



February 19<sup>th</sup>, 2025

Anazele Gonzalez  
Director of Facilities Planning  
Beaumont Unified School District  
Mountain View Middle School  
200 Cougar Way  
Beaumont, CA 92223

Attn: Anazele Gonzales

**RE: Proposal for (2) 48'x40' 2-Classroom Buildings.**

Dear Ms. Gonzalez,

Thank you for the opportunity to provide a quote for (2) 2-48'x40' Classroom Buildings for Beaumont Unified School District – Mountain View Middle School. Silver Creek Modular (SCM) has been awarded a piggyback contract with Hesperia Elementary School District. This allows us to utilize its piggyback provisions to contract with other school districts. This proposal is based on SCM PC drawings #04-121999, District flooring and hardware specifications. All terms and conditions shall be per the Hesperia Elementary School District contract. Appendices A, B, C, & D attached here to.

(1) 48'x40' 2-Classroom Buildings .....	\$300,139.83 each
Total for (2) 48'x40' 2-Classroom Buildings.....	\$600,279.66 total

**Proposed Construction Schedule:**

DSA approval, Manufacturing, Based on 2022 CBC, Installation and Completion will be negotiated upon notice of award. All concepts and/or files are to be considered instruments of services and intellectual property of Silver Creek Modular.

Sample schedule will vary, depending on project. This is for a “range” reference only. However, it’s imperative these durations are factored into your production schedule. Please note – any delay can affect your production date.

**Sample Schedule:**

DSA approval package to submit to AOR.....	8 weeks from NTP/contract
DSA Approval.....	Not in SCM’s control
Submittals .....	3 weeks
Fabrications ...4 wks. (8-12 wks. procurement ahead of fabrication needed) Depending on project	
Delivery.....	2 Days
Erection.....	N/A
Completion .....	6 weeks



**Payment schedule:**

Monthly progress billings and payment based on approved schedule of values, as well as 5% retention.

This proposal is valid for 60 days. Due to the potential for significant price fluctuations, we reserve the right to review this quote prior to the execution of a contract and request a change to the pricing and terms of this proposal with appropriate substantiation.

Important Note: The actual dates may vary based upon the District's Architect receipt of DSA approval for the Building and the project site. In addition, the availability of the project site to begin construction may vary the proposed schedule. Delays in the schedule may impact the project cost.

**Proposal Pricing Includes: (1) 48'x40' 2- classroom building**

Base building

Delivery w/o any obstructions

Installation w/o any obstructions

11" Wood foundation

Wood floor

Tarkett carpet tiles w/ walk off mats

Single slope roof

22ga. galvanized metal roof

Overhangs 5' front and 2'-6" rear

Standard soffits

SCM standard gutters and downspouts

Duratemp exterior wood siding

Insulation per PC

SCM standard tackboard

8'-6" Ceiling Height

Grid system with 755B ceiling tiles

HM Doors w/ welded frames

District spec hardware

90° Door Swing – in direction of egress

Windows clear anodized aluminum 8040 operable

100 amp load center three phase rear feed

SCM standard exterior lights per PC

SCM standard LED interior lights per PC

SCM standard lighting control system

Receptacles per PC with additional receptacles as shown in Appendix C

DATA pathways stubbed to attic per Appendix C

SCM standard clock -one per classroom

5 ton HVAC Airsys Units three phase Model Number CV560H3C-BEWBXG-E063X

(2) 8'x4' SCM standard marker boards per classroom

Semi-recessed fire extinguisher

Standard ramp and landing at each entryway

Engineering and Design

Contract and Project Supervision

**Exclusions:**

- The omission of any item(s) not specifically listed in the above scope of work shall not be construed on the pricing or scope
- All site work. Including but not limited to:
  - Site preparation and access
  - Spoils, asphalt or sod removal from site
  - Engineered pad
  - Connection of all utilities
  - Walkways, landscaping, irrigation
  - Concrete curb and flatwork
- Soil testing and reports
- Survey, Staking Grading and excavating
- Backfill and compaction around buildings
- Special unloading or craning and Fees for blocking streets
- Special transportation routing and Local permits, pilot cars, police escorts, if required
- Concrete stem wall or slab foundations
- Foundation vents and grates – Note: Installation of vents and grates by GC is followed after building installation
- Concrete slurry and Weld plates
- Shop drawing, submittal, or plan review for contractors or consultants that are not SCM's own subcontractors. This includes but is not limited to foundation and/or rebar shop drawings, civil and utility plans
- Special provisions required for foundation specifications when owner elects to install foundation
- Installation of a wood foundation on a concrete slab
- Custom extended stem walls and footing, concrete ramps, landings, handrails, or walkways required due to poor or unlevelled site conditions or soils reports requirements
- Under building drainage / drywell and Site construction fences and gates
- Secure staging area and Staging site damages due to unknown conditions
- In plant / on site DSA approved inspectors
- Any fire rating requirements due to building sighting
- Fire rated assemblies, unless noted
- Fire sprinklers
- Water system Chlorination testing/ certification
- Roof water testing/ Door flood test/ Flood test and Condensation for roof mount units
- All permanent or temporary power, telephone, fencing, security, dust control, project trailer, and toilets
- All wire, controls, devices, equipment and connections for all low voltage systems including but not limited to energy management system, fire alarm, communication, signal, smoke and heat detector, and security systems
- Low voltage sleeves from building to building
- Special back boxes for phone system, FA, security and intercom system
- Conduit, raceways, boxes, cable trays above ceiling
- Electrical grounding system or components
- Wire mold and EMS system
- Exterior lighting other than standard door way lights and Lighting control panel



- Motion sensors (exception: sensors for interior lighting controls)
- Utility meters, pressure regulators and shut-off valves
- Electrical transformers and main switch gear
- Architect fees
- Casework and appliances
- Hardware Cores
- Signage inclusive of restroom door identification signage
- Window shades- manual or operable
- Toilet accessories
- Seamless gutters
- HVAC finished exposed ducting and HVAC hard ducting at mod-line crossovers
- No furniture or equipment included
- Full time superintendent
- Professional cleaning – including waxing floors, stripping and sealing
- Field Installed Ceiling Tiles w/ the exception of mod lines
- WUI Code
- LEED or CHPS Requirements/Certification
- Skilled and Trained Workforce Requirements
- Prevailing Wage in SCM Factory
- PSA/PLA Labor Union Agreements – all site labor will be non-union
- PSA/PLA Labor Union Agreements does not apply to SCM Factory or any other off-site manufacturing
- Federal Davis Bacon Wage Requirements
- Working weekends and/or holidays is not included

NOTE: Any items(s) not listed in the assumed scope and exclusions shall not be construed to be included in this pricing. All materials, finishes, equipment, systems, and products shall be per SCM’s standard selections unless specifically noted otherwise.

Thank you again for the opportunity to provide this proposal. Should you have any questions, concerns or require additional information, please do not hesitate to contact me on my cell at (951) 545-0643, or via email at [dtavarez@silvercreekmodular.com](mailto:dtavarez@silvercreekmodular.com) If this meets your acceptance, please sign this proposal and return to me via email so that engineering can start on the drawings and we can confirm schedule

Sincerely,  
 Diana Tavarez  
 Business Development Manager

**Acceptance of Proposal**

Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**APPENDICES: A**

## Structural / Foundation System Disclaimer:

This proposal has been prepared based upon the information provided to Silver Creek Modular (SCM) by the client. In the event that documentation regarding the Structural Design Parameters and the Geotechnical features for the site have not been provided this proposal utilizes the following assumptions (unless otherwise noted within the proposal):

Site Class =D (Stiff Soil)  
Ss = 1.875 g (Non-Reduced Value)  
Risk Category =II (Single Story Structures)  
III (Multi Story Structures)  
Soil Bearing Pressure=1,000 psf (Wood Foundations)  
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=None  
Seismic Settlement=None  
Differential Settlement=None  
Soil Corrosivity=Low (No Special Measures / Protection Required)  
Mapped Seismic Hazards=None  
Wind Speed =129 (Ultimate, 3 Second Gust)  
Wind Exposure =C  
Floor Live Load =50 psf (50+15 psf at partition locations)  
Roof Live Load =20 psf  
Roof Snow Load=None

In the event that additional information is provided to SCM, following the preparation of the proposal, which conflicts with the values indicated above the client agrees to accept and approve a change order for any cost increases associated with the change in design parameters.

**APPENDICES: B**

## Fire / Life Safety and Energy Compliance Features Disclaimer:

This proposal has been prepared based upon the information provided to SCM by the client. This proposal reflects the relevant requirements of the California Code of Regulations (Title 24), any local amendments or modifications are excluded unless specifically noted other in this proposal. In the event that a partial set of design documentation was provided by the client SCM has prepared this proposal utilizing the following assumptions (unless otherwise noted within the proposal):

Type of Construction=V-B

Unspecified Construction Materials =Any type of material permitted by code

Occupancy Group =E (Any School Structure)

=B (Any Non-school Structure)

Mixed Occupancies =Nonseparated

Automatic Fire Sprinkler System=None (Single Story Structure)

=Yes (Multi-story "E Occupancy" Structure)

=None (Multi-story "B Occupancy" Structure)

Fire Alarm System Pathways=Yes ("E Occupancy" Structure)

=None ("B Occupancy" Structure)

Fire Resistance Rated Construction:

Exterior Walls=None

Interior Walls=None

Floors=None

Roofs=None

Structural Frame=None

Fire Separation Distance=10' Minimum

Fire Hazard Severity Zone=No

Wildland Urban Interface Fire Area=No

Electrical Service =120/208 1-Phase

Circuit Breaker AIC Rating=5k

Climate Zone =CZ 15

EMS Controls / Interface=None

Thermal Insulation =Per applicable PC or minimum required by code

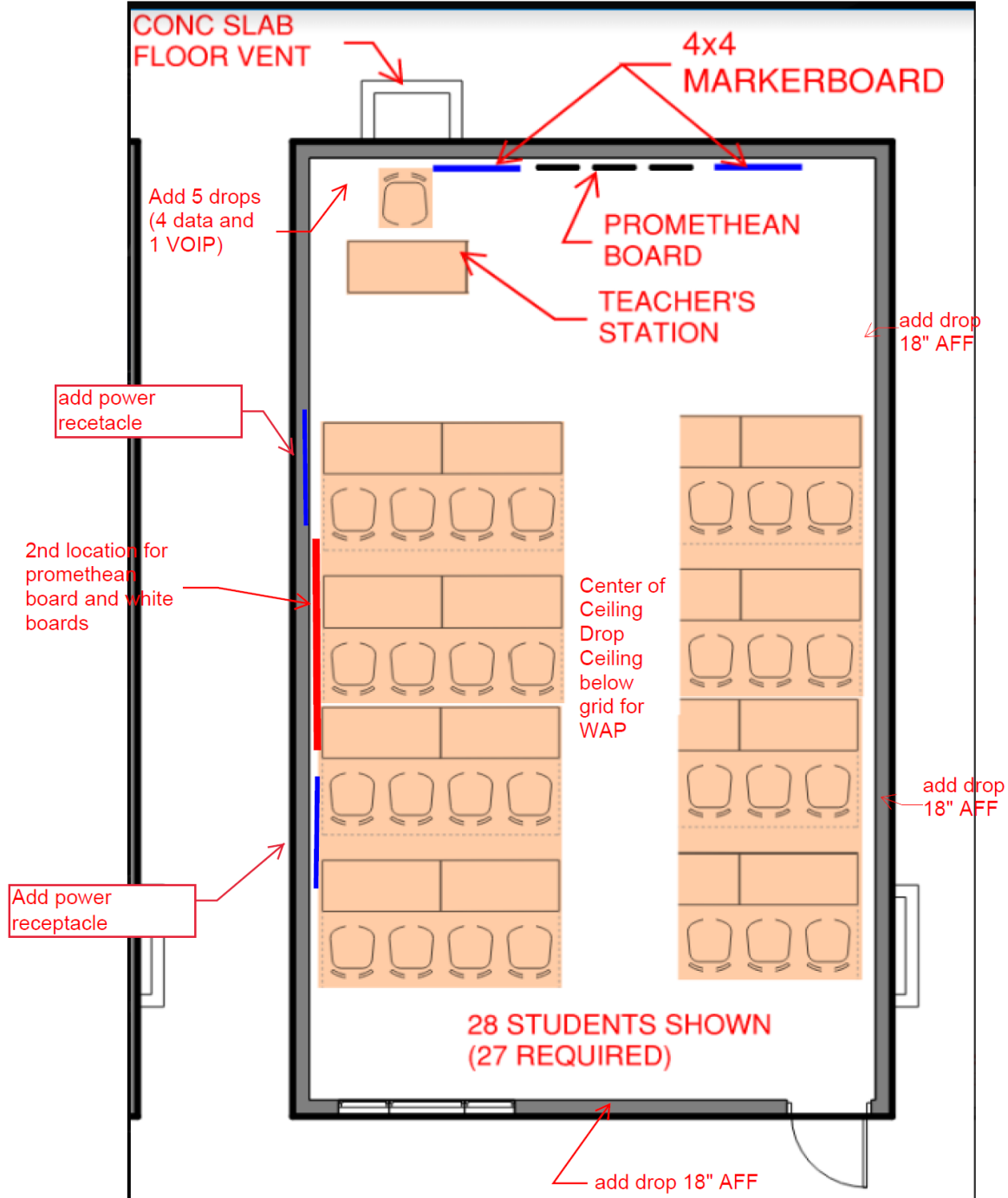
Cool Roof =None

HVAC System Efficiency=Minimum required by code

In the event that additional information is provided to SCM, following the preparation of the proposal, which conflicts with the values indicated above, the client agrees to accept and approve a change order for any cost increases associated with the change in design parameters.

**APPENDICES: C**

Note: add duplex power receptacle in each area where we have a drop. Add power behind Promethean board locations. Data/power for clock above Promethean board.



**APPENDICES: D**


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<b>Heading #: 2</b>				
	1	SGL	Door: 4-101.1	
	1	SGL	Door: 4-101.2	
	3' 0" x 7' 0" x 1 3/4" /			
2 EA	Continuous Hinge	700 83"	630	(HC-1) Ives
2 EA	Rim Exit Device	.AX .CDSI .PA 99.NLOP .3' .110MD-NL	.628	(ED-1) Von Duprin
2 EA	Vandal Resistant Trim	VR910-NL	630	(ET-1) Ives
4 EA	Core	1C72 A	626	(CY-1) BEST Locks & Closers
2 EA	Rim Cylinder	12E-72 S2 RP Less Core	626	(CY-2) BEST Locks & Closers
2 EA	Mortise Cylinder	1E-74 C4 RP2 Less Core	626	(CY-3) BEST Locks & Closers
2 EA	Surface Closer	4040XP .EDA	.689	(CL-1) LCN Closers
2 EA	Door Stop	FS18S		(ST-1) Ives
2 EA	Threshold	548A x 36"		(TH-1) Zero International Inc
2 EA	Gasketing	429AA x 36" x 84"		(GA-1) Zero International Inc
2 EA	Sweep	39A x 36"		(SW-1) Zero International Inc
2 EA	Armor Collar	K-24	26D	(OT-1) Keedex