

PUBLIC RESTROOM COMPANY

STANDARD BID EXCLUSIONS SHEET

(For Use in All Public Works Bids Involving Modular Buildings)

The following exclusions apply to Public Restroom Company's (PRC) bid proposal unless specifically included in writing. These exclusions ensure clarity of scope and align responsibilities consistent with modular manufacturing practices and state modular building regulations.

1. SITE WORK & CIVIL EXCLUSIONS

PRC's bid **excludes** all site-related work, including but not limited to:

- 1.1 Excavation, grading, trenching, shoring, dewatering, or compaction
 - 1.2 Concrete foundations, slabs, piers, pedestals, anchor bolts, reinforcing steel
 - 1.3 Utility trenching, conduits, underground piping, or utility relocations
 - 1.4 Backfill, base rock, soil stabilization, or remediation
 - 1.5 Asphalt paving, sidewalks, hardscape, curb & gutter, or landscaping
 - 1.6 Erosion control, dust control, and SWPPP implementation
 - 1.7 Site access improvements, temporary roads, mats, or surface protection
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2. UTILITIES & SITE CONNECTIONS

PRC excludes:

- 2.1 Installation, modification, or extension of sewer, water, electrical, gas, storm drain, or communication utilities beyond **5 feet** of the building connection point
 - 2.2 Utility verification, investigation, video inspection, or leak testing
 - 2.3 Procurement or payment of plumbing, mechanical, or electrical **permits** (unless specifically included)
 - 2.4 Cathodic protection or grounding grid systems outside PRC's building footprint
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3. ENVIRONMENTAL, HEALTH & SAFETY REQUIREMENTS

PRC excludes:

- 3.1 Environmental monitoring, biological monitoring, or cultural resource survey
- 3.2 Hazmat testing, abatement, removal, or soil remediation

- 3.3 Archaeological watching services or Native American monitoring
 - 3.4 Noise, vibration, air quality, or geotechnical testing
 - 3.5 Spill prevention planning (SPCC), stormwater reports, or environmental compliance documentation
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4. TESTING, COMMISSIONING & FIELD SERVICES

PRC excludes:

- 4.1 Testing, Adjusting, and Balancing (TAB)
 - 4.2 Commissioning, functional performance testing, or third-party certifications
 - 4.3 Building automation system integration, controls programming, or networking
 - 4.4 On-site start-up of HVAC, electrical, lighting controls, or plumbing systems beyond factory testing
 - 4.5 Pressure testing of site-installed utilities
 - 4.6 Owner training, maintenance videos, or extended O&M services
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5. SPECIAL INSPECTIONS, PERMITS & FEES

PRC excludes:

- 5.1 Local building permits for site-built work
 - 5.2 Plan check fees, impact fees, utility connection fees, school fees, traffic fees
 - 5.3 Special inspections outside the factory approval process (e.g., concrete, masonry, welding, soils)
 - 5.4 HCD or state modular approval fees not associated with PRC-provided documents
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6. GENERAL CONDITIONS & JOBSITE RESPONSIBILITIES

PRC excludes:

- 6.1 On-site project management, superintendent, or daily attendance
- 6.2 Temporary power, water, toilets, fencing, lighting, storage, staging, security, and waste disposal
- 6.3 Jobsite safety enforcement or OSHA compliance for work by others
- 6.4 Scheduling of other subcontractors or coordination of site trades
- 6.5 Protection of building before the site is ready for delivery and set
- 6.6 Traffic control, flagging, or road closure permits

7. MATERIAL & FIXTURE EXCLUSIONS

PRC excludes:

- 7.1 Owner-furnished or GC-furnished items not listed in PRC's proposal
- 7.2 Substituted products or alternates not pre-approved
- 7.3 Additional coatings, graffiti systems, or finishes beyond PRC standard
- 7.4 Any changes to fixtures or accessories after contract execution without a written change order

8. DESIGN, ENGINEERING & DOCUMENTATION

PRC excludes:

- 8.1 Civil, structural (for site structures), mechanical, electrical, or landscape engineering of **site-built** work
- 8.2 Architectural design beyond factory modular drawings
- 8.3 3D modeling, BIM coordination, or clash detection
- 8.4 Foundation design, grading plans, or drainage studies
- 8.5 Submittals related to non-PRC scope (site utilities, foundations, etc.)

9. DELIVERY & INSTALLATION LIMITATIONS

PRC excludes:

- 9.1 Crane, rigging, and hoisting unless specifically noted in the proposal
- 9.2 Escort, pilot cars, police escorts, or transportation permits outside PRC's standard delivery
- 9.3 Offloading delays caused by site readiness, weather, or access restrictions
- 9.4 Storage or laydown area preparation
- 9.5 Set crew standby charges unless explicitly included

10. WARRANTY & POST-INSTALLATION SERVICES

PRC excludes:

- 10.1 Warranty extensions or owner-specified warranty formats
- 10.2 On-site warranty repair trips caused by site utility issues, vandalism, misuse, or

environmental exposure

10.3 Consumables such as lamps, filters, batteries, soap, or paper goods

11. REGULATORY & CODE COMPLIANCE LIMITATIONS

PRC excludes:

11.1 Local jurisdiction plan review of site-built components

11.2 Adult Changing Station provisions unless explicitly included

11.3 Permitting or inspection of work outside PRC's building footprint

11.4 Local licensed plumber or electrician unless specifically contracted

11.5 Christy boxes, junction boxes, pull boxes, meter pedestals, or site-based electrical gear

12. CHANGE MANAGEMENT

All changes to the specifications, drawings, or materials requested after contract execution shall be handled through a **written, approved Change Order** and may affect cost and schedule.