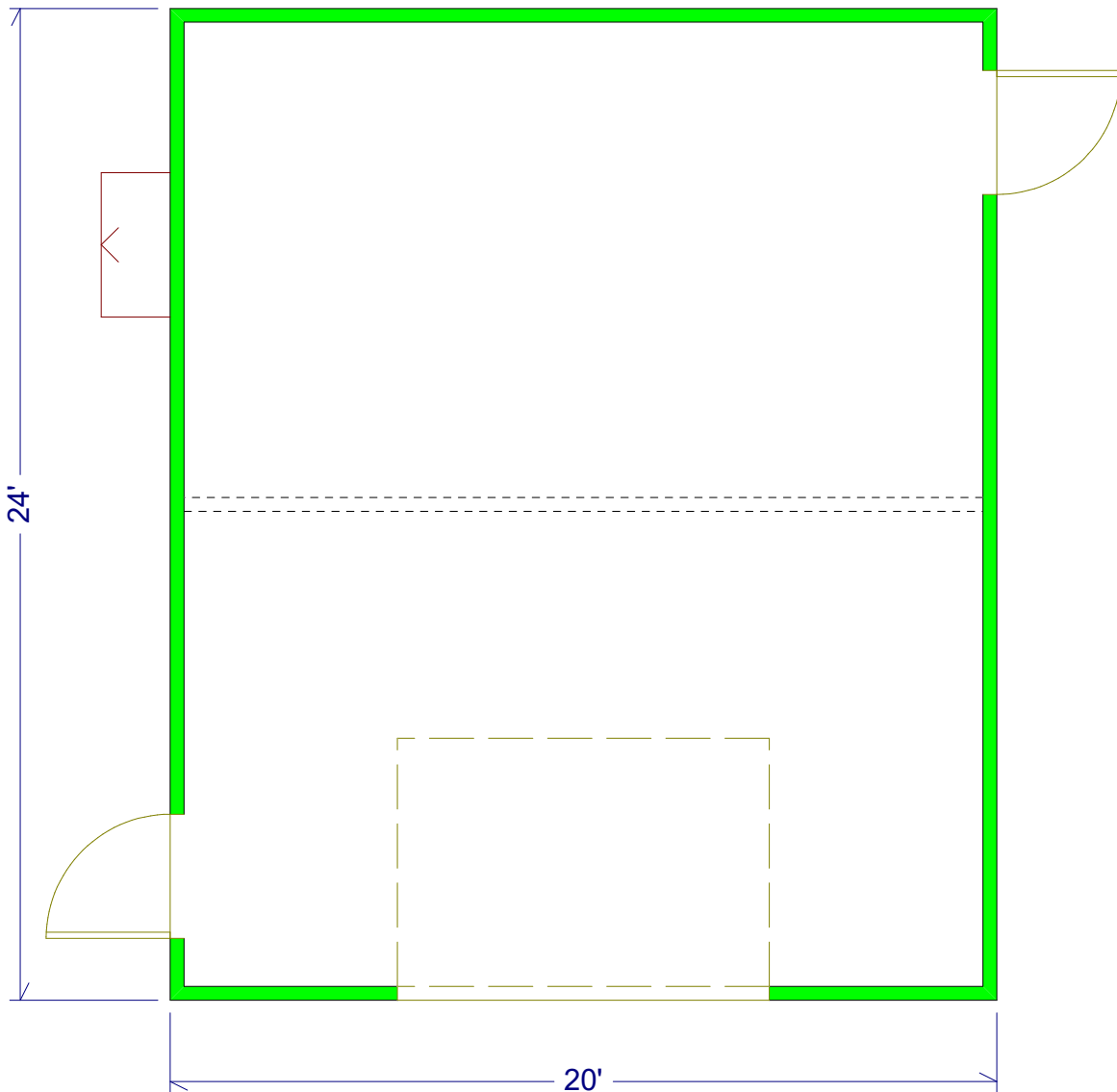


| SPECIFICATION AND STATEMENT OF WORK | | | |
|-------------------------------------|--|-----------|--------------------------|
| CUSTOMER | CITY OF KILLEEN | LAYOUT | 24'X20' NOMINAL |
| DESTINATION | KILLEEN, TX | SIZE | 473 |
| BUILDING. TYPE | VB (STORAGE BLDG) | # OF MODS | 2 |
| DATE | 5/9/2024 | CODES | 2021 IBC, IPC, IMC, 2015 |
| CONSTRUCTION TYPE/USE | BUSINESS | | IECC, 2020 NEC, 2012 TAS |
| FLOORS | | | |
| FRAME TYPE | OUTRIGGER SIZED TO MEET DESIGN CRITERIA | | |
| RUNNING GEAR | TIRES, AXLES AND HITCHES REMOVED AND STORED UNDER UNIT, IF BUILDING IS SET LOWER THAT 34" AFG HITCH TO BE LEFT OUTSIDE BUILDING LINE. | | |
| WOOD JOISTS | 2X10 SYP @ 16 OC | | |
| INSULATION | R-30 FIBERGLASS UNFACED FIBERGLASS BATT | | |
| DECKING | 3/4" STURDI-FLOOR T&G | | |
| MOISTURE PROTECTION | "BOTTOM BOARD" WOVEN, REINFORCED POLY | | |
| FLOOR COVERING | 12 IN COMMERCIAL VINYL TILE | | |
| LOCATION | T/O | | |
| COVE BASE | 4 IN VINYL | | |
| EXT. WALLS | | | |
| WOOD STUDS | 2X6 @ 16 O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATES | | |
| INSULATION | R-19 FIBERGLASS UNFACED FIBERGLASS BATT | | |
| EXTERIOR SHEATHING | 7/16" OSB | | |
| MOISTURE CONTROL | BUILDING WRAP | | |
| EXTERIOR SIDING | 29 GA STEEL PRE-FINISHED, PANEL LOC + | | |
| VINYL GYP WALL FINISH | 5/8" VINYL COVERED GYP (VENETIAN FROST) | | |
| INT. WALLS | | | |
| NIC | NONE | | |
| ROOF | | | |
| TYPE | WOOD WITH LAMINATED PLYWOOD MATE BEAMS | | |
| STD. WOOD RAFTERS | 2X10 @ 24 OC | | |
| INSULATION | R-30, UNFACED | | |
| DECKING | 7/16" OSB | | |
| FELT OR SLIP SHEET | YES | | |
| METAL ROOF COVERING | 29 GA GALVALUME ROOF PANEL-LOC + OVER 1 LAYER 15# FELT | | |
| CEILING | 2X4 SUSPENDED CEILING, USG RADAR TILE, 15/16 GRID | | |
| DOORS | | | |
| EXTERIOR STEEL DOORS | (2) 3-0 / 6-8 STEEL DOOR, KNOCK DOWN FRAME, CLOSER, PAINTED 18GA DOOR , 16GA FRAME, INSULATED | | |
| EXT DOOR HARDWARE | (2) PMB STANDARD LEVER/LEVER GRADE 2 | | |
| ROLLUP DOOR | (1) 10X7' ROLLUP DOOR INSULATED | | |
| DOOR STOPS | FLOOR MOUNTED | | |
| WINDOWS | | | |
| NIC | NONE | | |
| ELECTRICAL | | | |
| CONDUIT | NON-METALLIC TUBING (ENT) | | |
| RECEPTACLES | DUPLEX RECEPTACLES, 20 AMP, UNBREAKABLE COVERS | | |
| EXTERIOR RECEPTACLE | (1) EA, CONVENIENCE DUPLEX WITH COVER | | |
| CEILING WHIP/WIRED BOX | (1) CEILING MOUNT | | |
| DEDICATED RECEPTACLES | 20A W/RECEPTACLE. (COPIERS, REFRIG, ETC.) | | |
| PANELS | (1) 100A-200A, 10KAIC, 1P, CLIP ON BREAKERS | | |
| ROOM LIGHTING | 2X4 LED FIXTURES | | |
| EMERGENCY LIGHTS | EMERGENCY - 2 BULB LED WITH REMOTE HEAD | | |
| EXIT LIGHTS | EXIT LIGHTS, LED W/BATTERY BU | | |
| EXTERIOR LIGHTS | (1) EXTERIOR PORCH, LED AT EACH EXIT | | |
| EXTERIOR LIGHTS | (4) EXTERIOR LED WALL PACK W/PHOTO | | |
| OCC. SENSOR, SINGLE | PER CODE | | |
| EMPTY BOX & CONDUITS | (4) STUBBED TO CEILING, 3/4" | | |
| FIRE PROTECTION | | | |
| NIC | NONE | | |
| PLUMBING | | | |
| NIC | NONE | | |
| HVAC | | | |
| STD. UNITS | WALL MOUNTED PACKAGED HVAC WITH ELECTRIC HEAT STRIP, 1 PHASE, SIZED PER DESIGN REQUIRMENTS | | |
| SUPPLY AIR | DUCTED | | |
| DUCTING | FLEX DUCT | | |
| RETURN AIR | AT RETURN, JUMP DUCTS AS REQUIRED | | |
| THERMOSTATS | (1) PROGRAMMABLE THERMOSTATS PER IECC | | |
| DIFFUSERS | STANDARD ADJUSTABLE | | |
| FILTER | AT UNIT | | |

| MILLWORK & BLOCKING | |
|--|---|
| NIC | NONE |
| MISCELLANEOUS & ACCESSORIES | |
| NIC | NONE |
| SHIP LOOSE | |
| CLOSE UP | CLOSE-UP PLASTIC FOR SKIRTING OR BELLY BAND |
| SKIRT FRAMING | PRESSURE TREATED WOOD FRAMING (36" HT) |
| SKIRTING | 29 GA METAL |
| SET UP | ANCHORS, AUGER, STRAPS, CLIPS |
| SET UP | 2" X 8" PT SHIMS & OAK WEDGES |
| NOTES | |
| SITE WORK | |
| DELIVERY, SET AND SKIRT | |
| PALOMAR MODULAR BUILDINGS (PMB) | |
| CLARIFICATIONS | |
| <p>ALL MATERIALS AND EQUIPMENT PROVIDED FOR THE CONSTRUCTION OF THIS PROPOSED PROJECT WILL BE OF TYPICAL QUALITY AND DURABILITY FOR SIMILAR TYPES OF CONSTRUCTION. ANY MATERIALS LISTED WITH SPECIFIC NAME BRANDS MAY BE SUBSTITUTED FOR OTHER BRANDS OF COMPARABLE QUALITY.</p> <p>PALOMAR MODULAR BUILDINGS (PMB) MANAGEMENT'S PROPOSAL IS BASED ON THESE WRITTEN SPECIFICATIONS AND STATEMENT OF WORK PROVIDED</p> <p>CUSTOMER IS RESPONSIBLE FOR ALL PERMITS INCLUDING BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES. PMB WILL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR TRANSPORTATION OF THE MODULES OVER THE ROAD.</p> <p>BUILDING FOOTPRINT NEEDS TO BE WITHIN 12" OF LEVEL IN A 60' SPAN</p> <p>CUSTOMER WILL PROVIDE AN APPROPRIATE GRADED AND COMPACTED SITE AS REQUIRED FOR THE SETTING OF THE MODULAR BUILDING. GRADING SHOULD PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND COMPACTION TO A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. IT IS ASSUMED THAT THE MODULAR BUILDING WILL BE SET ABOVE GRADE. PMB WILL UTILIZE ABS PADS AND STACKED CMU BLOCK PIERS TO SET THE BUILDING ON GRADE.</p> <p>FINISHED FLOOR WILL BE BETWEEN 34" AND 38" ABOVE GRADE</p> <p>CUSTOMER WILL PROVIDE SITE ACCESSIBILITY FOR STANDARD MODULAR INDUSTRY DELIVERY AND INSTALLATION VEHICLES</p> <p>PRICES ARE VALID FOR 30 DAYS.</p> <p>THE BUILDING WILL BE BUILT IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE, AMERICANS WITH DISABILITIES ACT, AND THE NATIONAL ELECTRIC CODE. THE BUILDING WILL BE ENGINEERED TO MEET LOCAL FLOOR AND ROOF LOAD REQUIREMENTS AND WILL HAVE ELECTRICAL, HEATING AND COOLING LOADS SIZED IN ACCORDANCE WITH NEC AND IBC CODES. COST TO COMPLY WITH LOCAL CODES BEYOND THE ATTACHED FLOOR PLAN AND SPECIFICATIONS IS THE RESPONSIBILITY OF THE OWNER.</p> <p>CUSTOMER WILL MAKE SITE ACCESSIBLE FOR MODULAR INDUSTRY DELIVERY VEHICLES WHEN PMB IS READY TO DELIVER MODULAR SECTIONS.</p> <p>IF SITE IS NOT READY IN TIME FOR DELIVERY OF MODULES, CUSTOMER AGREES TO REIMBURSE PMB FOR TEMPORARY STORAGE, STAGING AND/OR DAMAGES WHILE MODULES ARE STORED.</p> | |
| SCOPE | |
| <p>PMB WILL MANUFACTURE ALL MODULES IN ACCORDANCE WITH STATE AND CUSTOMER APPROVED DRAWINGS</p> <p>PMB WILL TRUCK SET ALL MODULAR BUILDINGS IN ACCORDANCE WITH A MUTUALLY AGREED SITE PLAN.</p> <p>PMB WILL MAKE FINAL MODULAR MATE LINE STRUCTURAL CONNECTIONS AND FINISHES INCLUDING ELECTRICAL AND HVAC CROSSOVERS PROVIDED BY PMB IN THE FIELD</p> <p>PMB WILL PROVIDE AND INSTALL PRESSURE TREATED WOOD FRAMING WITH SIDING TO MATCH EXTERIOR OF BUILDING INCLUDING VENTILATION & SKIRT PANEL ACCESS</p> <p>ROOF SLOPE TO ACCOMMODATE MODULAR CONSTRUCTION METHODS</p> <p>CUSTOMER WILL PROVIDE APPROPRIATE AND CURRENT GEOTECHNICAL INFORMATION AS REQUIRED FOR FOUNDATION LAYOUT, NO FOUNDATION DESIGN IS INCLUDED</p> <p>PMB WILL PROVIDE STANDARD MODULAR STATE APPROVALS AND ENGINEERING (IF STATE HAS A MODULAR BUILDING PROGRAM)</p> <p>PMB STANDARD GENERAL LIABILITY UNTIL PMB WORK IS COMPLETE.</p> <p>STANDARD PMB WARRANTY INFORMATION PROVIDED AT THE COMPLETION OF THE PROJECT.</p> <p>STANDARD PMB TECHNICAL INPUT (SUBMITTAL PACKAGE) PROVIDED FOR CUSTOMER REVIEW AND APPROVAL.</p> | |
| EXCLUSIONS | |
| <p>ALL UTILITIES, SITE WORK, SITE PREPARATION, ACCESS FOR MODULAR UNITS, HAULING ROADS, CRANES OR ACCESS ROADS</p> <p>ADA ACCESSIBILITY</p> <p>BELOW GRADE FOOTERS</p> <p>FOUNDATION DESIGN</p> <p>ANY AND ALL WORK NOT ASSOCIATED WITH THE MODULAR BUILDING</p> <p>FINAL CONNECTION OF ALL UTILITIES</p> <p>MANIFOLDING OF WASTE LINES UNDER BUILDING IF BUILDING HAS PLUMBING</p> <p>FURNITURE, FIXTURES OR EQUIPMENT</p> <p>CARD ACCESS READERS</p> <p>LOW VOLTAGE WIRING INCLUDING, FIRE ALARM, PHONE, DATA, COAXIAL, MASS NOTIFICATION, PA SYSTEM, CCTV, SECURITY, ETC.</p> <p>BUILDERS RISK INSURANCE</p> <p>ANY HORIZONTAL CONDUIT FOR LOW VOLTAGE WIRING</p> <p>FIRE SUPPRESSION OR FIRE ALARM SYSTEMS</p> <p>FIRE EXTINGUISHER</p> <p>DUMPSTER, PMB WILL PLACE TRASH AND CONSTRUCTION DEBRIS IN A CLOSE RECEPTACLE TO THE BUILDING WHICH IS PROVIDE BY THE CUSTOMER</p> | |

PORT-A-POTTY
TEMPORARY ELECTRIC
TEST AND BALANCE OF THE HVAC SYSTEM
CRANES, MAN LIFTS OR FORKLIFTS
SIGNAGE
SURVEYING
STAKING OF THE SITE TO SHOW WHERE BUILDING IS GOING.
CLEANING OF ANY KIND BEYOND BROOM SWEEP
TAXES AND BONDING OF ANY KIND
LOCAL ZONING AND DEED RESTRICTIONS
PERMITS INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES.
PRESSURE TREATED WOOD OR METAL DECKS, STEP AND RAMPS PER ADA REQUIREMENTS
GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS
CANOPIES
ASPHALT OR CONCRETE PARKING LOT, INCLUDING DRIVES, ENTRIES, CURBS, SIGNAGE, ETC. AS OR IF REQUIRED
REINFORCED CONCRETE FOR SIDE WALKS, ROADS, RAMPS, STOOPS, DECKS, STEPS AND EQUIPMENT PADS

CITY OF KILLEEN STORAGE BUILDING



PALOMAR MODULAR BUILDINGS LLC
APRIL 2, 2024

ALL DIMENSIONS ARE NOMINAL