

PUBLIC RESTROOM COMPANY

STANDARD BID INCLUSIONS SHEET

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

The following inclusions define the standard scope provided by Public Restroom Company (“PRC”) for factory-built modular restroom and concession buildings. These inclusions apply unless otherwise modified in PRC’s written proposal.

1. MODULAR BUILDING FABRICATION (FACTORY SCOPE)

PRC includes the full off-site fabrication of the modular building(s), including:

- 1.1 Structural building shell, roof system, wall assemblies, and floor system
 - 1.2 Interior finishes, partitions, doors, frames, and hardware
 - 1.3 Factory-installed plumbing, electrical, mechanical, and ventilation systems
 - 1.4 Factory installation of all PRC-supplied fixtures and restroom accessories
 - 1.5 Factory-applied coatings, sealants, water barriers, and graffiti-resistant finishes per PRC standards
 - 1.6 Quality control inspections required by state modular programs
 - 1.7 Modular insignia and state approval labeling (HCD or equivalent)
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2. SUBMITTALS & DOCUMENTATION

PRC includes preparation and submission of:

- 2.1 Modular building shop drawings and factory plans required for modular approval
- 2.2 Standard product data sheets, fixture cut sheets, and finish schedules
- 2.3 Color selection sheets (PRC standard colors unless otherwise stated)
- 2.4 Warranty documentation for PRC-provided materials and equipment
- 2.5 As-built modular drawings upon completion of fabrication

PRC’s submittals apply only to **factory-built components**.

3. MEP SYSTEMS (FACTORY INSTALLATION)

PRC includes:

- 3.1 Complete factory plumbing installation within building footprint
 - 3.2 Electrical wiring, panels, breakers, devices, and interior lighting
 - 3.3 HVAC equipment or ventilation systems as specified and installed in factory
 - 3.4 Water heater, mixing valves, flush valves, and other PRC-supplied fixtures
 - 3.5 Conduit stub-outs at designated exit points for site connection
 - 3.6 Factory pressure testing and system quality checks
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4. BUILDING DELIVERY

PRC includes:

- 4.1 Transportation of modular building from factory to project site
- 4.2 Standard delivery scheduling and coordination
- 4.3 On-truck inspection prior to offloading
- 4.4 Escort or oversize permitting **within PRC's typical operating region** (unless excluded)

Special transportation requirements may be handled by change order.

5. BUILDING SET & INSTALLATION (LIMITED SCOPE)

PRC includes limited on-site services necessary to set the modular unit(s):

- 5.1 On-site PRC supervisor or set crew to guide building placement
- 5.2 Bolting/anchoring the building to the GC-provided foundation or pad
- 5.3 Connection of factory building systems to GC-provided utility stub-outs **within 5 feet** of building perimeter
- 5.4 On-site finish touch-ups immediately surrounding crane-set activities
- 5.5 Leveling, alignment, and final adjustment of building sections (if applicable)

Crane and rigging services are included **only if specifically stated in the proposal**.

6. CLEANING & CLOSEOUT

PRC includes:

- 6.1 Factory-quality interior and exterior cleaning prior to shipment
- 6.2 Basic on-site cleaning after installation directly related to PRC work
- 6.3 Delivery of O&M manuals for PRC-installed equipment
- 6.4 Punchlist completion for PRC scope only

7. WARRANTY

PRC includes:

- 7.1 PRC standard limited warranty for modular building structure and components
- 7.2 Manufacturer warranties for PRC-supplied fixtures and equipment
- 7.3 Warranty start date consistent with substantial completion of PRC's scope or delivery/set, as contractually defined

Warranty does not cover damages caused by others, vandalism, misuse, or site utility issues.

8. PROJECT SUPPORT & COORDINATION

PRC includes:

- 8.1 Participation in virtual coordination meetings as needed
- 8.2 Reasonable clarifications to the design team regarding PRC scope
- 8.3 Attendance at on-site set day activities
- 8.4 Coordination with GC on foundation, utilities, and delivery readiness (informational)

9. CODE & REGULATORY COMPLIANCE (FACTORY SCOPE)

PRC includes:

- 9.1 Compliance with state modular building code (e.g., HCD in California)
- 9.2 Factory inspections required by the modular program
- 9.3 ADA compliance within the modular building (PRC-provided components)
- 9.4 Compliance with health department requirements **only if specified and included** in proposal

10. PRICING & ALLOWANCES

PRC's bid includes:

- 10.1 All labor, materials, equipment, and incidentals required for factory-built scope
- 10.2 Allowances or alternates identified in PRC's proposal
- 10.3 Freight and set services if explicitly included

