



BUILDING BEYOND EXCELLENCE
Modular Management Group, Inc.



GSA Product Catalog

Effective November 9, 2018

Ref. Mod PO-0031



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www.modularmanagementgroup.com



MMG Modular Buildings for Government Applications

Special Item Number: 361-10A

Pre-Engineered and Prefabricated Buildings and Structures for Storage Solutions

Part Number	810 SCIF
Product Name	80 SQFT SCIF CONTAINER
Price	\$85,424.00 or \$1,067.80 SF (Add delivery, installation, and options – see pg. 14)
Description	Designed to meet ICD705 standards for SCIF/SAPF. STC50 door with X10/daytime access control lever set. 100 amp electrical service, HVAC and shielded com connectivity to workstations included. Intrusion detection prep included.
Options	Increased EMSEC/TEMPEST Shielding, perimeter wall enhancement, furnishings, sound masking, interior finishes, generator, intrusion detection system, CCTV. Additional options available upon request.





Special Item Number: 361-10A

Pre-Engineered and Prefabricated Buildings and Structures for Storage Solutions

Part Number	820 SCIF
Product Name	160 SQFT SCIF CONTAINER
Price	\$122,540.80 or \$765.88 SF (Add delivery, installation, and options – see pg. 14)
Description	Designed to meet ICD705 standards for SCIF/SAPF. STC50 door with X10/daytime access control lever set. 125 amp electrical service, HVAC and shielded com connectivity to workstations included. Intrusion detection prep included.
Options	Increased EMSEC/TEMPEST Shielding, perimeter wall enhancement, furnishings, sound masking, interior finishes, generator, intrusion detection system, CCTV. Additional options available upon request.





Special Item Number: 361-10A

Pre-Engineered and Prefabricated Buildings and Structures for Storage Solutions

Part Number	840 SCIF
Product Name	320 SQFT SCIF CONTAINER
Price	\$168,323.20 or \$526.01 SF (Add delivery, installation, and options – see pg. 14)
Description	Designed to meet ICD705 standards for SCIF/SAPF. STC50 door with X10/daytime access control lever set. 150 amp electrical service, HVAC and shielded com connectivity to workstations included. Intrusion detection prep included.
Options	Increased EMSEC/TEMPEST Shielding, perimeter wall enhancement, furnishings, sound masking, interior finishes, generator, intrusion detection system, CCTV. Additional options available upon request.

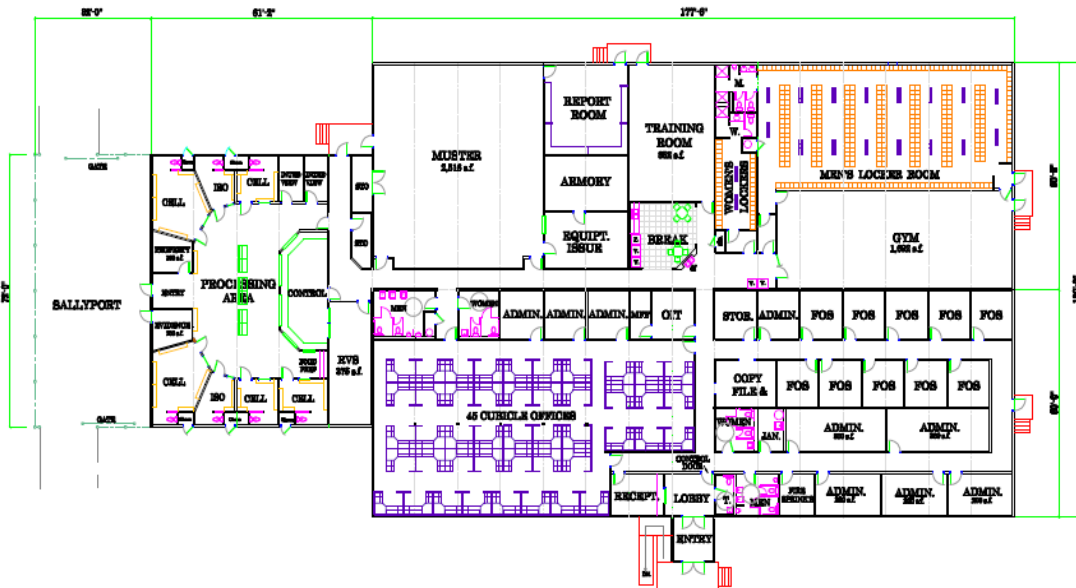




Special Item Number: 361-10D & 361-50

Pre-Engineered and Prefabricated Buildings and Structures for Military and Disaster/Emergency Response

Part Number	240120 PROCESS
Product Name	Prefabricated Modular Building
Price	\$65.82 SF (Add delivery, installation, and options – see pg. 14)
Lease Option Price	\$ 2.60 SF (12-month min., add delivery & return freight, installation, dismantle, and options – see pg. 14)
Description	<p>This 240'x120' 28,800 SF building includes 2,051 LF of interior partitioning, 16 exterior doors, 67 interior doors, 18 windows, 255 recessed fluorescent lights, 5 handicap toilets, 12 standard toilets, 4 urinals, 18 lavatories, 3 showers, 1 double bowl sink and 1 janitor sink.</p> <p>Included are secure detention cells with penal grade toilet/lavatories, penal grade lighting, doors and vision windows. The floor, walls and ceiling of the holding cells are finished with industrial grade material to allow complete hose washing as necessary.</p> <p>This building meets CBP standards and can be ready for occupancy within 6 months ARO.</p>

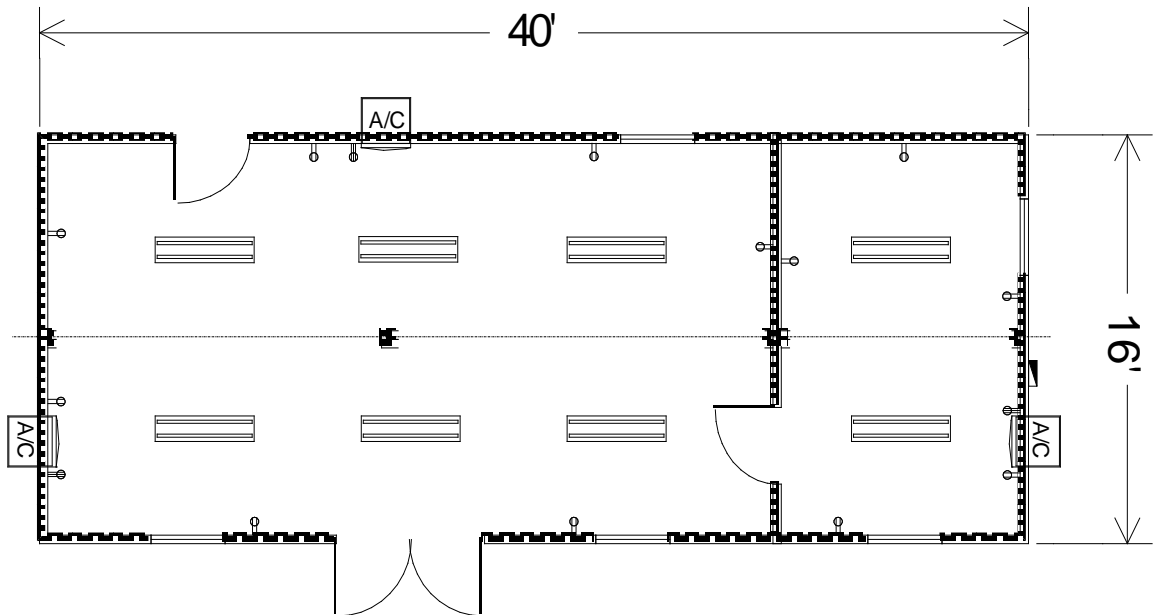




Special Item Number: 361-10D & 361-50

Pre-Engineered and Prefabricated Buildings and Structures for Military and Disaster/Emergency Response

Part Number	1640 ISO
Product Name	ISO Office
Price	\$51.94 SF (Add delivery, installation, and options – see pg. 14)
Lease Option Price	\$ 2.06 SF (12-month min., add delivery & return freight, installation, dismantle, and options – see pg. 14)
Description	<p>This building is made using standard 8'x40' ISO shipping containers and joined together to form a complete building with insulation, finished interiors, HVAC and electrical.</p> <p>Additionally, it includes 2 exterior doors, 1 interior door, 4 windows and 16 LF interior wall. This building takes advantage of the existing intermodal, military and the worldwide commercial transportation industries infrastructure and can be ready for occupancy within 2 months ARO.</p>





Special Item Number: 361-10D & 361-50

Pre-Engineered and Prefabricated Buildings and Structures for Military and Disaster/Emergency Response

Part Number	40k SCIF
Product Name	ICD/ICS 705 Compliant SCIF/SAPF Facility
Price	\$183.27 SF (Add delivery, installation, and options – see pg. 14)
Lease Option Price	\$ 6.10 SF (12-month min., add delivery & return freight, installation, dismantle, and options – see pg. 14)
Description	The ICD/ICS 705 Compliant SCIF/SAPF is a 285'x140' single story stand-alone modular building that can be temporary and /or relocated. While standard configuration is a single story, design capability allows the building to also be configured into a multiple story or even installed inside existing facility. Other features include STC Rated perimeter and other physical and acoustic high security designed to exceed ICD 705 & JAFAN 6/9 Standards, ATFP requirements and installation performed by vetted workforce.
Options	<ul style="list-style-type: none"> • TEMPEST Mitigations, Including RF shielding up to 100DB • Intrusion Detection and Access Controls to meet ICD 705/UL 2050 standards • Raised Floors • Ballistic Ratings • Secure Com/Data systems, infrastructure and cabling • Accreditation documentation packages (Pre-con & Post FFC, TEMPEST CA, etc.) • Special high security testing (Acoustic RRF, etc.) • Program specific security requirements • Segregated Program Spaces (Compartmented Areas)



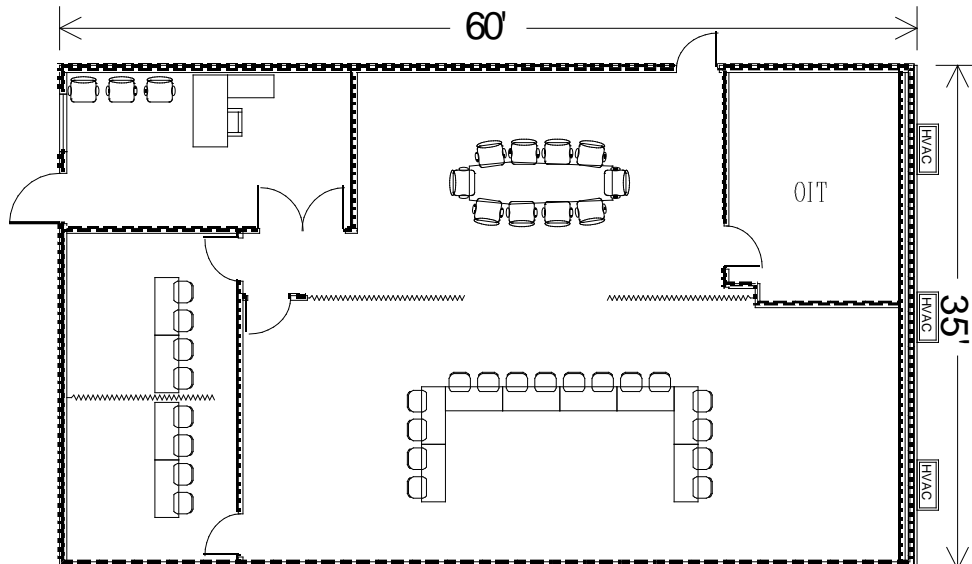
OVERALL PLAN



Special Item Number: 361-10D & 361-50

Pre-Engineered and Prefabricated Buildings and Structures for Professional Facility Solutions

Part Number	3660 TRNG
Product Name	After Action Review Trainer (AAR)
Price	\$ 130.78 SF (Add delivery, installation, and options – see pg. 14)
Lease Option Price	\$ 5.19 SF (12-month min., add delivery & return freight, installation, dismantle, and options – see pg. 14)
Description	<p>This 36'x60' 2,160 SF building is designed and built to accommodate the latest Super High Tech electronic training systems available anywhere. It includes 112 LF of interior walls, 2 exterior doors, 5 interior doors, 1 window and 18 recessed fluorescent lights. All interior walls are built with an STC 45 sound attenuation rating to deaden the transmission of sound from one room to the next. All exterior and interior doors are equipped with cypher locks for added security. A commercial grade t-grid suspended ceiling is installed at 9' AFF (nominal) and the interior walls are finished with commercial grade vinyl wall covering on 5/8" gypsum board.</p> <p>These buildings can be ready for occupancy within 6 months ARO.</p>





Special Item Number: 361-10E

Pre-Engineered and Prefabricated Buildings and Structures for Professional Facility Solutions

Part Number	1640 SCIF
Product Name	640 SQFT SCIF CONTAINER
Price	\$315,539.20 or \$493.03 SF (Add delivery, installation, and options – see pg. 14)
Description	Designed to meet ICD705 standards for SCIF/SAPF. STC50 door with X10/daytime access control lever set. 225 amp electrical service, HVAC and shielded com connectivity to workstations included. Intrusion detection prep included.
Options	Increased EMSEC/TEMPEST Shielding, perimeter wall enhancement, furnishings, sound masking, interior finishes, generator, intrusion detection system, CCTV. Additional options available upon request.

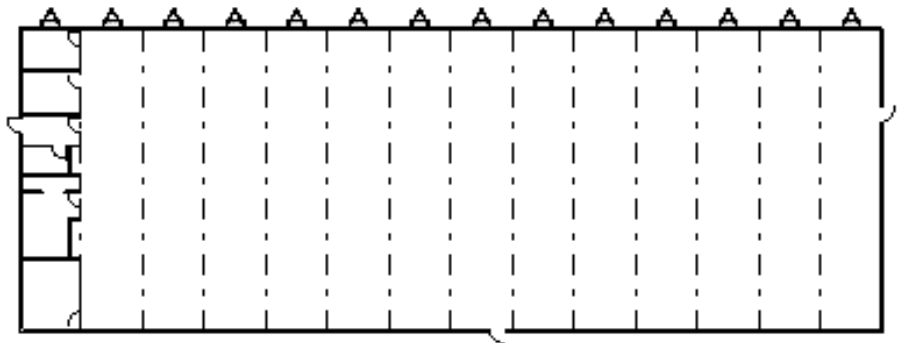




Special Item Number: 361-10E & 361-50

Pre-Engineered and Prefabricated Buildings and Structures for Professional Facility Solutions

Part Number	16860 OPN OFC
Product Name	Modular Office Building
Price	\$ 42.34 SF <i>(Add delivery, installation, and options – see pg. 14)</i>
Lease Option Price	\$ 1.68 SF <i>(12-month min., add delivery & return freight, installation, dismantle, and options – see pg. 14)</i>
Description	<p>These fourteen section, 168'x60' 10,080 SF modular office buildings have 96 LF of interior walls, 3 exterior doors, 6 interior doors, 15 windows, 2 handicap toilets, 1 standard toilet, 1 urinal, 2 lavatories, 1 sink and 1 janitor service sink. No floor covering, interior lights or finished ceiling is included in the large open area.</p> <p>These buildings can be ready for occupancy within 6 months ARO.</p>

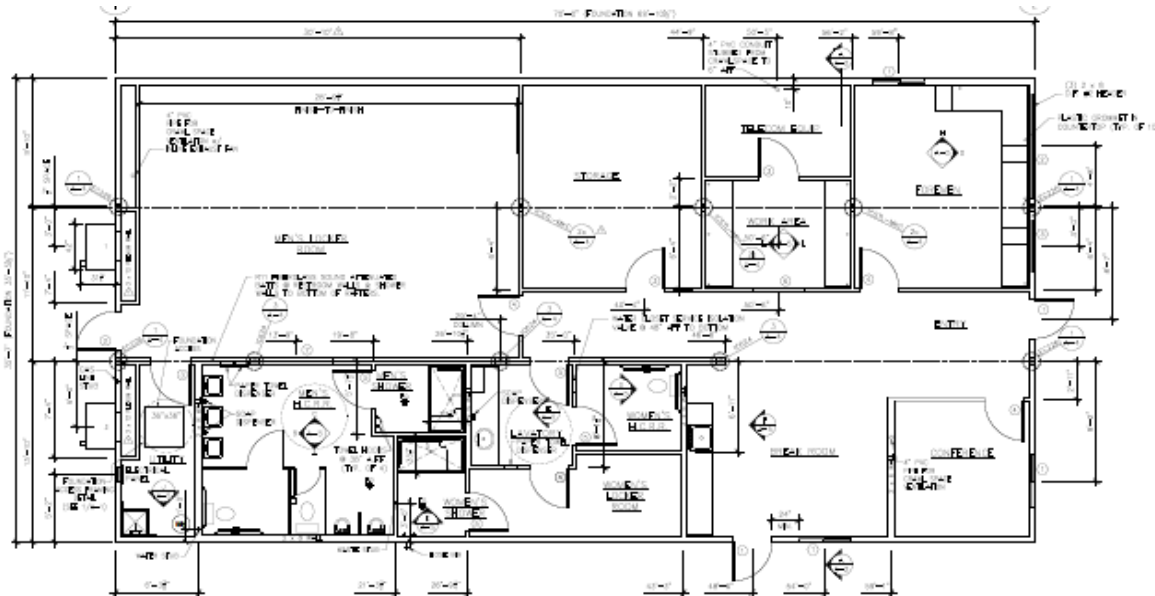




Special Item Number: 361-10E & 361-50

Pre-Engineered and Prefabricated Buildings and Structures for Professional Facility Solutions

Part Number	3670 BNSF
Product Name	Commercial Office/Locker Room Building
Price	\$101.71 SF (Add delivery, installation, and options – see pg. 14)
Lease Option Price	\$ 4.03 SF (12-month min., add delivery & return freight, installation, dismantle, and options – see pg. 14)
Description	<p>This three-section, 36'x70' 2,520 SF building has 252 LF interior walls, 3 exterior doors, 11 interior doors, 5 windows, 2 handicap toilets, 1 standard toilet, 2 urinals, 4 lavatories, 2 showers, 1 sink and 1 mop sink. The ceiling is suspended t-grid with 26 recessed lights.</p> <p>The interior finish is vinyl covered sheetrock and vinyl floor tile. The exterior is high rib steel siding and high rib steel roofing.</p>

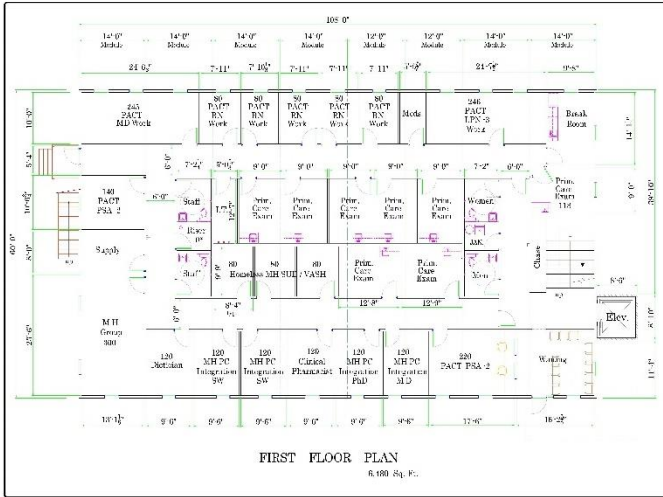




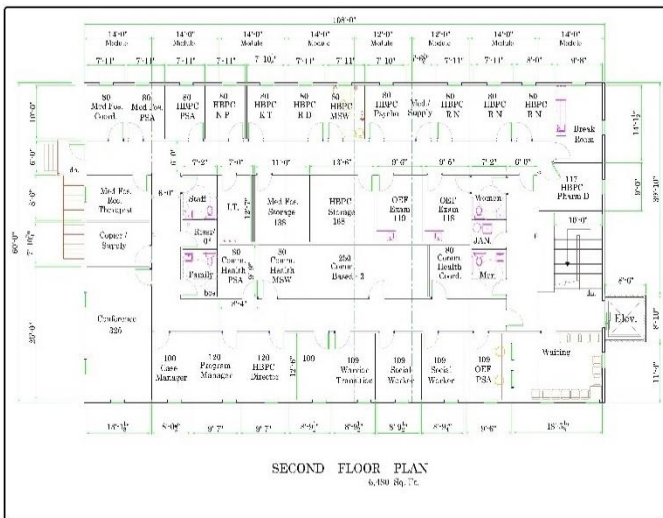
Special Item Number: 361-10E & 361-50

Pre-Engineered and Prefabricated Buildings and Structures for Professional Facility Solutions

Part Number	60108-2 MHC
Product Name	Two-Story Medical/Mental Health Modular Building
Price	\$146.48 SF (Add delivery, installation, and options – see pg. 14)
Lease Option Price	\$ 4.09 SF (12-month min., add delivery & return freight, installation, dismantle, and options – see pg. 14)
Description	<p>This two-story, type II noncombustible, brick building includes office space, primary care exam rooms, waiting area, break room, group rooms, IT room, conference room, staff and patient restrooms, and roof top A/C units. The building is 60'x108' per floor, the interior is 12,960 SF (6,480 SF per floor) of finished area with full height walls, sound insulation, mill work, suspended ceiling, floor covering, VCT, carpet and ceramic tile in restrooms.</p> <p>This facility is also equipped with a modular elevator, interior stairs and exterior stairs in the event of the need for emergency exit.</p>



Operation Enduring Freedom
1



Operation Enduring Freedom
2





General Services Administration
Federal Supply Service
AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICE LIST
Current as of: November 2018

On-line access for ordering is available on GSA Advantage! at: <http://www.gsadvantage.gov>

Federal Supply Schedule 056 – BUILDINGS AND BUILDING MATERIALS/INDUSTRIAL SERVICES AND SUPPLIES

Contract Number: GS-07F-0222X

Contract Period: January 15, 2011 through January 14, 2021

Current GSA Price List: November 9, 2018 per Mod PO-0031

Contractor Information

	Sales	Contract Administrator
Name:	Modular Management Group, Inc.	Tim Morrow
Address:	6602 Plaza Parkway Fort Worth, TX 76116	Phone: 314.842.6339 E-mail: tjmorrow@gsacenter.com
Phone:	817.740.9767 Fax: 817.625.7450	
E-mail:	gsasales@mmginc.info	
Website:	www.modularmanagementgroup.com	
Business Type:	Certified Small Disadvantaged Business	

Customer Information

- 1a.** Awarded Special Item Number(s): 361-10A, 361-10D, 361-10E, 361-30, 361-32, 361-50
- 1b.** Lowest priced model for each awarded special item numbers:
 - 361-10A - \$526.01 Sq. Ft.
 - 361-10D - \$51.94 Sq. Ft.
 - 361-10E - \$42.34 Sq. Ft.
 - 361-30 - \$685.94
 - 361-32 - \$21.11 Ln. Ft.
 - 361-50 - \$1.68 Sq. Ft.

1c. Hourly rates: N/A

- 2.** Maximum order guideline:
 - 361-10A - \$150,000
 - 361-10D - \$300,000
 - 361-30 - \$150,000
 - 361-10E - \$500,000
 - 361-32 - \$350,000
 - 361-50 - \$300,000
 If the best value selection places your order over the Maximum Order identified in this

- catalog/pricelist, you have an opportunity to obtain a better schedule contract price. Before placing your order, contact the aforementioned contractor for a better price. The contractor may (1) offer a new price for this requirement (2) offer the lowest price available under this contract or (3) decline the order. A delivery order that exceeds the maximum order may be placed under the schedule contract in accordance with FAR 8.404.
- 3.** Minimum Order Limitation: \$100.00
- 4.** Geographic Coverage: Domestic, 50 states, Puerto Rico, Washington D.C., U.S. Territories, and to a CONUS port or consolidation point for orders received from overseas activities.
- 5.** Points of Production: Burleson, Johnson, Co., TX 76028; Riverside, Riverside Co., CA 92504; Diboll, Angelina Co., TX 75941.
- 6.** Basic discount: See GSA pricing below for units 1-4 5% GSA discount applied.



For calculation of the GSA Schedule price (price paid by customers ordering from the GSA Schedule, and the price to be loaded into GSA Advantage), the contractor should deduct the appropriate basic discount from the list price and add the prevailing IFF rate to the negotiated discounted price (Net GSA price). Current IFF rate is 0.75%.

The final Schedule contract award price is calculated as follows: Negotiated price divided by (1 minus .0075) which equates to Negotiated price divided by 0.9925.

Example: $(\$100,000 / 0.9925) = \$100,755.67$

- 7.** Quantity discount: SINs 361-10A, 361-10D & 361-10E: Additional 1% on 5 Units or more. Does not apply to SINs 361-30, 361-32, & 361-50.
- 8.** Prompt payment terms: 1%-15 Days, Net 30
Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.
- 9a.** Gov. purchase cards must be accepted at or below the micro-purchase threshold
- 9b.** Gov. purchase cards are accepted above micro-purchase threshold: Yes
- 10.** Foreign items: None
- 11a.** Time of delivery: SINs 361-10A, 361-10 D, 361-10E & 361-50 180 days after ARO. For SINs 361-30 and 361-32 see approved delivery info within the approved price list.
- 11b.** Expedited delivery: SINs 361-10A, 361-10D & 361-10E: 150 days after ARO with coordination with MMG.
- 11c.** Overnight/2-Day delivery: None
- 11d.** Urgent requirements: Agencies can contact the contractors rep to affect a faster delivery. Customers are encouraged to contact the contractor for the purpose of requesting accelerated delivery.
- 12.** FOB Point: Origin-prepay and add.
- 13a.** Ordering Address:
Modular Management Group, Inc.
6602 Plaza Pkwy., Ft. Worth, TX 76116
- 13b.** Ordering procedures: Phone, Fax or GSA Advantage
- 14.** Payment address:
Modular Management Group, Inc.
6602 Plaza Parkway
Ft. Worth, TX 76116
- 15.** Warranty provisions: Standard Comm. Warranty. No returns
- 16.** Export packing charges: N/A
- 17.** Terms and conditions of Gov. purchase card: Accepted on orders over the micro-purchase threshold of \$3,000
- 18.** Terms and conditions of rental, maintenance/repair: N/A
- 19.** Terms and conditions of install: See pg. 14 & 15
- 20.** Terms and conditions of repair parts: N/A
- 21.** List of service and distribution points: N/A
- 22.** List of participating dealers:
Modular Concepts, Inc. (MCI)
SBA 8(a) Certified Minority Owned
General Contracting Company
6602 Plaza Parkway
Fort Worth, TX 76116
POC: Frank Saenz
Email: fsaenz@modularci.com
PH: 817.945.1667
- Adamo Security Group**
11980 Woodside Ave, Ste 1
Lakeside, CA 92040
POC: Zachary Stark
Email: ZStark@adamosecurity.com
PH: 619.390.6706
- 23.** Preventive maintenance: None
- 24a.** Environmental attributes: None
- 24b.** Section 508 electronic info. tech. standards: N/A
- 25.** Data Universal Number System Number: 606893969
- 26.** System Award Management Registration Database: Registered



Modular Management Group, Inc.

Installation Services

Description of Services

Service 1: Standard Set-Up - Standard set-up for a single wide modular unit up to 60' long with 16" x 16" double drystack CMU piers (25" max. ht.) on ABS pads on grade. Installation shall consist of finishing interior and exterior seams to include block, level and seam building (on a truck-accessible, dry and level site). Carpeted floors will be professionally seamed, and/or vinyl tile installed across mate line as appropriate to fully conceal seam. Ceiling seam shall be acoustic T-Grid ceiling tile site installed across seam to totally conceal mate line. Wall seams shall be vinyl covered battens. Exterior seam trim shall be a 1" x 6" wood or 26 Ga. Steel "Hat Trim" as appropriate for siding selected. Roof seam trim shall be material recommended by roofing supplier. Price also includes standard site and building clean-up such as removal of debris, sweeping etc. of a 720 SF building. This price excludes any installation of roof vents, HVAC roof/pad mounted units or plumbing connections. The cost also does not include any site work. The price shown assumes the site is ready for the unit at the time of delivery. **All labor and materials installed in accordance with applicable codes.**

Service 2: Concrete Footings - Poured grade footers. Includes reinforcement.

Service 3: Drystack CMU Piers - Cost includes 16" x 16" double drystack to a maximum of 25" high.

Service 4: Anchors - Auger earth anchor; concrete embedded "minuteman" anchor or equal

Service 5: Deck Installation - ADA compliant 6x5 deck with steps and handrails and 30' handicapped ramp, not to exceed 4-step riser. Deck is built new from treated wood, galvanized steel or aluminum.

Service 6: Skirting Installation - Matching skirting up to 32" high.

Service 7: Electrical Service - NEMA 3-R disconnect as required, mounted on the proposed modular building and connected to subpanels located in each modular unit. Sub-feeds from disconnect to subpanels shall be copper cable sized appropriately. Connection from existing power source to proposed disconnect is excluded. Cost includes ground rod installation.

Service 8: Plumbing Service - Manifold sanitary and potable water lines for 2 handicapped single restrooms, consisting of 2 water closets, 2 lavatories, 1 hot water heater, 1 water cooler and 1 coffee bar sink. Sanitary sewer shall be ABS/PVC piping and potable water shall be copper. Manifold shall be completed to a single point terminated in the crawl space of the proposed modular building. Connection from proposed single point termination to existing plumbing services is excluded. Thermostatically controlled heat tracing and insulation is included in the cost shown.

Service 9: Fire Alarm Installation - Furnish and install a standalone fire alarm system consisting of 2 manual pull stations, 2 AV devices, 2 smoke detectors, 1 heat detector and 1 main control panel. Cost also includes the panel having the ability to notify the fire department via dialer.

Service 10: Phone and Data - Furnish and install 1 CAT 5 phone/data drop in an existing single gang wall box with a conduit stub. Cable for drop shall be terminated in a phone/data room located in the proposed modular building. Maximum distance from drop to phone/data room shall be 25' Punch Panel and connection to existing service is excluded

Service 11: Site Superintendent - 1 Modular Management Group representative on the site to supervise smooth execution of the project.

Service 12: Engineered Foundation Plan - Cost based on typical 720 SF building.

Service 13: Made Ready for Occupancy - There is an additional cost for more thorough cleaning where customer requests the facility be made ready for occupancy (cleaning such as striping/waxing floors, cleaning windows, beyond the standard construction site clean-up).



Modular Management Group, Inc.

Pricing of Services

November 2018

SIN	Service	Description	Unit of Issue	Price REGION 1 North (Note 1)	Price REGION 2 South (Note 1)	Time of Delivery Per Floor
361-30	1	Standard Set-Up Per Floor	Per Floor	\$1,899.52	\$2,110.58	2 Days
361-30	2	Concrete Footings	Each	\$211.06	\$369.36	2 Hour
361-32	3	Dry stack CMU Piers	Each	\$52.77	\$84.42	30 Min.
361-32	4	Anchors	Each	\$52.77	\$58.04	30 Min.
361-32	5	Deck Installation	SF	\$26.38	\$31.66	2 Days
361-32	6	Skirting Installation	LF	\$21.11	\$23.22	15 Min.
361-32	7	Electrical Service	Per Floor	\$2,638.22	\$3,165.87	3 Days
361-32	8	Plumbing Service	Per Floor	\$2,110.58	\$2,638.22	3 Days
361-32	9	Fire Alarm Installation	Per Floor	\$6,331.74	\$4,748.80	3 Days
361-32	10	Phone and Data	Per Floor	\$2,110.58	\$2,638.22	1 Day
361-30	11	Site Superintendent	Per Week	\$4,432.22	\$4,432.22	N/A
361-30	12	Engineered Foundation Plan	Per Floor	\$2,638.22	\$2,638.22	1 Week
361-30	13	Made Ready for Occupancy (Note 3)	Per Floor	\$685.94	\$791.47	1 Day

Note 1: The dividing line separating Region 1 from Region 2 begins in the west at Santa Cruz, CA and goes east directly to the intersection of the NV/UT/AZ borders. It then runs east following the state border lines between UT/AZ, CO/NM, KS/OK, MO/AR, KY/TN and VA/NC terminating on the east coast.

Note 2: Above prices do not include reimbursable expenses such as lodging, meals, travel/transportation costs, or incidental expenses.

Note 3: MMG prices include standard site and building clean-up. (Removal of construction debris, sweeping etc.). Upon customer request, a more thorough cleaning can be provided to make the facility ready for occupancy.