



Board Agenda

Item: IV C: Action Item

Date: May 12, 2022

To: Magnolia Public Schools (“**MPS**”) Board of Directors (the “**Board**”)  
Audit/Facilities Committee

From: Patrick Ontiveros, General Counsel & Director of Facilities  
Mustafa Sahin, Project Manager

RE: Approval of the Authorization to Purchase Six Classroom Bungalows

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**I. Proposed Motion/Recommendation(s)**

Previously presented to the MPS  
Audit/Facilities Committee on May 5,  
2022

Staff recommends and moves that the Board

(1) approves the selection of Mobile Modular to provide six (6) bungalows for installation at the Magnolia Science Academy—1 (“**MSA-1**”) middle school parking lot site (Exhibit A- Site Plan) (the “**Project**”) in order to provide more space until Magnolia Science Academy-5 (“**MSA-5**”) moves from MSA-1 to their own campus and to spend up to \$400,000 on the Project and (2) approves the execution of a contract that Staff may negotiate with such vendor for the Project.

**II. Background**

MSA-1 opened their door to MSA-5 after LAUSD did not give space at Reseda High School in June 2021, that eliminated all of the available spaces for MSA-1 to function, that move was planned to be only for a year, but MSA-5 needs to stay there at least 2 more year until the campus at 7111 Winnetka is ready for them to occupy.

In order to address the space issue that MSA-1 and MSA-5 are having, staff recommended to place bungalows at on the middle school parking lot, and published an RFP (Exhibit B- RFP). Three (3) quotes were received (Exhibit C-Proposals). Staff decided to recommend that MPS select Mobile modular because of 2 reasons—one, the price tag and two, prior experience working with them.



Initially we were planning to rent them, but when we compared the price difference between purchasing and renting, \$280K to rent for 2 years, \$360 to purchase them, and we can resell them or use them at other Magnolia sites after MSA-1 does not need them anymore.


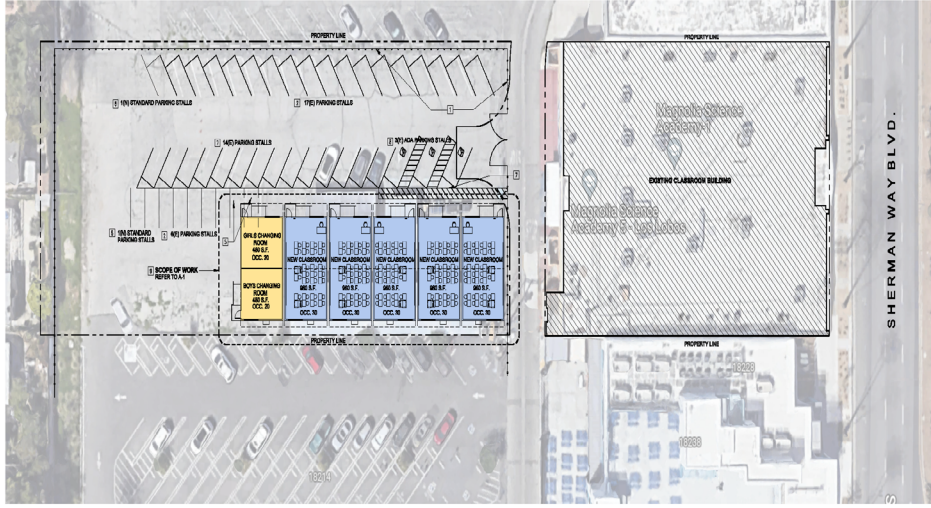
Staff also started working with an architect to submit plans for permit from the City of Los Angeles and the Los Angeles Department of Water and Power to energize those bungalows. Our goal is to have the bungalows ready by August 1, 2022.

### **III. Budget & Conclusion**

Based on the most recent 2021-22 Second Interim Report, MSA-1's projected ending fund balance was approximately \$9.1 million. The estimated costs of the bungalows of approximately \$400,000 would reduce the projected ending fund balance to \$8.7 million. MSA-1 would still be able maintain sufficient reserves and a healthy cash position for the remainder of the 2021/22 fiscal year.

## Exhibit A

### Site Layout and Location of Bungalows

<p><b>MAGNOLIA PUBLIC SCHOOLS MSA-1 MIDDLE SCHOOL (GRADES 6-8)</b></p> <p>18238 W. SHERMAN WAY BLVD. RESEDA, CA 91335</p> <p style="text-align: right;">PERMIT NO:</p>		<p><b>SHEET INDEX</b></p> <p>A-00 EXISTING SITE PLAN WITH PROPOSED IMPROVEMENTS A-01 SITE PLAN NEW BUNGALOW BUILDINGS A-02 EXISTING PARKING PLAN AND CALLED A-03 PROPOSED BUNGALOW BUILDINGS BUILDINGS A-04 NEW BUNGALOW BUILDINGS PLAN</p>	<p><b>SITE PLAN KEY NOTES</b></p> <ol style="list-style-type: none"> <li>1 EXISTING CHANGING ROOMS TO REMAIN</li> <li>2 EXISTING PARKING TO REMAIN. NO CHANGE IN COUNT.</li> <li>3 EXISTING STAIRS AND ESCALATORS TO BE MAINTAINED/REPLACED.</li> <li>4 EXISTING EXISTING PARKING TO REMAIN TO BE USED.</li> <li>5 EXISTING AND EXISTING THE PARKING STALLS AT SCHOOL.</li> <li>6 NEW EXISTING PARKING STALLS STALLS.</li> <li>7 EXISTING NEW OF TRAILS TO REMAIN. NO CHANGE IN NEW.</li> <li>8 EXISTING EXISTING ACCESS PARKING TO REMAIN.</li> <li>9 NEW NEW BUNGALOW CLASSROOM BUILDINGS OF APPROXIMATE 100,000 SQ. FT. PER APPROVED MAPS AND PERMITTING.</li> </ol>	<p><b>SITE PLAN LEGEND</b></p>
<p><b>PROJECT INFORMATION</b></p> <p>PROJECT NUMBER: 18238 W. SHERMAN WAY BLVD. (SPLA 170-000-001-000-000-000) PROJECT NAME: MSA-1 MIDDLE SCHOOL (GRADES 6-8)</p> <p>DATE: 08/20/2018</p> <p>DESIGNED BY: [Firm Name]</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 08/20/2018</p> <p>PROJECT SITE</p>	<p><b>VICINITY MAP</b></p>  <p>PROJECT SITE</p>	<p><b>LEGAL DESCRIPTION</b></p>		
				
<p><b>1 SITE PLAN</b> SCALE: 1/8" = 1'-0"</p>				

**FRANCO & ASSOCIATES, INC.**  
18238 W. SHERMAN WAY BLVD.  
RESEDA, CA 91335  
TEL: 650.782.2000  
WWW.FRANCOANDASSOCIATES.COM

**MAGNOLIA PUBLIC SCHOOLS**  
18238 W. SHERMAN WAY BLVD.  
RESEDA, CA 91335

**MAGNOLIA PUBLIC SCHOOLS**



Exhibit B

RFP



# MAGNOLIA PUBLIC SCHOOLS

Request for Proposals  
to Lease Modular Classroom Bungalows for  
Magnolia Science Academy 1 | Reseda

Due Date:  
**April 25, 2022**

## 1.0 INTRODUCTION

Magnolia Education & Research Foundation doing-business as Magnolia Public Schools ("**MPS**"), a charter school management organization, operates Magnolia Science Academy 1 ("**MSA-1**") located at 18220 Sherman Way and 18238 Sherman Way in the Reseda neighborhood of Los Angeles. The former houses MSA-1's high school and the latter houses MSA-1's middle school. The purpose of this RFP is to solicit bids to lease five (5) Modular Classroom Bungalows to be placed at Middle School Parking lot which was zoned to C-2 to provide more classroom space for MSA-1 for 2 years. The location of the Project Site is shown on Exhibit A.

MPS is working with the design team at Franco & Associates, Inc. to prepare plans and pull permits for this Project.

Should there be a similar need for any other Magnolia Public Schools (MPS), the approved vendor, the need, and the price will be used.

### Site Tour

A site tour will be facilitated if requested.

### Proposals Due

Responses to the RFP are due no later than **5:00 PM (PST), Friday, April 25, 2022**, to the following individual:

Mustafa Sahin  
Project Manager  
Magnolia Public Schools  
250 East 1<sup>st</sup> Street  
Suite 1500  
Los Angeles, CA 90012  
[msahin@magnoliapublicschools.org](mailto:msahin@magnoliapublicschools.org)  
[760-587-6031](tel:760-587-6031)

Questions regarding this RFP may be directed to the individual identified above via email.

### Proposal Format:

One (1) electronic PDF copy (by email) of your proposal must be delivered to the person indicated by the deadline stated above. Please endeavor to keep any emailed material to a single manageable file size (at or about 10 MBs) so that it may be easily distributed to the Selection Committee.

Respondents are encouraged to only include information pertinent to the Project and the Selection Committee's ability to select the vendor best suited to successfully complete this job.

### Interviews:

Interviews will be held at the discretion of MPS and MSA-1. Interviews, if any, are expected to be held on Tuesday April 26th. Location and time are to be determined.

If interviews are held, respondents will meet with the Selection Committee for approximately ½ hour to 1 hour. The interview will be an open, unscripted format. Respondents will have 20 minutes to present any information they feel is pertinent followed by questions and answers and general discussion.

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Selection Committee:

The Selection Committee will be composed of representatives from MPS and MSA-1.

**1.1 Timeline**

RFP Distributed:	April 19, 2022
Proposals Due:	April 25, 2022
Interviews, if any (exact time TBD):	April 26, 2022
Selection Announced:	April 27, 2022
Contract Execution:	ASAP following Selection

**2.0 PROJECT DESCRIPTION**

The Project is to lease five (5) modular classrooms between 800 sq. ft. to 1000 sq. ft. with AC unit and ramp at 18238 Sherman Way Reseda CA 91335 for up to two (2) years.

**3.0 PROPOSAL FORMAT**

Respondent shall format its response as set forth below to facilitate timely review and selection. Please be specific to the RFP, and do not include materials not explicitly requested, such as generic marketing materials.

**Your response should include the following:**

- Letter of interest
- Name of your company and the individual responsible for the account
- Restate all the requirements of Section 4.0 and provide responses to each

See Section 1.0 for additional proposal format clarifications.

**4.0 PROPOSAL REQUIREMENTS**

**4.1 Vendor Qualifications and Experience**

**4.1.1 Vendor Description.**

Provide a description of your company and why it is qualified to undertake the Project.

Provide the following:

- A minimum of three (3) references, including
  - (a) name and scope of the project
  - (b) client name and contact information

(c) contract amount

#### **4.1.2 Qualifications and Experience of Key Personnel.**

Identify the person(s) that will be principally responsible for working with the MPS and leading this engagement and their qualifications and experience

#### **4.1.3 Insurance.**

Provide a description of vendor's insurance coverage.

#### **4.2 Cost**

Respondent's proposal should include an overall not to exceed cost and should be broken down in detail. The proposal should also provide a break-down of any and all other costs and fees including, but not limited to, labor, delivery fees, installation fees, applicable taxes, etc.

#### **4.3 Product Information**

Respondent will confirm its ability to provide the Project as described above in Section 2. Where a respondent believes there are multiple options for the Project, the respondent may provide such alternatives explaining the difference in each alternative and describing the cost differences.

#### **4.4 Warranty Information**

Provide a description of the warranty provided for the Project.

#### **4.5 Schedule**

Please provide a timeline to complete the project

#### **4.6 Contract**

The successful respondent will be required to sign an agreement with Owner in a form mutually agreeable to both parties.

#### **5.0 CONTACT**

Questions to Owner will be accepted via email by the Facilities Project Manager identified above. Answers to questions will be provided to all participants as available.

#### **6.0 RFP/Q EXHIBITS**

**Exhibit A:** Project Site Location

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**7.0 BID ACCEPTANCE/REJECTION**

The Owner reserves the right to reject any or all proposals or cancel the solicitation process at its sole discretion.

**8.0 PROPOSAL VALIDITY**

RFP responses shall be valid until execution of a contract, which is expected to occur on or about April 28, 2022. No changes to information received within the Respondent's proposal shall be changed or altered without approval by the Owner.

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# Exhibit A

## Project Site

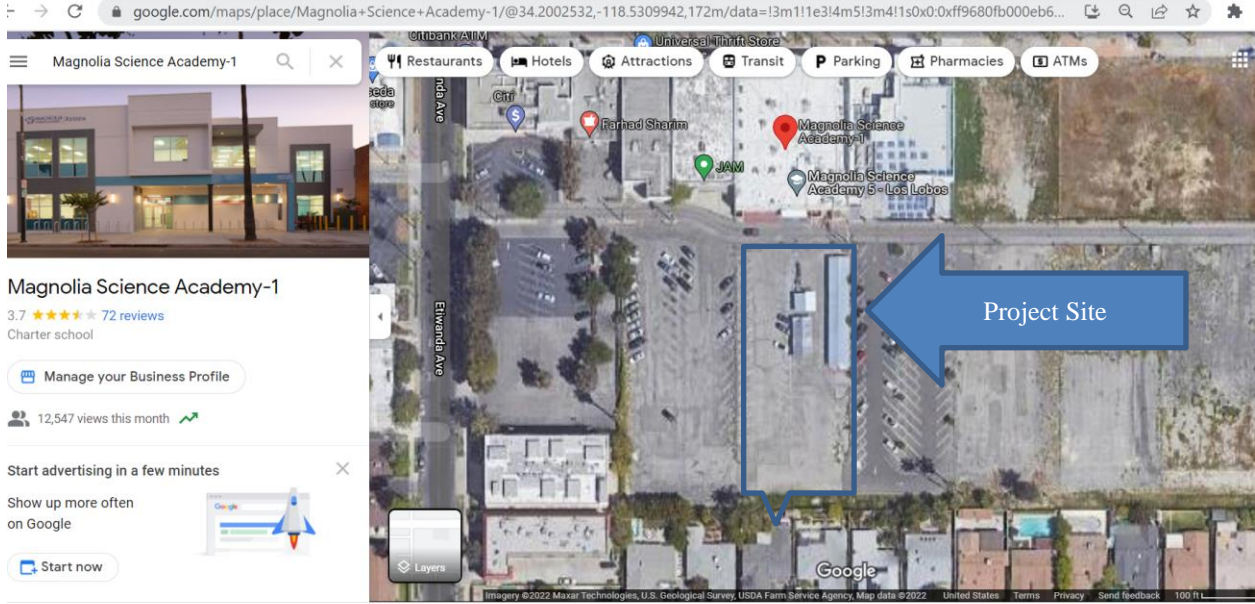




Exhibit C - Proposals Mobile Modular-  
Purchase Mobile Modular-Lease



Mobile Modular Management Corporation  
 11450 Mission Blvd.  
 Mira Loma, CA 91752  
 Phone: (951) 360-6600  
 Fax: (951) 360-6622  
 www.mobilemodular.com

## Lease Quotation and Agreement

Quotation Number: 456544  
 Customer PO/Ref:  
 Date of Quote: 05/03/2022  
**Term: 12 Months**

### Sign up for the Easy Lease Option (see end of document for details)

Customer Information	Site Information	Mobile Modular Contact
Magnolia Public Schools 250 East 1st Street Suite 1500 Los Angeles, CA 90012  Mustafa Sahin msahin@magnoliapublicschools.org Phone: (760) 587-6031	Magnolia Public Schools Magnolia Public Schools 18238 Sherman Way Los Angeles, CA 91335	<b>Questions?</b> Contact: Oscar Silva oscar.silva@mobilemodular.com Direct Phone: (951) 360-5148 Fax:

Product Information	Qty	Monthly Rent	Extended Monthly Rent	Taxable
Classroom, 24x40 DSA (Item1001) (RH) <i>Right Hand Door Configuration. Open plan. Tackboard interior.</i>	5	\$1,308.00	\$6,540.00	Y
Filter Replacement Program	5	\$27.00	\$135.00	Y
Classroom, 24x40 DSA (Item1015W) (RH) <i>Right Hand Door. Open plan with restroom. Tackboard interior.</i>	1	\$1,334.00	\$1,334.00	Y
Filter Replacement Program	1	\$27.00	\$27.00	Y
Charges Upon Delivery	Qty	Charge Each	Total One Time	Taxable
<b>Classroom, 24x40 DSA (Item1001) (RH)</b>				
Block and Level Building (B5)	5	\$3,678.00	\$18,390.00	N
Delivery Haulage Lowboy 12 wide	10	\$879.00	\$8,790.00	N
Delivery Haulage Permit 12 wide Lowboy	10	\$132.00	\$1,320.00	N
Delivery Haulage Pilot 12 wide Lowboy	10	\$438.00	\$4,380.00	N
Dual Tag HCD Insignia	5	\$650.00	\$3,250.00	Y
Installation, Closure Panel	5	\$176.00	\$880.00	Y
			<u>\$37,010.00</u>	
<b>Classroom, 24x40 DSA (Item1015W) (RH)</b>				
ADA Ramp	1	\$4,850.00	\$4,850.00	Y
Block and Level Building (B5)	1	\$3,678.00	\$3,678.00	N
Delivery Haulage Lowboy 12 wide	2	\$879.00	\$1,758.00	N
Delivery Haulage Permit 12 wide Lowboy	2	\$132.00	\$264.00	N
Delivery Haulage Pilot 12 wide Lowboy	2	\$438.00	\$876.00	N
Dual Tag HCD Insignia	1	\$650.00	\$650.00	Y
Installation, Closure Panel	1	\$176.00	\$176.00	Y
Installation, Ramp Custom Plan	1	\$1,500.00	\$1,500.00	N
Modifications	1	\$10,231.72	\$10,231.72	Y
			<u>\$23,983.72</u>	
Security Deposit	1	\$42,400.00	\$42,400.00	N
			<b>Total</b>	
			<b>\$ 103,393.72</b>	
Charges Upon Return	Qty	Charge Each	Total One Time	Taxable
<b>Classroom, 24x40 DSA (Item1001) (RH)</b>				
Cleaning Fee	10	\$450.00	\$4,500.00	N

Thank you for contacting Mobile Modular.  
 Mobile Modular is a division of McGrath RentCorp.  
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# Lease Quotation and Agreement

Quotation Number: 456544

Customer PO/Ref:

Date of Quote: 05/03/2022

Term: 12 Months



Prepare Equipment For Removal (B5)	5	\$1,927.00	\$9,635.00	N
Return Haulage Lowboy 12 wide	10	\$879.00	\$8,790.00	N
Return Haulage Permit 12 wide Lowboy	10	\$132.00	\$1,320.00	N
Return Haulage Pilot 12 wide Lowboy	10	\$438.00	\$4,380.00	N
			<u>\$28,625.00</u>	
<b>Classroom, 24x40 DSA (Item1015W) (RH)</b>				
Cleaning Fee	2	\$450.00	\$900.00	N
Prepare Equipment For Removal (B5)	1	\$1,927.00	\$1,927.00	N
Return Haulage Lowboy 12 wide	2	\$879.00	\$1,758.00	N
Return Haulage Permit 12 wide Lowboy	2	\$132.00	\$264.00	N
Return Haulage Pilot 12 wide Lowboy	2	\$438.00	\$876.00	N
			<u>\$5,725.00</u>	
		<b>Total</b>	<b>\$34,350.00</b>	

Total Estimated Charges	
Subtotal of Monthly Rent	\$8,036.00
Taxes on Monthly Charges	\$763.43
<b>Total Monthly Charges (including tax)</b>	<b>\$8,799.43</b>
Charges Upon Delivery (including tax)	\$105,297.29
Charges Upon Return (including tax)	\$34,350.00
<b>Total One Time Charges (including tax)</b>	<b>\$139,647.29</b>

**Special Notes**

**Block/Level:** Price assumes building is installed using Mobile Modular standard foundation. Mobile Modular assumes installation on the minimum foundation design criteria/tolerances. For DSA buildings, it is assumed building will be installed on the minimum amount of foundation lumber per the applicable DSA approved stockpile drawings and site will not exceed 4-1/2" out of level. Additional material and labor charges apply for installing buildings above minimum foundation design criteria, raising buildings to meet specific finish floor elevations, raising building level to adjacent buildings, landings, walkways, transitions, etc.

**Flooring (Carpet):** This building ships standard with used carpet in good condition. Carpet may have some discoloration or wear and a carpet bar will be utilized at modline seams. New carpet is available for an additional charge. If provided, new carpeting should receive a minimum of 72 hours of airing-out time, under well-ventilated conditions, prior to occupancy.

**Delivery Date:**  
**Delivery Date:** Delivery date will not be confirmed until Mobile Modular receives and approves the signed Agreement and all credit conditions have been met.

**Delivery of Equipment:**  
**Delivery of Equipment:** Customer is responsible for selecting a suitable site and directing Mobile Modular on exact placement/orientation of the Equipment. Customer shall physically mark the site/pad to indicate corner locations for Equipment placement.

**Product Availability:** Product availability and delivery date are subject to product availability upon receipt of signed Agreement and/or credit approval.

**DSA Classrooms include:** (2) 8040 marker boards, (1) fire extinguisher at each exit, empty back box with conduit stubbed to ceiling for future pull station & horn, skirting for perimeter of building only, standard factory ramp, and wood sill foundation for level site.

**Fire Related Items:** Unless noted, fire related items (alarms, sprinklers, smoke & heat detectors, and fire-rated walls, etc.) are not included.

**No - Prevailing Wage:** Pricing does NOT include prevailing wage, certified payroll, Davis-Bacon wages, or any other labor adjustments.

**Pilot Cars & Haul Permits:** Pricing does not include transportation pilot cars & haul permits. Occasionally additional charges occur due to city re-routing or city/county requirements. If such requirements are applicable, Customer will be notified prior to delivery.

**Ramps:** Site conditions may affect ramp configuration and cost. Customer is responsible for transition from end of ramp to grade and for extended or custom rails, if needed. Ramp skirting is available for an additional charge. Mobile Modular provides used/refurbished ramps - new ramps are available for purchase only.

**Site Installation Requirements:** Prior to delivery, Customer shall mark the four corners where the building is to be placed on the site/pad location, and shall also mark the locations of door(s) and ramp(s). Should special handling be required to position, install, or remove the classroom on Customer's site due to site conditions/constraints and/or obstructions, Customer will be responsible for additional charges. Additional rolling charges may be applicable as site conditions necessitate.

**Site Plan Review:** Mobile Modular is not responsible for review and verification of Customer's site plans, civil plans, soils tests/survey's, etc. It is the responsibility of the Customer to ensure the site plans and site conditions meet applicable codes and governing body

Thank you for contacting Mobile Modular.

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# Lease Quotation and Agreement

Quotation Number: 456544

Customer PO/Ref:

Date of Quote: 05/03/2022

**Term: 12 Months**



approvals. This includes, but is not limited to, ensuring the building pad/site allows for standard delivery and installation based on the minimum foundation design tolerances as per applicable approved stockpile drawings/foundation design.

**Used building rental:** Quotation is for a used or refurbished modular building. There may be variations in wall paneling, flooring, or other exterior and interior finishes. Dimensions are nominal unless otherwise stated.

**HVAC Filter Replacement Program:** Customer has selected the HVAC Filter Replacement Program. This service is incidental to the Lease of the Equipment and not included with any limited warranties. The additional charge for this service is included in the monthly rental rate reflected above. For this additional monthly charge, MMMC will mail three (3) HVAC filters on a quarterly basis. Customer shall be solely responsible for installation of the filters each month. Customer shall be responsible for charges that may result if Customer fails to properly replace HVAC filters on a monthly basis.

## Floor Plans

Classroom, 24x40 DSA (Item1001) (RH)



All drawings and specifications are nominal.

## Additional Information

- Quote is valid for 30 days.
- A minimum cleaning charge per floor will apply for modular buildings.
- Customer's site must be dry, compacted, level and accessible by normal truck delivery. Costs to dolly, crane, forklift, etc. will be paid by customer. Unless noted, prices do not include permits, ramp removal, stairs, foundation systems, foundation system removal, temporary power, skirting, skirting removal, engineering, taxes or utility hookups.
- Subject to equipment availability. Unless noted, equipment and related furnishings, finishes, accessories and appliances provided are previously leased and materials, dimensions, and specifications vary. Detailed specifications may be available upon request. For lease transactions, Mobile Modular reserves the right to substitute equal or better equipment prior to delivery without notice.
- This transaction is subject to prior credit approval and all terms, conditions, and attachments of MMMC's standard contract.
- Security deposit and payment in advance may be required.
- Rent will be billed in advance every 30 calendar days.
- **Sales Tax will be calculated based on the tax rate at the time of invoicing.**
- **Unless otherwise noted, prices do not include prevailing wages, Davis-Bacon wages, or other special or certified wages.**

*Thank you for contacting Mobile Modular.*

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# Lease Quotation and Agreement

Quotation Number: 456544

Customer PO/Ref:

Date of Quote: 05/03/2022

Term: 12 Months



## Mobile Modular Easy Lease. Sign Me Up!

Getting your modular building on its way has never been easier... and faster. With Mobile Modular Easy Lease you can convert your Lease Quotation directly into a Lease Agreement by signing below. **It's as easy as 1, 2, 3, 4.** Once we receive your signed Easy Lease option, we'll finalize your building details and get your project on its way.

### 1. Review and acknowledge agreement.

This Quotation is subject to Mobile Modular Management Corporation, a California corporation, herein known as lessor (the "Lessor") credit approval of Customer, herein known as lessee (the "Lessee"). Lessor does not warrant that the equipment meets any local or state code not specifically listed herein. Equipment is subject to availability. By signing below, customer accepts the terms of this quotation including prices and specifications, and instructs Lessor to make appropriate arrangements for the preparation and delivery of the Equipment identified herein, and agrees that such signature constitutes customer's acceptance of and agreement to the Lessor's Lease. Such lease, and customer's agreement thereto, is subject to Lessor's standard terms and conditions located on the Lessor's web site at ([www.mobilemodular.com/contractterms](http://www.mobilemodular.com/contractterms)) which are incorporated by reference herein. Customer may request a copy of the terms and conditions from Lessor. If customer has previously executed a master agreement with Lessor, those terms and conditions shall govern the transaction. Such terms and conditions are incorporated as if fully set forth herein. No alterations, additions, exceptions, or changes to any Quotation or Agreement made by Lessee shall be effective against Lessor, whether made hereon, contained in any printed form of Lease or elsewhere, unless accepted in writing by Lessor. Any customer purchase order or other customer-provided document purporting to replace, supersede or supplement the terms and conditions of the Lessor's Lease shall carry no force or effect except as an instrument of billing.

#### Lessor:

Mobile Modular Management Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

#### Lessee:

Magnolia Public Schools

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

### 2. Request your delivery date.

Requested delivery date: \_\_\_\_\_

Please note: For modular buildings, as a "rule of thumb" allow one day per module to accommodate for set up after delivery. We will attempt to meet your desired date. However, the date is subject to change based on equipment availability and readiness and must be confirmed by a Mobile Modular representative.

### 3. Insurance value.

Prior to the scheduled delivery, please send, or have your insurance company send, a certificate of insurance referencing the Quotation number shown above. We require General Liability coverage in the amount of 1,000,000.00 per occurrence listing Mobile Modular Management Corporation as an additional insured and Property coverage for the value of the leased unit(s) listing Mobile Modular Management Corporation as loss payee.

Item & Description	Qty	Item Code	Insurance Value
Classroom, 24x40 DSA (Item1001) (RH)	5	1001	\$213,750.00
Classroom, 24x40 DSA (Item1015W) (RH)	1	1015	\$46,950.00

### 4. Tell us how you would like to pay.

Bill me on approved credit (you will be sent an invoice for payment as charges are incurred)

Credit card payment (a representative will contact you to obtain the credit card information for billing)

Thank you for contacting Mobile Modular.

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Mobile Modular Management Corporation  
 11450 Mission Blvd.  
 Mira Loma, CA 91752  
 Phone: (951) 360-6600  
 Fax: (951) 360-6622  
 www.mobilemodular.com

## Sale Quotation and Agreement

Quotation Number: 462657  
 Customer PO/Ref:  
 Date of Quote: 05/04/2022

### Sign up for the Easy Sale Option (see end of document for details)

Customer Information	Site Information	Mobile Modular Contact
Magnolia Public Schools 250 East 1st Street Suite 1500 Los Angeles, CA 90012  Mustafa Sahin msahin@magnoliapublicschools.org Phone: (760) 587-6031	Magnolia Public Schools 18238 Sherman Way Los Angeles, CA 91335	<b>Questions?</b> Contact: Oscar Silva oscar.silva@mobilemodular.com Direct Phone: (951) 360-5148 Fax:

Product Information	Qty	Purchase Price	Extended Purchase Price	Taxable
Classroom, 24x40 DSA (Item1001) (RH) <i>Right Hand Door Configuration. Open plan. Tackboard interior.</i>	5	\$45,270.00	\$226,350.00	Y
Classroom, 24x40 DSA (Item1015W) (RH) <i>Right Hand Door. Open plan with restroom. Tackboard interior.</i>	1	\$45,270.00	\$45,270.00	Y

Charges Upon Delivery	Qty	Charge Each	Total One Time	Taxable
<b>Classroom, 24x40 DSA (Item1001) (RH)</b>				
Block and Level Building (B5)	5	\$3,678.00	\$18,390.00	N
Delivery Haulage Lowboy 12 wide	10	\$879.00	\$8,790.00	N
Delivery Haulage Permit 12 wide Lowboy	10	\$132.00	\$1,320.00	N
Delivery Haulage Pilot 12 wide Lowboy	10	\$438.00	\$4,380.00	N
Dual Tag HCD Insignia	5	\$650.00	\$3,250.00	Y
Foundation Material	5	\$2,560.00	\$12,800.00	Y
Installation, Closure Panel	5	\$176.00	\$880.00	Y
			<u>\$49,810.00</u>	
<b>Classroom, 24x40 DSA (Item1015W) (RH)</b>				
ADA Ramp	1	\$4,850.00	\$4,850.00	Y
Block and Level Building (B5)	1	\$3,642.00	\$3,642.00	N
Delivery Haulage Lowboy 12 wide	2	\$879.00	\$1,758.00	N
Delivery Haulage Permit 12 wide Lowboy	2	\$132.00	\$264.00	N
Delivery Haulage Pilot 12 wide Lowboy	2	\$438.00	\$876.00	N
Dual Tag HCD Insignia	1	\$650.00	\$650.00	Y
Foundation Material	1	\$2,560.00	\$2,560.00	Y
Installation, Closure Panel	2	\$176.00	\$352.00	Y
Installation, Ramp Custom Plan	1	\$1,500.00	\$1,500.00	N
Modifications	1	\$10,231.72	\$10,231.72	Y
			<u>\$26,683.72</u>	

Total Estimated Charges			
	Subtotal		\$348,113.72
	Taxes		\$11,673.36
	<b>Total Charges (including tax)</b>		<b>\$359,787.08</b>

**Special Notes**  
**Block/Level:** Price assumes building is installed using Mobile Modular standard foundation. Mobile Modular assumes installation on the



# Sale Quotation and Agreement

Quotation Number: 462657  
Customer PO/Ref:  
Date of Quote: 05/04/2022



minimum foundation design criteria/tolerances. For DSA buildings, it is assumed building will be installed on the minimum amount of foundation lumber per the applicable DSA approved stockpile drawings and site will not exceed 4-1/2" out of level. Additional material and labor charges apply for installing buildings above minimum foundation design criteria, raising buildings to meet specific finish floor elevations, raising building level to adjacent buildings, landings, walkways, transitions, etc.

**Flooring (Carpet):** This building ships standard with used carpet in good condition. Carpet may have some discoloration or wear and a carpet bar will be utilized at modline seams. New carpet is available for an additional charge. If provided, new carpeting should receive a minimum of 72 hours of airing-out time, under well-ventilated conditions, prior to occupancy.

**Delivery Date:**

**Delivery Date:** Delivery date will not be confirmed until Mobile Modular receives and approves the signed Agreement and all credit conditions have been met.

**Delivery of Equipment:**

**Delivery of Equipment:** Customer is responsible for selecting a suitable site and directing Mobile Modular on exact placement/orientation of the Equipment. Customer shall physically mark the site/pad to indicate corner locations for Equipment placement.

**Product Availability:** Product availability and delivery date are subject to product availability upon receipt of signed Agreement and/or credit approval.

**DSA Classrooms include:** (2) 8040 marker boards, (1) fire extinguisher at each exit, empty back box with conduit stubbed to ceiling for future pull station & horn, skirting for perimeter of building only, standard factory ramp, and wood sill foundation for level site.

**Fire Related Items:** Unless noted, fire related items (alarms, sprinklers, smoke & heat detectors, and fire-rated walls, etc.) are not included.

**Keyed Alike Door Hardware:** All door and cabinet hardware comes standard with an independent/different key for each lockset. Hardware/locksets with a master Key, Keyed alike, construction core, primus core, etc. is not included.

**No - Prevailing Wage:** Pricing does NOT include prevailing wage, certified payroll, Davis-Bacon wages, or any other labor adjustments.

**Ramps:** Site conditions may affect ramp configuration and cost. Customer is responsible for transition from end of ramp to grade and for extended or custom rails, if needed. Ramp skirting is available for an additional charge. Mobile Modular provides used/refurbished ramps - new ramps are available for purchase only.

**Site Installation Requirements:** Prior to delivery, Customer shall mark the four corners where the building is to be placed on the site/pad location, and shall also mark the locations of door(s) and ramp(s). Should special handling be required to position, install, or remove the classroom on Customer's site due to site conditions/constraints and/or obstructions, Customer will be responsible for additional charges. Additional rolling charges may be applicable as site conditions necessitate.

**Site Plan Review:** Mobile Modular is not responsible for review and verification of Customer's site plans, civil plans, soils tests/survey's, etc. It is the responsibility of the Customer to ensure the site plans and site conditions meet applicable codes and governing body approvals. This includes, but is not limited to, ensuring the building pad/site allows for standard delivery and installation based on the minimum foundation design tolerances as per applicable approved stockpile drawings/foundation design.

**Used building sale:**

**Quotation is for a used modular building sold in "as is" condition. Unless stated otherwise, MMMC will only perform a general cleaning & repair, reseal the roof, doors & windows, and test the electrical, mechanical & plumbing systems to ensure working condition at the time of delivery. For warranty information, please refer to the Supplemental Sale Terms and Conditions located on Seller's website at:**

<https://www.mobilemodular.com/Content/Documents/ContractTerms/Supplemental-Sale-T-and-C.pdf>

**Quote Based on Mobile Modular Standard Unit:** Does not include permits, utility hook ups, site work, office equipment, furniture, coffee/water service, cleaning service, phone/internet service. Quote only includes items specifically listed on quote. If additional equipment is needed to set building, there will be an additional cost.

Floor Plans

*Thank you for contacting Mobile Modular.*

Mobile Modular is a division of McGrath RentCorp.  
462657, 05-04-2022 08:12 AM prod

# Sale Quotation and Agreement

Quotation Number: 462657

Customer PO/Ref:

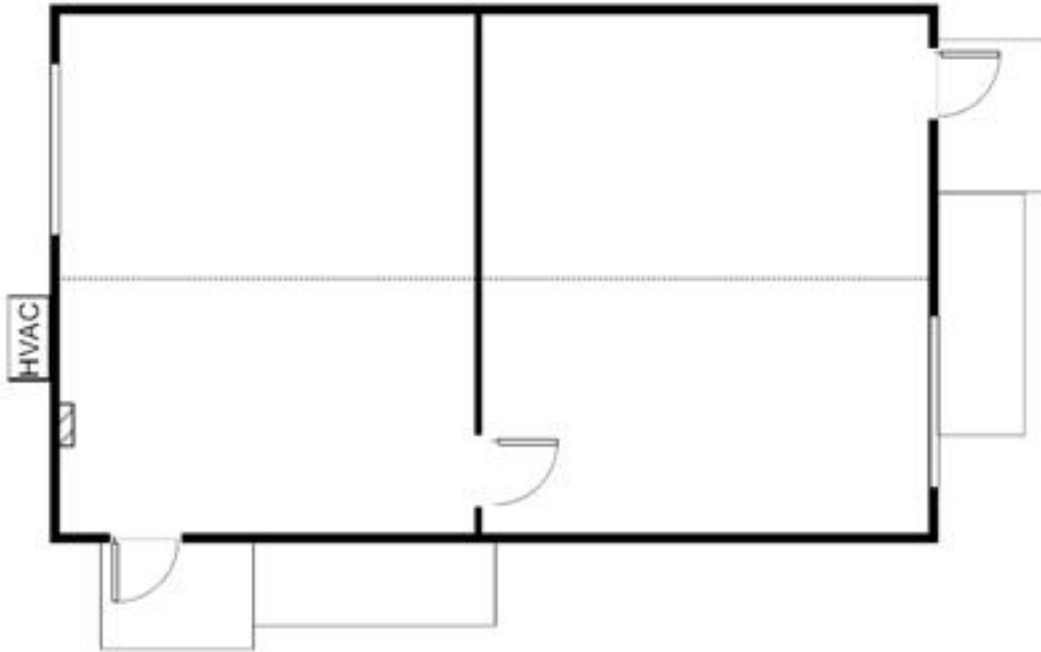
Date of Quote: 05/04/2022

Classroom, 24x40 DSA (Item1001) (RH)



All drawings and specifications are nominal.

Classroom, 24x40 DSA (Item1015W) (RH)



All drawings and specifications are nominal.

*Thank you for contacting Mobile Modular.*

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462657, 05-04-2022 08:12 AM prod

# Sale Quotation and Agreement

Quotation Number: 462657

Customer PO/Ref:

Date of Quote: 05/04/2022



## Additional Information

- Quote is valid for 30 days.
- Customer's site must be dry, compacted, level and accessible by normal truck delivery. Costs to dolly, crane, forklift, etc. will be paid by customer. Unless noted, prices do not include permits, stairs, foundation systems, temporary power, skirting, engineering, taxes or utility hookups.
- Subject to equipment availability. Unless noted, equipment and related furnishings, finishes, accessories and appliances provided are previously leased and materials, dimensions, and specifications vary. Detailed specifications may be available upon request.
- This transaction is subject to prior credit approval and all terms, conditions, and attachments of MMMC's standard contract.
- Down Payment required on execution.
- **Sales Tax will be calculated based on the tax rate at the time of invoicing.**
- **Unless otherwise noted, prices do not include prevailing wages, Davis-Bacon wages, or other special or certified wages.**

*Thank you for contacting Mobile Modular.*

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462657, 05-04-2022 08:12 AM prod

[www.mobilemodular.com](http://www.mobilemodular.com)

Page 4 of 5

# Sale Quotation and Agreement

Quotation Number: 462657  
Customer PO/Ref:  
Date of Quote: 05/04/2022



## Mobile Modular Easy Sale. Sign Me Up!

**Getting your modular building on its way has never been easier... and faster.** With Mobile Modular Easy Sale you can convert your Sale Quotation directly into a Sale Agreement by signing below. Once we receive your signed Easy Sale option, we'll finalize your building details and get your project on its way.

### Review and acknowledge agreement.

This Quotation is subject to Mobile Modular Management Corporation, a California corporation, herein known as seller (the "Seller"), credit approval of Customer, herein known as buyer (the "Buyer"). Seller does not warrant that the equipment meets any local or state code not specifically listed herein. Equipment is subject to availability. By signing below, customer accepts the terms of this quotation including prices and specifications, and instructs Seller to make appropriate arrangements for the preparation and delivery of the Equipment identified herein, and agrees that such signature constitutes customer's acceptance of and agreement to the Seller's Sale Agreement. Such sale, and customer's agreement thereto, is subject to Seller's standard terms and conditions located on the Seller's web site at ([www.mobilemodular.com/contractterms](http://www.mobilemodular.com/contractterms)) which are incorporated by reference herein. Customer may request a copy of the terms and conditions from Seller. No alterations, additions, exceptions, or changes to any Quotation or Agreement made by Buyer shall be effective against Seller, whether made hereon, contained in any printed form of Sale or elsewhere, unless accepted in writing by Seller. Any customer purchase order or other customer-provided document purporting to replace, supersede or supplement the terms and conditions of the Seller's Sale Agreement shall carry no force or effect except as an instrument of billing.

**Seller:**  
Mobile Modular Management Corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Buyer:**  
Magnolia Public Schools

Signature10: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



**Williams Scotsman, Inc.**  
 11811 Greenstone Avenue  
 Santa Fe  
 Springs CA 90670-4734

**Your WillScot Representative**  
 Arna Bontemps, Territory Sales Manager  
**Phone:** +1 5622017894  
**Email:** arna.bontemps@willscot.com  
**Toll Free:** 800-782-1500

**Contract Number:** 1616810  
**Revision:** 2  
**Date:** March 15, 2022

**Lease Agreement**

<b>Lessee:</b> Magnolia Public School 250 E. 1st. Street, Suite 1500 Los angeles, California 90012	<b>Contact:</b> Mustafa Sahin 250 E. 1st. Street, Suite 1500 Los angeles, CA 90012 Phone: (760) 587-6031 Email: msahin@magnoliapublicschools.org	<b>Ship To Address:</b> 18238 Sherman Way RESEDA, CA 91335 US <b>Delivery Date (on or about): 08/01/2022</b>
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Rental Pricing Per Billing Cycle	Quantity	Price	Extended
44x24 Modular (40x24 Box)	Open Floor Plan Request	1	\$1,196.00
Folding Table 6 ft		1	\$15.00 \$15.00
White Board 48x72		2	\$21.00 \$42.00
Prof. Entrance-Canopy T2	OSHA Compliant Steps	1	\$105.00 \$105.00
Property Damage Waiver (11/12)		2	\$89.00 \$178.00
ADA/IBC Ramp -w/ switchback		1	\$460.00 \$460.00
General Liability - Allen Insurance		1	\$22.00 \$22.00
Data Hub Rental T2		1	\$168.00 \$168.00
Prof. Workstation Package T2	Teachers Package	1	\$107.00 \$107.00
Minimum Lease Billing Period: 12			Total Recurring Building Charges:
Billing Cycle: 28 Days			Subtotal of Other Recurring Charges:
			<b>Total Recurring Charges Per Billing Cycle:</b>

**Delivery & Installation**

Fuel Surcharge Delivery		1	\$250.20	\$250.20
Modification to Unit L	Modification Cost	1	\$9,971.43	\$9,971.43
CA Transport Delivery Fee		2	\$100.00	\$200.00
Essentials Material Handling		1	\$470.75	\$470.75
State Approved Building Plans		1	\$3,750.00	\$3,750.00
Foundation / Tiedown Plans		1	\$875.00	\$875.00
Ramp - Delivery & Installation		1	\$1,714.29	\$1,714.29
Delivery Freight		2	\$695.00	\$1,390.00
Block and Level		1	\$3,571.43	\$3,571.43
Tiedowns into dirt		12	\$93.76	\$1,125.12
Vinyl skirting		128	\$15.71	\$2,010.88
			<b>Total Delivery &amp; Installation Charges:</b>	\$25,329.10

**Final Return Charges\***

Fuel Surcharge Return		1	\$250.20	\$250.20
CA Transport Return Fee		2	\$100.00	\$200.00
Tiedown-Dirt Removal		12	\$36.24	\$434.88
Skirting Removal - Vinyl LF		128	\$4.29	\$549.12
Ramp - Knockdown & Return		1	\$1,571.43	\$1,571.43
Teardown		1	\$2,285.71	\$2,285.71
Return Freight		2	\$695.00	\$1,390.00
			<b>Due On Final Invoice*:</b>	\$6,681.34

**Total Including Recurring Billing Charges, Delivery, Installation & Return\*\*:** \$59,526.44

**Summary of Charges**

Model: SM4424	Quantity: 1	Total Charges for(1) Building(s): \$59,526.44
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**Additional Services:** For your convenience, we also recommend the following items (not included in this Agreement)

**BY INITIALING BELOW, BUYER/LESSEE/CUSTOMER HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.**

Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
_____	Modification to Unit M	Initial	1	\$1.43	\$1.43



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**Toll Free:** 800-782-1500

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Rental Pricing Per Billing Cycle	Quantity	Price	Extended
44x24 Modular (40x24 Box)	Open Floor Plan Request	1	\$1,196.00
Folding Table 6 ft		1	\$15.00
White Board 48x72		2	\$21.00
Prof. Entrance-Canopy T2	OSHA Compliant Steps	1	\$105.00
Property Damage Waiver (11/12)		2	\$89.00
ADA/IBC Ramp -w/ switchback		1	\$460.00
General Liability - Allen Insurance		1	\$22.00
Data Hub Rental T2		1	\$168.00
Prof. Workstation Package T2	Teacher Package	1	\$107.00
Minimum Lease Billing Period: 12			Total Recurring Building Charges:
Billing Cycle: 28 Days			Subtotal of Other Recurring Charges:
			<b>Total Recurring Charges Per Billing Cycle:</b>

**Delivery & Installation**

Fuel Surcharge Delivery		1	\$250.20	\$250.20
Modification to Unit L	Modification Cost	1	\$9,971.43	\$9,971.43
CA Transport Delivery Fee		2	\$100.00	\$200.00
Essentials Material Handling		1	\$470.75	\$470.75
State Approved Building Plans		1	\$3,750.00	\$3,750.00
Foundation / Tiedown Plans		1	\$875.00	\$875.00
Ramp - Delivery & Installation		1	\$1,714.29	\$1,714.29
Delivery Freight		2	\$695.00	\$1,390.00
Block and Level		1	\$3,571.43	\$3,571.43
Tiedowns into dirt		12	\$93.76	\$1,125.12
Vinyl skirting		128	\$15.71	\$2,010.88
			<b>Total Delivery &amp; Installation Charges:</b>	\$25,329.10

**Final Return Charges\***

Fuel Surcharge Return		1	\$250.20	\$250.20
CA Transport Return Fee		2	\$100.00	\$200.00
Tiedown-Dirt Removal		12	\$36.24	\$434.88
Skirting Removal - Vinyl LF		128	\$4.29	\$549.12
Ramp - Knockdown & Return		1	\$1,571.43	\$1,571.43
Teardown		1	\$2,285.71	\$2,285.71
Return Freight		2	\$695.00	\$1,390.00
			<b>Due On Final Invoice*:</b>	\$6,681.34
<b>Total Including Recurring Billing Charges, Delivery, Installation &amp; Return**:</b>				\$59,526.44

**Summary of Charges**

Model: SM4424	Quantity: 1	Total Charges for(1) Building(s): \$59,526.44
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Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
	Modification to Unit M	Initial	1	\$1.43	\$1.43



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Rental Pricing Per Billing Cycle	Quantity	Price	Extended
44x24 Modular (40x24 Box)	Open Floor Plan Request	1	\$1,196.00
Folding Table 6 ft		1	\$15.00
White Board 48x72		2	\$21.00
Prof. Entrance-Canopy T2	OSHA Compliant Steps	1	\$105.00
Property Damage Waiver (11/12)		2	\$89.00
ADA/IBC Ramp -w/ switchback		1	\$460.00
General Liability - Allen Insurance		1	\$22.00
Data Hub Rental T2		1	\$168.00
Prof. Workstation Package T2	Teacher Package	1	\$107.00
Minimum Lease Billing Period: 12			Total Recurring Building Charges:
Billing Cycle: 28 Days			Subtotal of Other Recurring Charges:
			<b>Total Recurring Charges Per Billing Cycle:</b>

Delivery & Installation			
Fuel Surcharge Delivery		1	\$250.20
Modification to Unit L	Modification Cost	1	\$9,971.43
CA Transport Delivery Fee		2	\$100.00
Essentials Material Handling		1	\$470.75
State Approved Building Plans		1	\$3,750.00
Foundation / Tiedown Plans		1	\$875.00
Ramp - Delivery & Installation		1	\$1,714.29
Delivery Freight		2	\$695.00
Block and Level		1	\$3,571.43
Tiedowns into dirt		12	\$93.76
Vinyl skirting		128	\$15.71
<b>Total Delivery &amp; Installation Charges:</b>			\$25,329.10

Final Return Charges*			
Fuel Surcharge Return		1	\$250.20
CA Transport Return Fee		2	\$100.00
Tiedown-Dirt Removal		12	\$36.24
Skirting Removal - Vinyl LF		128	\$4.29
Ramp - Knockdown & Return		1	\$1,571.43
Teardown		1	\$2,285.71
Return Freight		2	\$695.00
<b>Due On Final Invoice*:</b>			\$6,681.34
<b>Total Including Recurring Billing Charges, Delivery, Installation &amp; Return**:</b>			\$59,526.44

**Summary of Charges**

Model: SM4424	Quantity: 1	Total Charges for(1) Building(s): \$59,526.44
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Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
_____	Modification to Unit M	Initial	1	\$1.43	\$1.43



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Rental Pricing Per Billing Cycle	Quantity	Price	Extended
44x24 Modular (40x24 Box)	Open Floor Plan Request	1	\$1,196.00
Folding Table 6 ft		1	\$15.00 \$15.00
White Board 48x72		2	\$21.00 \$42.00
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General Liability - Allen Insurance		1	\$22.00 \$22.00
Data Hub Rental T2		1	\$168.00 \$168.00
Prof. Workstation Package T2	Teacher Package	1	\$107.00 \$107.00
Minimum Lease Billing Period: 12			Total Recurring Building Charges: \$1,196.00
Billing Cycle: 28 Days			Subtotal of Other Recurring Charges: \$1,097.00
			<b>Total Recurring Charges Per Billing Cycle: \$2,293.00</b>

**Delivery & Installation**

Fuel Surcharge Delivery		1	\$250.20	\$250.20
Modification to Unit L	Modification Cost	1	\$9,971.43	\$9,971.43
CA Transport Delivery Fee		2	\$100.00	\$200.00
Essentials Material Handling		1	\$470.75	\$470.75
State Approved Building Plans		1	\$3,750.00	\$3,750.00
Foundation / Tiedown Plans		1	\$875.00	\$875.00
Ramp - Delivery & Installation		1	\$1,714.29	\$1,714.29
Delivery Freight		2	\$695.00	\$1,390.00
Block and Level		1	\$3,571.43	\$3,571.43
Tiedowns into dirt		12	\$93.76	\$1,125.12
Vinyl skirting		128	\$15.71	\$2,010.88
			<b>Total Delivery &amp; Installation Charges:</b>	<b>\$25,329.10</b>

**Final Return Charges\***

Fuel Surcharge Return		1	\$250.20	\$250.20
CA Transport Return Fee		2	\$100.00	\$200.00
Tiedown-Dirt Removal		12	\$36.24	\$434.88
Skirting Removal - Vinyl LF		128	\$4.29	\$549.12
Ramp - Knockdown & Return		1	\$1,571.43	\$1,571.43
Teardown		1	\$2,285.71	\$2,285.71
Return Freight		2	\$695.00	\$1,390.00
			<b>Due On Final Invoice*:</b>	<b>\$6,681.34</b>

**Total Including Recurring Billing Charges, Delivery, Installation & Return\*\*:** \$59,526.44

**Summary of Charges**

Model: SM4424	Quantity: 1	Total Charges for(1) Building(s): \$59,526.44
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Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
_____	Modification to Unit M	Initial	1	\$1.43	\$1.43





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Rental Pricing Per Billing Cycle	Quantity	Price	Extended
44x24 Modular (40x24 Box)	Open Floor Plan Request	1	\$1,196.00
Folding Table 6 ft		1	\$15.00
White Board 48x72		2	\$21.00
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General Liability - Allen Insurance		1	\$22.00
Data Hub Rental T2		1	\$168.00
Prof. Workstation Package T2	Teacher Package	1	\$107.00
Minimum Lease Billing Period: 12			Total Recurring Building Charges:
Billing Cycle: 28 Days			Subtotal of Other Recurring Charges:
			<b>Total Recurring Charges Per Billing Cycle:</b>

Delivery & Installation			
Fuel Surcharge Delivery		1	\$250.20
Modification to Unit L	Modification Cost	1	\$9,971.43
CA Transport Delivery Fee		2	\$100.00
Essentials Material Handling		1	\$470.75
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Delivery Freight		2	\$695.00
Block and Level		1	\$3,571.43
Tiedowns into dirt		12	\$93.76
Vinyl skirting		128	\$15.71
<b>Total Delivery &amp; Installation Charges:</b>			<b>\$25,329.10</b>

Final Return Charges*			
Fuel Surcharge Return		1	\$250.20
CA Transport Return Fee		2	\$100.00
Tiedown-Dirt Removal		12	\$36.24
Skirting Removal - Vinyl LF		128	\$4.29
Ramp - Knockdown & Return		1	\$1,571.43
Teardown		1	\$2,285.71
Return Freight		2	\$695.00
<b>Due On Final Invoice*:</b>			<b>\$6,681.34</b>
<b>Total Including Recurring Billing Charges, Delivery, Installation &amp; Return**:</b>			<b>\$59,526.44</b>

Summary of Charges		
Model: SM4424	Quantity: 1	Total Charges for(1) Building(s): \$59,526.44

**Additional Services:** For your convenience, we also recommend the following items (not included in this Agreement)

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Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
_____	Modification to Unit M	Initial	1	\$1.43	\$1.43



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 Arna Bontemps, Territory Sales Manager  
**Phone:** +1 5622017894  
**Email:** arna.bontemps@willscot.com  
**Toll Free:** 800-782-1500

**Contract Number:** 1616810  
**Revision:** 2  
**Date:** March 15, 2022

**Insurance Requirements Addendum**

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
5	SM4424	\$62176.00	\$4000.00

**Lessee:** Magnolia Public Schools

Pursuant to the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

- Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than \$1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
- Commercial Property Insurance:** covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

By signing below, the Lessee agrees to the terms and conditions stated herein. All other general Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

**Commercial General Liability Insurance**

Lessee elects to participate in the Commercial General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily insurance and property damage arising from the proper use and occupancy of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, Lessee understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

Signature of Lessee: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Damage Waiver Program**

Lessee elects to participate in the Lessor's Damage Waiver Program. Lessee understands and agrees that under this program, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in the Lease Agreement. Lessee remains liable to Williams Scotsman for the amount of the damage deductible per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Property Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Please return this signed document with the signed lease agreement.**



**PROPOSAL DATE: April 22, 2022**

**Mustafa Sahin  
Magnolia Public Schools  
250 E. 1<sup>st</sup> Street  
Los Angeles, CA 90012**

Via E-Mail: [msahin@magnoliapublicschools.org](mailto:msahin@magnoliapublicschools.org)

Tele: (760) 587-6031

**PUCHASE AND LEASE PROPOSAL – (5) 24x40 DSA Approved Modular Classroom Buildings and (1) 12x40 HCD Approved Modular Office Preowned Fully Refurbished**

Dear Mr. Sahin,

Thank you for your interest in Global Modular, Inc. (“GMI”), and the opportunity to provide this Proposal. This Proposal is based upon the information described below.

#### **PROJECT DESCRIPTION**

- Provide (5) 24x40 DSA Classrooms and (1) 12x40 HCD Approved Modular Office Building as described herein;

#### **BASIS OF PROPOSAL**

Documents which form apart of this Proposal as listed:

- Industry standard features and finishes as outlined below
- Contract and Project Supervision
- Progress Payments for Purchase
- Annual in Advance Lease Payments
- Floor Plans
- Sample Photos
- DIR# 1000003715 License# 837357
- (1) Year Warranty



**PURCHASE (5) 24'x40' CLASSROOMS PRE-OWNED FULLY REFURBISHED :**

24 X 40 DSA Approved Classrooms Includes Delivery/Installation/Decks/Ramps	\$ 82,500.00 Each
<b>Total Lump Sum</b>	<b>\$ 412,500.00</b>

**LEASE PRICING for (5) 24'X40' DSA CLASSROOMS:**

***CLASSROOMS – (5) 24X40 MODULAR CLASSROOMS***

Base Lease Per Month Per Building:	\$ 1,300.00
Total Per Month for (5) Buildings:	\$ 6,500.00
Total Lease for 24 Months:	\$156,000.00

**ONE TIME CHARGES**

Delivery and Installation Charge for Per Building :	\$ 15,000.00
Total Delivery and Installation Charge for (5) 24x40 Buildings:	\$ 75,000.00
Dismantle/Return Charge Per Building:	\$ 5,000.00
Total Dismantle/Return for (5) 24x40 Buildings:	\$ 25,000.00

**TOTAL COMMITMENT FOR (5) 24x40 CLASSROOMS \$256,000.00**

**PURCHASE (1) 12'x40' MODULAR OFFICE PRE-OWNED FULLY REFURBISHED :**

12 X 40 HCD Approved Office Includes Delivery/Installation/Decks/Ramp/Stair	\$ 65,800.00
<b>Total Lump Sum</b>	<b>\$ 65,800.00</b>

**LEASE PRICING for (1) 12'X40' HCD OFFICE:**

***MODULAR OFFICE – (1) 12X40 with (2) Interior Offices***

Base Lease Per Month Per Building:	\$ 950.00
Total Lease for 24 Months:	\$ 22,800.00

**ONE TIME CHARGES**

Delivery/Installation/Tenant Improvements/Ramp/Deck/Stair Charge:	\$ 15,000.00
Dismantle/Return Charge Per Building:	\$ 3,500.00
<b>TOTAL LEASE COMMITMENT</b>	<b>\$ 41,300.00</b>



## INCLUSIONS

### **Typical 24' x 40' Pre Owned Modular Classrooms with Industry Standard Specifications Includes;**

- Type V non-rated; E Occupancy DSA approved Pre-Owned Building – Fully Refurbished
- Architectural, Structural, Mechanical, Electrical and Plumbing plans for building by GMI
- Foundation: DSA Approved Built up wood foundation
- Structural system is a steel moment frame design
- Floor: Steel floor joists with 1-1/8" plywood subfloor
- Exterior Walls: 2x4 @ 16" o/c with 5/8" T-111 wood siding painted to standard colors
- 1/4" : 12 Pitch Clear Span Roof with Standing Seam metal roofing , 5' 0" overhang cantilevered Front & 2'6" in rear, w/gutters and downspouts
- Interior Wall Finish: 1/2" Vinyl Covered Tackboard over 1/2" gypsum board
- Insulation: Floors – R-11, Walls R-13, Roof – R-19
- Flooring: 26 oz. carpet with 4" rubber base cove
- 2' x 4' T-bar ceiling and fluorescent lighting
- (2) 8/0' x 4/0 xox' windows per classroom
- (1) 3/0' x 7/0 exterior steel doors with Frame and Hardware per classroom
- HVAC: Wall mounted heat pump unit sized per code, ducted supply and direct return
- Electrical sub-panels – 100 or 125 AMP Single Phase Sub Panels
- Light switches, duplex outlets, porch lights per drawings
- Empty conduit and empty boxes for low voltage
- Fire extinguishers per classroom
- (2) Marker Boards by GMI per classroom
- Transport Includes Trucking and Hauling Permits
- (1) 11' Ramp and Deck per classroom
- CA state sales tax



## INCLUSIONS

### Typical 12' x 40' Modular Office with Industry Standard Specifications Includes;

- Type V non-rated; B Occupancy HCD approved Pre-Owned Building – Fully Refurbished
- Architectural, Mechanical, Electrical plans for building by GMI
- State approved foundation, Blocked and Leveled/Piers/Pads, Raised with Anchor Tie downs with earthquake tie-down system.
- Plywood Floor over steel joists
- Exterior Walls: 2x4 @ 16" o/c with 5/8" T-111 wood siding painted to Owners colors
- 1/4" : 12 Pitch Clear Span Roof with Standing Seam metal roofing or single ply TPO, w/gutters and downspouts
- Interior Wall Finish: 1/2" Vinyl Covered gypsum board
- Insulation: Floors – R-11, Walls R-13, Roof – R-19
- Flooring: New VCT 12x12 Tile or 26 oz Carpet
- 2' x 4' T-bar ceiling with new panels, and fluorescent lighting
- (2) 3/0' x 4/0 xox' windows
- (2) 3/0' x 7/0 exterior steel doors, frame & hardware
- (2) Interior Offices
- HVAC: Wall mounted heat pump unit sized per code, ducted supply and direct return
- Electrical sub-panel – 100 or 125 AMP Single Phase
- Light switches, duplex outlets, porch lights per drawings
- Empty conduit and empty boxes for low voltage
- Fire extinguisher
- Transport; includes trucking/hauling permits
- Install buildings on site approved pad
- (1) 11' ramp & deck and (1) stair



## EXCLUSIONS

The following is expressly excluded from this project scope;

- APPROVALS: All local, city, health dept., DSA fees, licensing submittal, approval and permitting
- SITE INSPECTIONS FOR STATE OR LOCAL AUTHORITIES:
- ARCHITECT: Architectural services, civil, reports, processes/document management, DSA processing
- SITE PREPARATION: Site prep, demo of existing, work necessary to ready project area
- LEVEL SITE / GRADING / EXCAVATION FOR PIT: Engineered pad by Owner
- UTILITIES: All utilities and their final connections to the building; any service upgrades
- FIRE SPRINKLER SYSTEM: Not included
- FURNISHINGS: Casework, furniture
- FIRE ALARM / LOW VOLTAGE: Fire alarm and low voltage with ancillary equipment are excluded with the exception of empty boxes and conduits
- WARRANTY: Unless otherwise provided, ICSI includes a one-year (1-year) warranty on material and workmanship; also passes along all other new product warranties
- MAINTENANCE: Maintenance is excluded
- Forklift or Crane due to unforeseen site conditions
- DIG ALERT: To prevent damage to underground utilities and avoid service interruptions by calling 811 two (2) working days NOT including the date of notification (4216.2(b)) prior to starting your excavation.



**DELIVERY**

This Proposal is for modular units delivered to: Reseda, CA

Thank you once again for the opportunity to present this Proposal on behalf of this important project.

Please feel free to call with any questions or need further clarification.

Sincerely,

**Dora Perez**

**GLOBAL MODULAR, INC.**

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**RE: Acceptance**

**PURCHASE OR LEASE PROPOSAL – (5) 24' x 40' Modular DSA Approved Classrooms and (1) 12' x 40' HCD Modular Office Building Preowned Fully Refurbished**

**OWNER: MAGNOLIA PUBLIC SCHOOLS**

**PROPOSAL DATE: April 22, 2022** The undersigned hereby  accepts,  accepts with comment, or  does not accept the GMI proposal (please  the applicable box).

**Comments (if any):** \_\_\_\_\_

**By:**

\_\_\_\_\_

**Signature**

\_\_\_\_\_

**Printed Name**

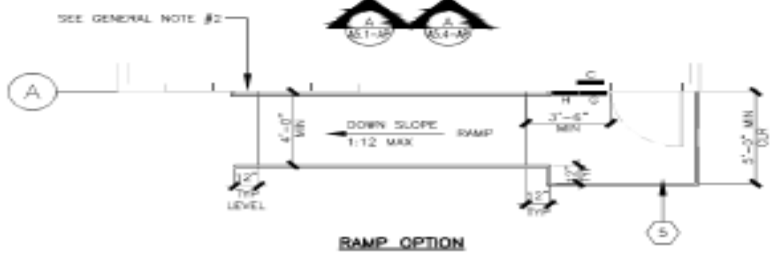
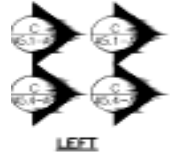
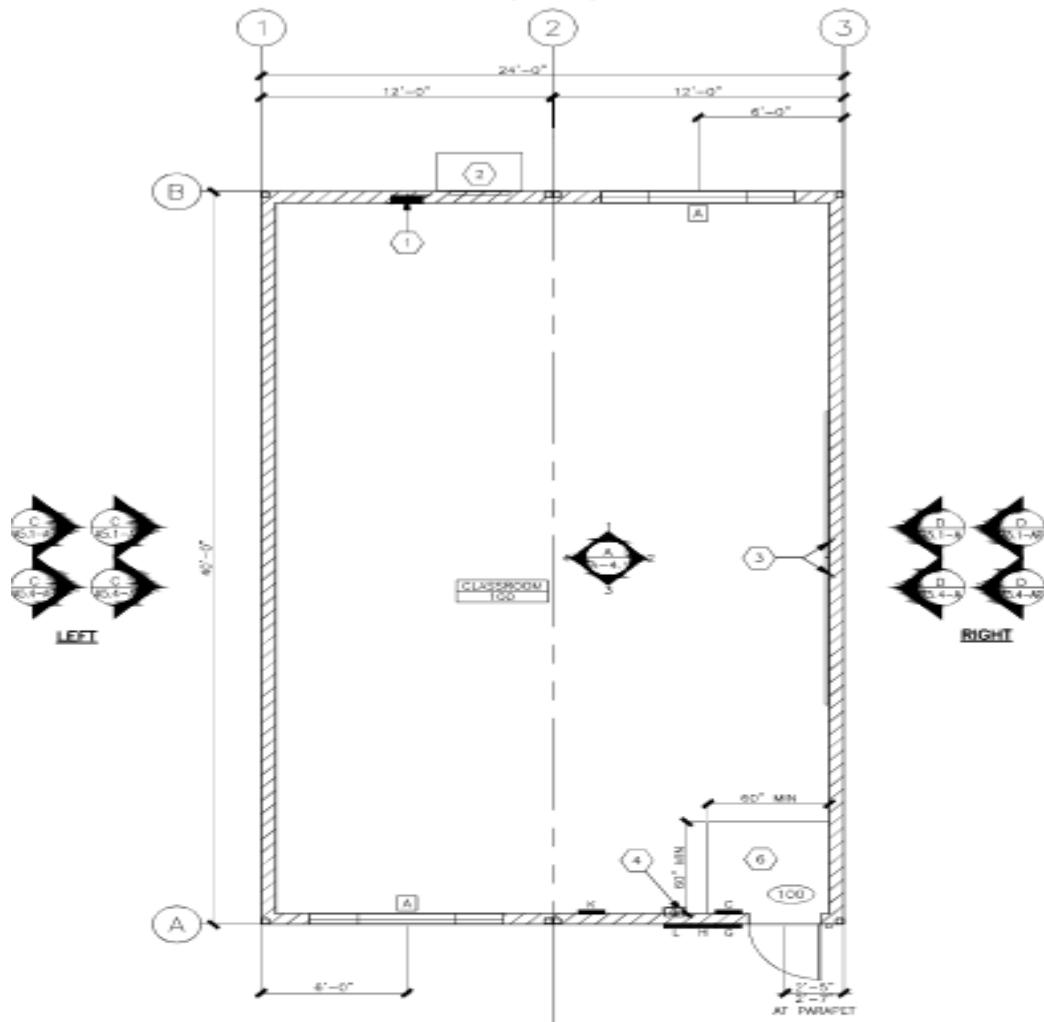
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**Title**

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**Date**

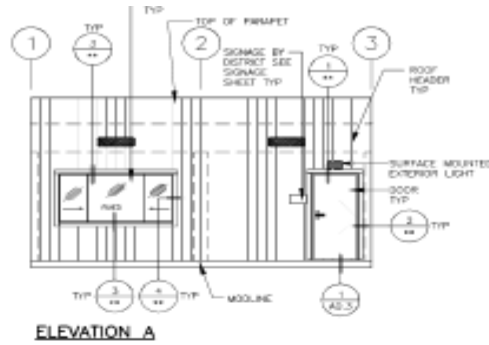




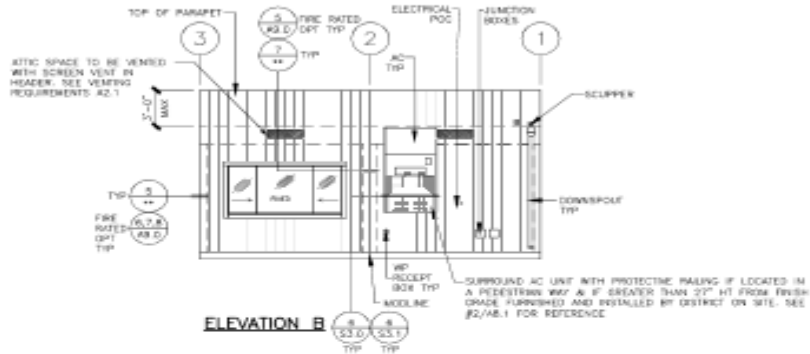
OPTION A (RIGHT HAND)

## BUILDING IDENTIFICATION SIGN

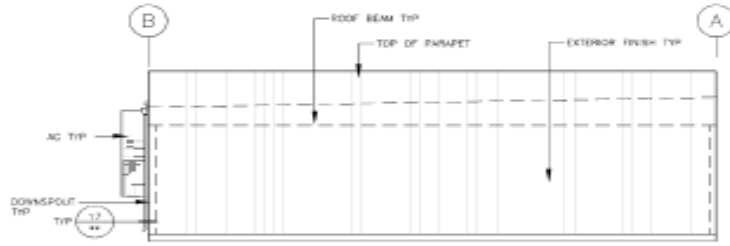
- PER CPC SECTION 505.1, A BUILDING IDENTIFICATION SIGN SHALL BE PLACED ON A NEW OR EXISTING BUILDING SIGN SHALL BE PLACED AND DESIGNED PER SECTION 505.1 SIGN SHALL BE PROVIDED BY OWNER OR DISTRICT.
- FOR MODULAR BUILDING IDENTIFICATION TAG, REFER TO SHEET AD.1 UNDER GENERAL REQUIREMENTS & #2/AD.4



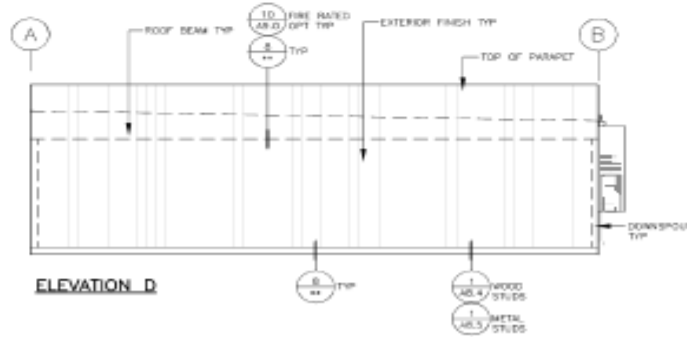
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

## EXTERIOR ELEVATIONS (MONO SLOPE)

- SCALE: 3/16" = 1'-0"
- PARAPET AND LANDING NOT SHOWN FOR CLARITY (SEE ELEVATIONS ON RAMP SHEETS)
  - SEE SHEET 50.1P FOR PARAPET FORMING AND DETAILS
  - SEE SHEET \*\* FOR ARCHITECTURAL DETAILS

- \*\* = OPTIONS: (CHECK ONE)
- WOOD STUDS AB.0     METAL STUDS AB.2

**GLOBAL MODULAR**  
*Incorporated*



