

NOTES:

Attachment 1

A	03/22/23	FOR REVIEW ONLY	PN	-
REV	DATE	DESCRIPTION	BY	CHK

CUSTOMER ACCEPTANCE

- ☐ - AS PER DRAWING
- ☐ - ACCEPTANCE EXCEPT AS NOTED

BY: _____

DATE: _____

ENGINEER'S SEAL

PERMIT STAMP

MODUS

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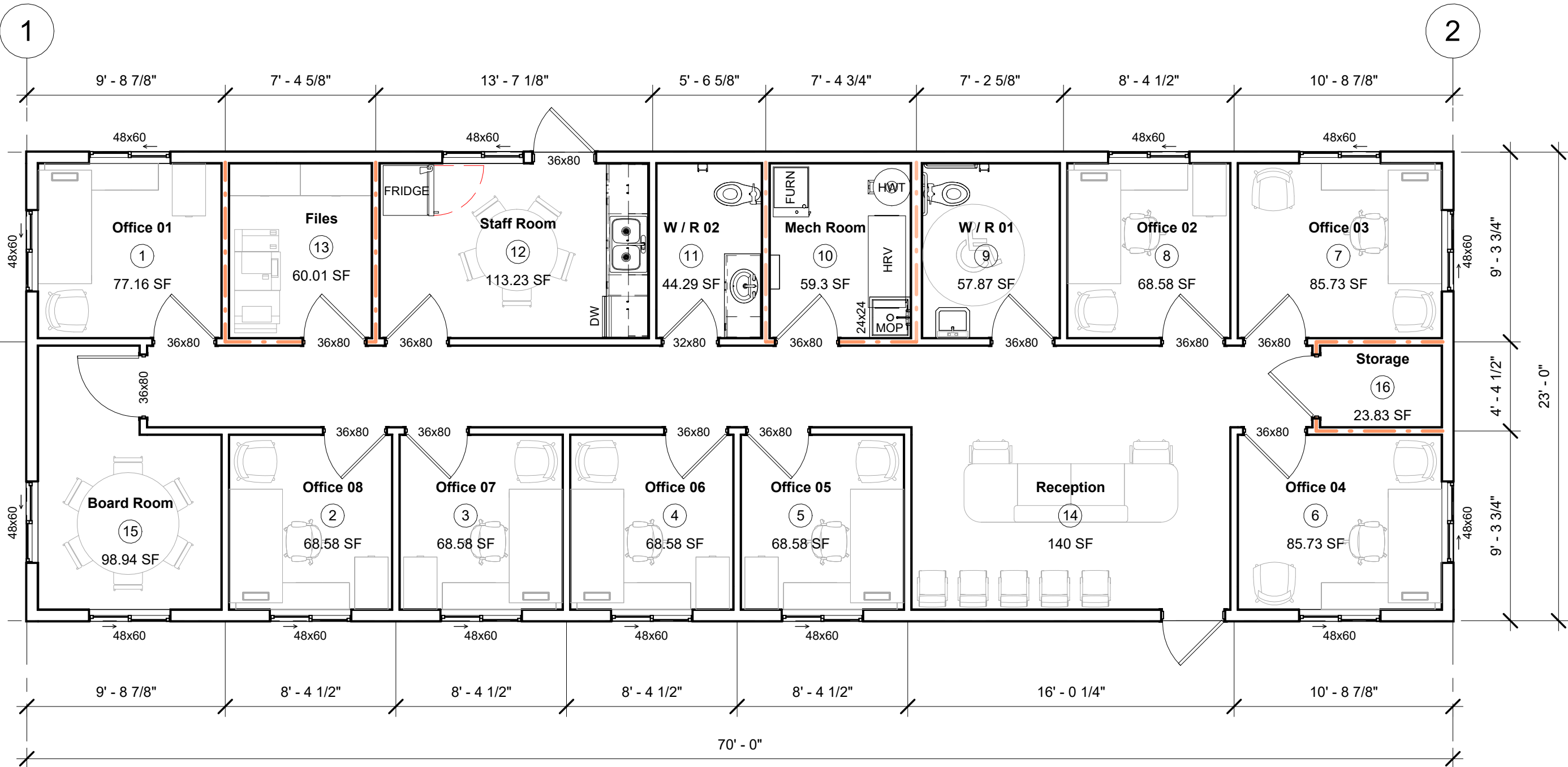
SCALE SHOWN IS APPLICABLE ONLY WHEN PLOTTED ON 18" x 24" (" C ") SIZED SHEET

DRAWING TITLE

GENERAL ARRANGEMENT FLOOR PLAN VIEWS

PROJECT NO. BD-0724		CLIENT STURGEON COUNTY		
DRAWN PN	CHECKED -	SCALE As indicated	DRAWING CREATION DATE 09/21/22	
MODULE ID	MODULE TYPE		DRAWING NO. A.200	REV. A

PROJECT NAME: Sturgeon County Modular Office Unit



GENERAL ARRANGEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

FIRE RESISTANCE RATING LEGEND

1 HR



Scope of Work



Project Name: Sturgeon County Modular Office Unit

The following Scope of Work forms the basis of our submitted prices. Please read this document in conjunction with Step 1 pricing.

Inclusions:

- 1.00 Shop Drawings for the Modular portion of Scope.
- 2.00 Manufacturing of the Modulares as per the quantities identified below (1,610 FT²)
 - 2.01 (1) Modular Office Unit (23' x 70')
- 3.00 Manufacturing of the Modular, as per the following:
 - 3.01 Floor Assembly: Plywood Subfloor, Open Web Floor Joists (16" o/c), LVL Rim Boards (Two-Ply) , Insulation, OSB Undersheathing, Vapour Barrier, Commerical Spec Lino Surface Flooring, Cove Cap Base
 - 3.02 Roof Assembly: Asphalt Shingles - Spec TBD, 5:12 Roof Heel Trusses, Insulation, Vapour Barriers, Painted Gypsum Finish
 - 3.03 Exterior Wall Assembly: Vinyl Cladding Assembly, Aluminum Soffit/Fascia, Sheathing, 2x6 Studs (16" o/c), Insulation, Painted Gypsum Finish
 - 3.04 Triple Pane Windows - With Cordless Blinds, Insulated Metal Entry Door - Complete, MDF Interior Doors - Complete
 - 3.05 2x6 & 2x4 Wood Frame Assemblies (16" O/C) - c/w Painted Gypsum
 - 3.06 Marmoleum Countertops, MDF Kitchen Cabinetry, Bathroom Accessories/Mirrors
 - 3.07 Plumbing Rough-In, Toilets, Bathroom/Kitchen Sinks, 40 Gallon Hot Water Tank, Two Exterior Hose Bibs, Two Interior Cold Water Lines (Staff Kitchen)
 - 3.08 HVAC Rough-In, Bathroom Exhausts Fans, High Efficiency Furnace, Air Conditioning Unit (SEER 16)
 - 3.09 Electrical Rough-In, Electric Panel (100 Amp), Ceiling Mounted LED's, Exterior Pot Lights, Solar Rough-In
 - 3.10 Stainless Steel Fridge, Microwave & Dishwasher
 - 3.11 Modular Transport & Placement to Project Location
 - 3.12 Structural Connections & Module Commissioning
 - 3.13 Wood Foundation System, Stairs & Ramps
 - 3.14 Underground Utility Services
 - 3.15 Chain Link Fencing - New & Existing Scopes
 - 3.16 Waste Management

Conditions/Clarifications

- 4.01 Modus will not be liable to pay any liquidated damages for any reasons that are associated with this project/contract
- 4.02 Payment Gates and Final schedule to be negotiated prior to contract award.
- 4.03 Deck/Ramp/Railing included in submission/pricing as traditional dimensional wood framing methods (No
- 4.04 No asphalt removal or replacement has been factored at this time.
- 4.05 Quoted pricing is subject to additional review to align with final design and market conditions at time of contract execution. All costs related to material price fluctuations/escalation have been excluded and will be reviewed extensively prior to contract execution.

Exclusions

- 5.01 Temporary Site Trailers or Facilities
- 5.02 Demolition / Hazardous Materials Abatement
- 5.03 Landscaping & Irrigation
- 5.04 Flatwork & Asphalt Pavement Structures
- 5.05 Spare Materials
- 5.06 All costs related to material price fluctuations/escalation have been excluded. Should material pricing change throughout the course of the project, Modus will notify the Prime contractor with change order reflecting the value of the material price increase. Open book type contract is acceptable to plan for and mitigate any potential material risk to the project, by sharing the risk between all parties.

Sturgeon County Modular Office Unit Tentative Project Schedule

TASK/ PROJECT MILESTONE	MAY 1st - MAY 15th, 2023	MAY 16th- MAY 31st, 2023	JUNE 1st - JUNE 15th, 2023	JUNE 16th- JUNE 30th, 2023	JULY 1st - JULY 15th, 2023	JULY 16th - JULY 31st, 2023	AUG 1st - AUG 15th, 2023	AUG 16th - AUG 31st, 2023	SEPT 1st - SEPT 15th, 2023	SEPT 16th - SEPT 30th, 2023
Anticipated Execution of Design-Build Agreement										
60% WORKING DRAWINGS (Submitted by MODUS, Signed off by Sturgeon County)										
90% WORKING DRAWINGS (Submitted by MODUS, Signed off by Sturgeon County)										
100 % DESIGN COMPLETION (Signed off by Sturgeon County)										
PERMIT APPLICATIONS & AHJ APPROVALS										
OFFICE BUILDING - MANUFACTURING STAGE										
TRANSPORT & PLACEMENT										
STRUCTURAL CONNECTIONS & COMMISSIONING										
FINAL INSPECTIONS, SIGN OFFS & SUBSTANTIAL PERFORMANCE COMPLETION										
FORMAL HANDOVER TO OWNERSHIP										
PROJECT DEEMED 100% COMPLETE										