



HGAC MB11-20

CATEGORY - MODULAR BUILDINGS - 2020

GroundFORCE Building Systems

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**Ground
FORCE**

GroundFORCE SPECIFICATIONS

CONSTRUCTION	EXTERIOR	INTERIOR	MECHANICAL
<ul style="list-style-type: none"> •Construction Type IV •Educational / Commercial •Load Min: 100-Floor / 20-Roof / 90-Wind •Frame Systems: GroundFORCE CONCRETE SLAB SYSTEM! •Walls: Steel Stud •Sheathing: As required by Region •Trusses: Engineered as required •Insulation: Per Code 	<ul style="list-style-type: none"> •Siding: HI-RIB Steel •Roofing: EPDM •Mansard: Trim Systems Optional •Gutters: Optional •Doors: Steel w/Steel Jambs •Hardware: Grade 2 •Windows: Low E DIG Operable •Mini-Blinds: Optional •Trim: Deluxe Package 	<ul style="list-style-type: none"> •Floor Covering: Stained Concrete •Wall Covering: Paint & Texture Gypsum w/Tile in Wet Areas •Ceiling: Suspended Ceiling •Doors: Wood w/Pre-Finished Jambs •Hardware: Grade 2 •Windows: Optional •Trim: Deluxe Package •Support Columns: per plan 	<ul style="list-style-type: none"> •HVAC: Wall Mount Electric, sized per plan •Insulated Ductwork •Adjustable Diffusers •Programmable T-Stats •Exhaust: Fans According to Code
ELECTRICAL	PLUMBING	LIFE SAFETY	FF & E
<ul style="list-style-type: none"> •Service: Single Phase 120/240 •Loads: Sized according to Code •Raceway: Romex or Conduit per Code •Receptacles: 20AMP 12' Spacing •Equipment / Appliance Recepts per Plan •Switching: Toggle Type •Interior Lights: Diffused Type •Exterior Lights: Globe w/Photo Cell •Junction Boxes: (4) per module 	<ul style="list-style-type: none"> •Water Lines: PEX or Copper per Code •Waste Lines: PVC per Code •Water Heaters: Electric •Water Closets: White China Tank Type •Urinals: per plan •Partitions: Metal per plan •RR Sinks: Wall Mount ADA •Use Sinks: Stainless per plan •Utility Sink: Fiberglass per plan 	<ul style="list-style-type: none"> •Exit Lights per Code •Emergency Lights per Code •Fire Extinguishers: Optional •Fire Alarm: Optional •Fire Suppression: Optional •Fire Rating: Optional 	<ul style="list-style-type: none"> Sanitary Supplies: Optional Mirrors: Optional Signage: Optional Furniture: Optional CR Fixtures: Optional Casework: Optional



**Ground
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GroundFORCE SERVICES / CLARIFICATIONS

CODES / LABELS

- Modular buildings are built in accordance with federal building mechanical, plumbing and electrical codes as well as state codes where the building will be temporarily or permanently located. (Local Codes excluded)
- Minimum Loads are utilized for base specifications
- State Seals
- MBI Seals

SERVICES (See Option)

- | | |
|---|--|
| <ul style="list-style-type: none">• Manufacturing• Leasing• Financing• A & E Services• Delivery & Relocation• Installation | <ul style="list-style-type: none">• ADA Access• Site Construction• Utilities• Site Improvements• Refurbishment• Buy-Backs |
|---|--|

EXCLUSIONS

- 1.GFBS excludes all state, federal and local taxes.
- 2.GFBS excludes bonding in pricing.
- 3.Insurance during the lease is by the Customer.

CLARIFICATIONS

- 1.GFBS assumes owner will provide a clear and accessible site to allow for the delivery and installation of modular sections using standard modular industry vehicles and equipment.
- 2.GFBS does not include unknown or unforeseen events such as lack of natural resources, driver wait time, escorts, customer preparedness, or site preparations unless stated otherwise herein of which the Owner will be responsible for any associated cost impacts.
- 3.GFBS does not include Engineering beyond standard Modular Engineering Packages for State Modular Certification; unless stated otherwise herein.
- 4.GFBS does not include applicable site development work up to building line including, but not limited to: parking, entries, sidewalks, site plumbing (water and sewer), site power (electrical), signage, landscaping, and fencing; unless stated otherwise herein.
- 5.GFBS does not include services, manifolds, piping, lifts, meters, valves, connections, etc. to site water and waste; unless stated otherwise herein.
- 6.GFBS does not include services, manifolds, conduits, panels, meters, disconnects, connections, etc. to site electrical or gas services; unless stated otherwise herein.
- 7.GFBS does not include any voice, data, security, notification, fire alarm or fire suppressions systems; unless stated otherwise herein.
- 8.GFBS does not include, FFE, signage, HVAC testing and balancing, condensation drains, gutters, downspouts, etc.; unless stated otherwise herein.



**Ground
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General Notes

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Concept Notes:

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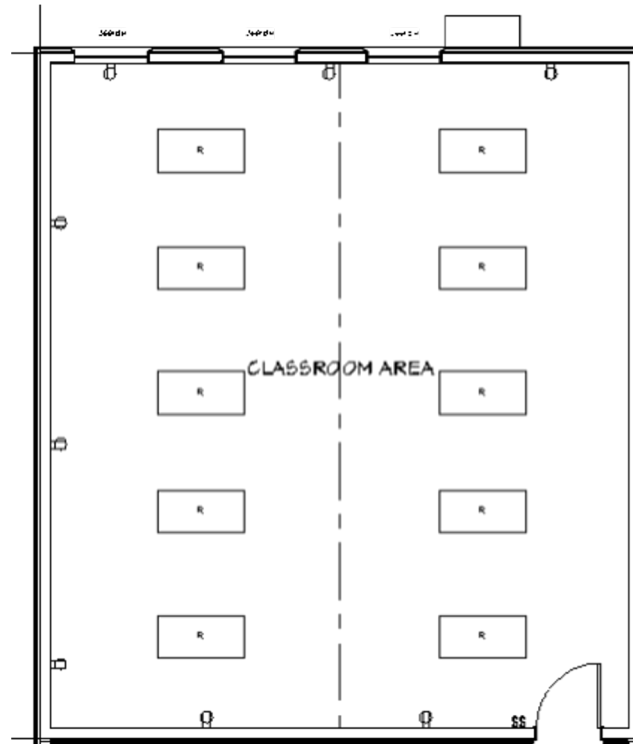
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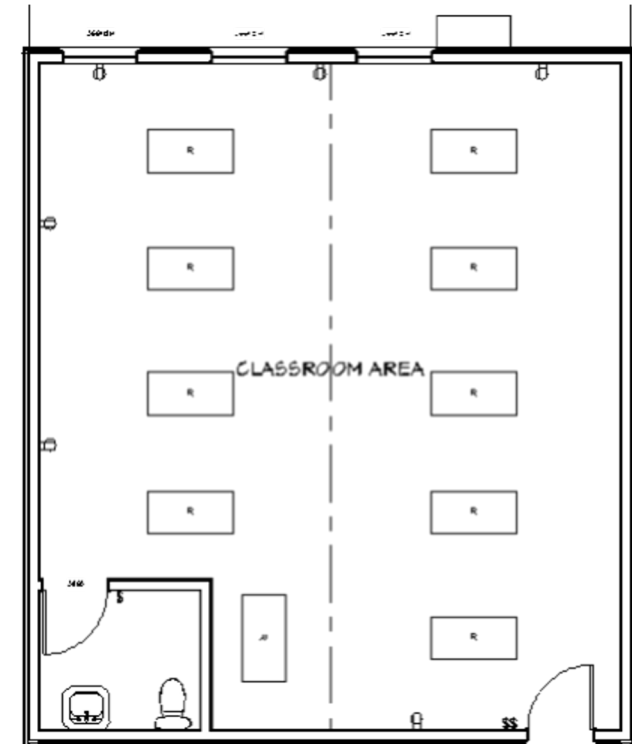
HGACBuy
THE SMART PURCHASING SOLUTION

DWG No.

CR01



"A"



"B"

SINGLE CLASSROOM

Various Square Feet

General Notes

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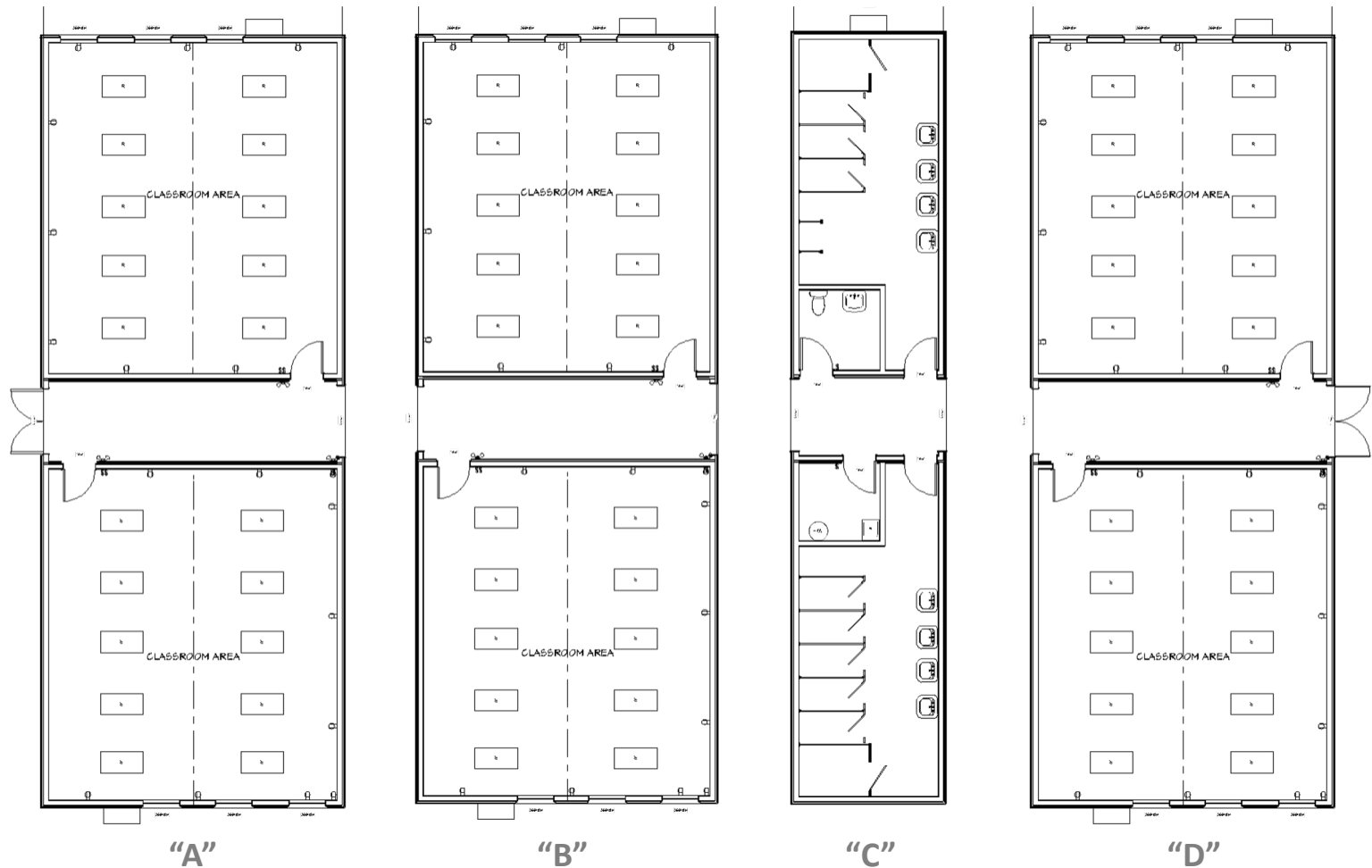
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CR02



FLEX "DRY" CLASSROOMS

Various Square Feet

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FLEX "WET" CLASSROOM

Various Square Feet

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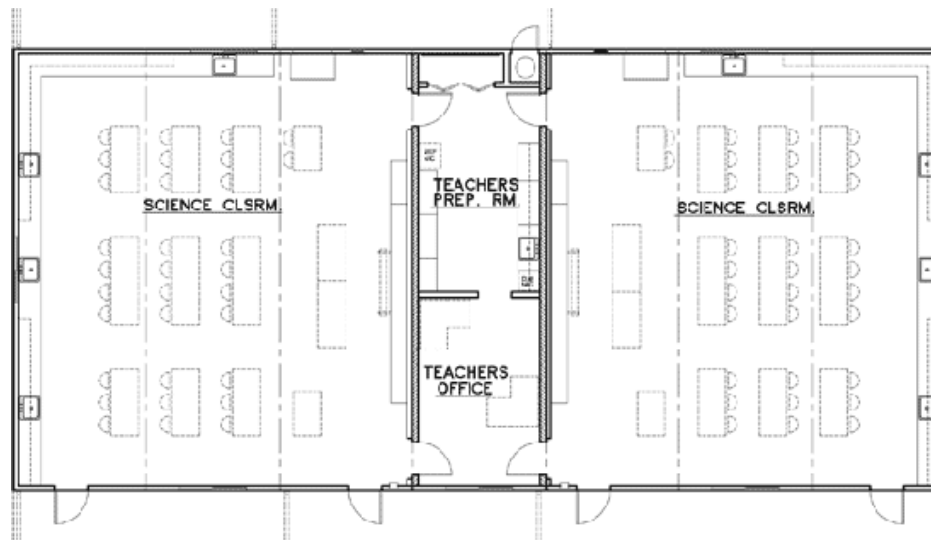
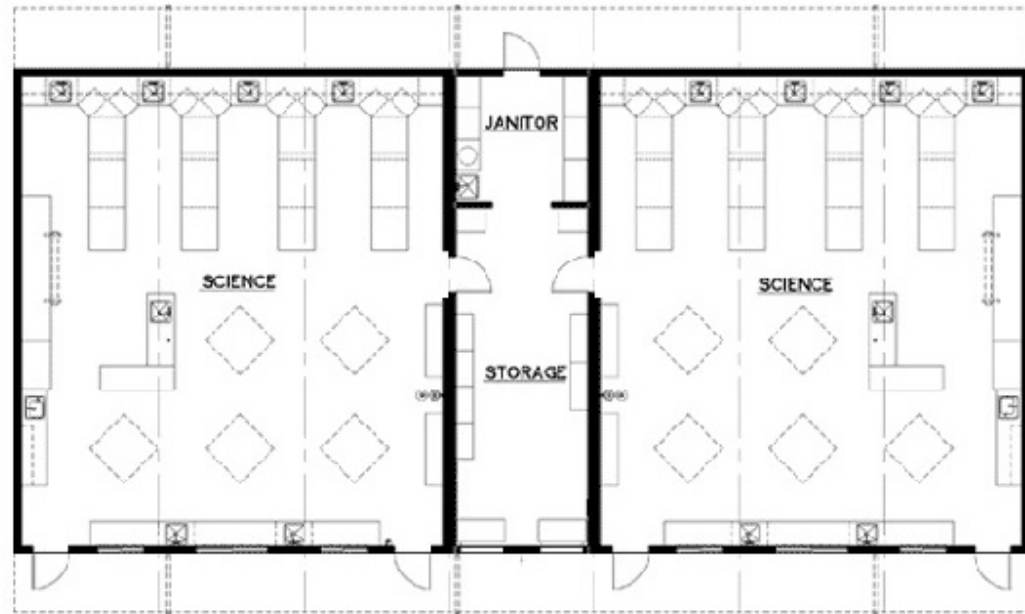
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SCI01

"SCIENCE A"



"SCIENCE B"

SCIENCE LABS

Various Square Feet

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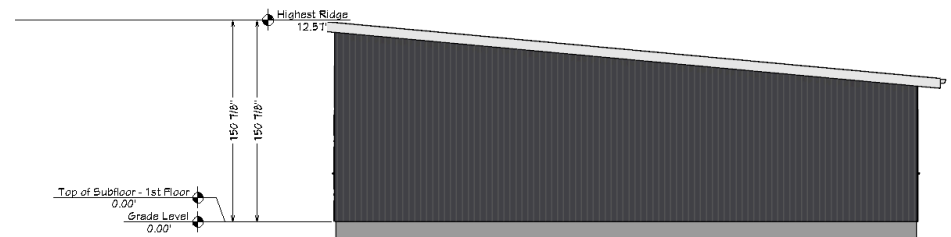
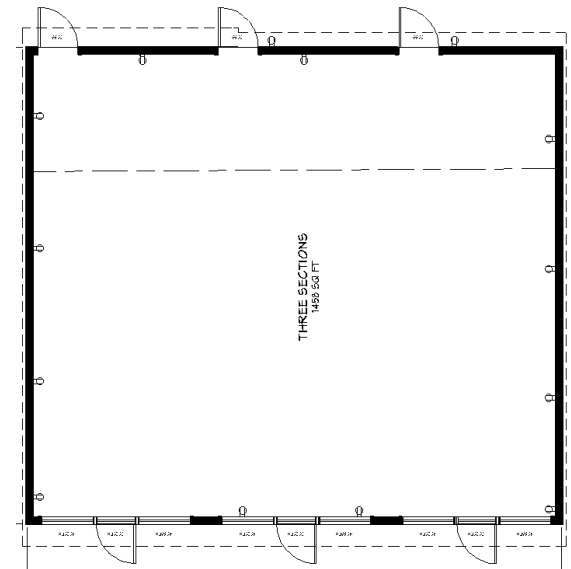
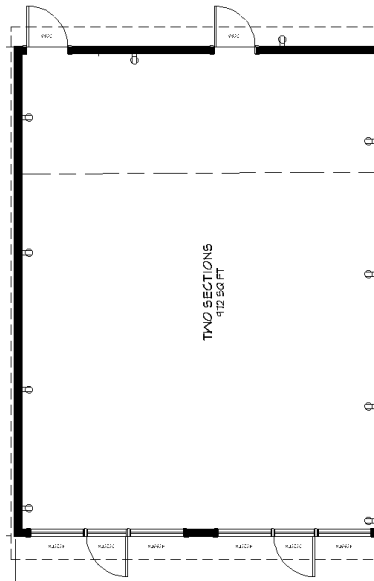
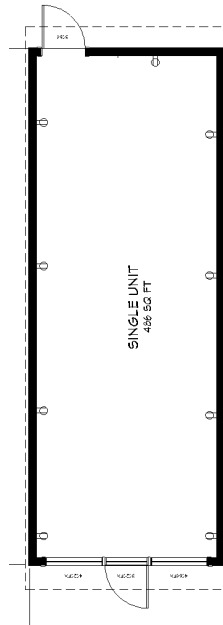
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COM01



COMERICAL OFFICES

Various Square Feet

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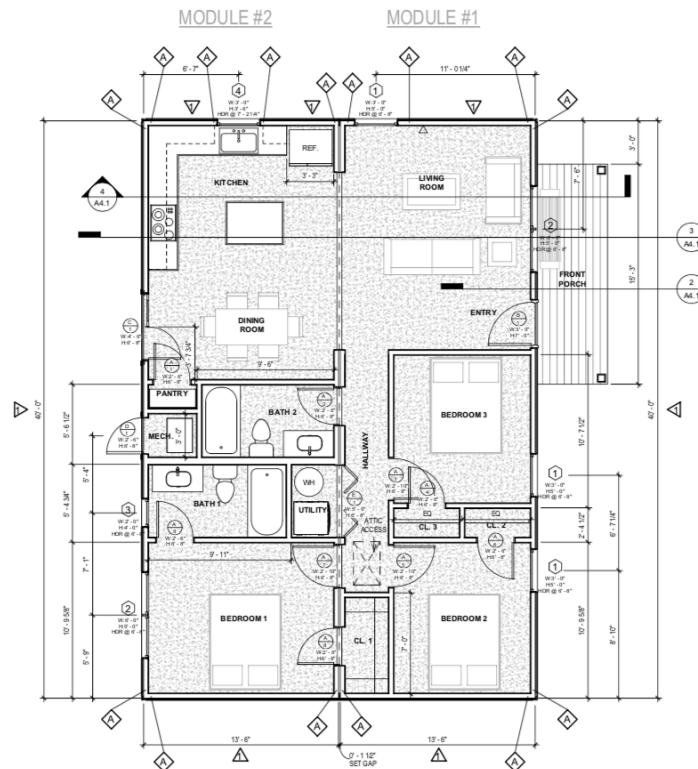
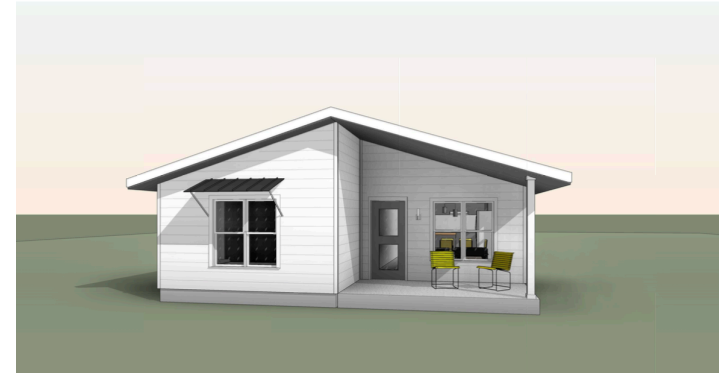
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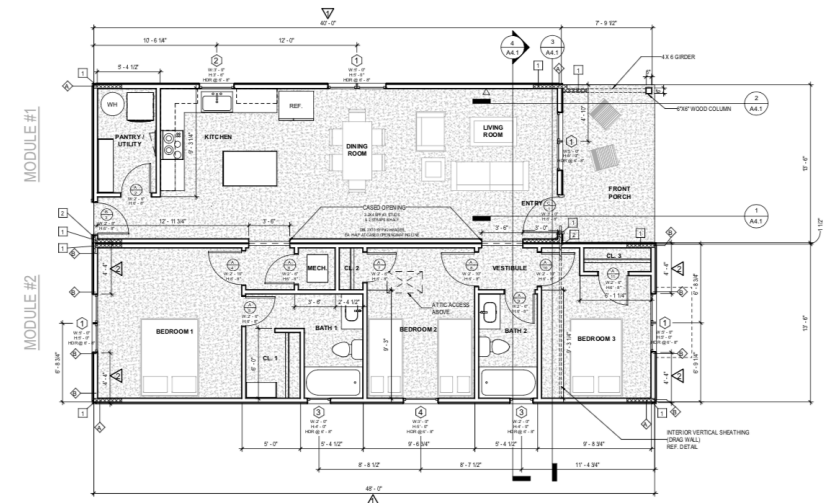
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RES01



① LEVEL 1
1/4" = 1'-0"



① LEVEL 1
1/4" = 1'-0"

HOUSING UNITS

Various Square Feet

General Notes

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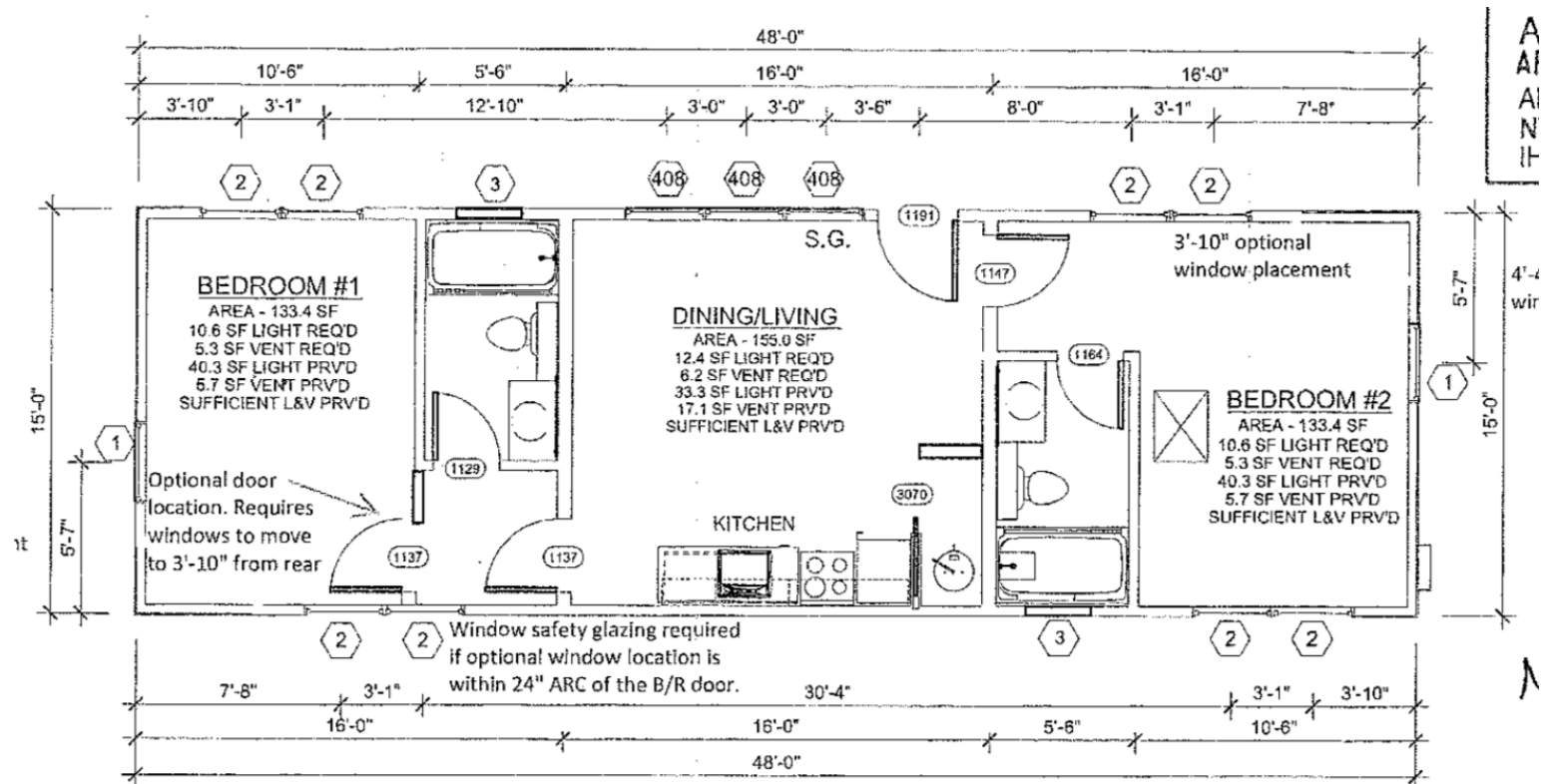
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WF01



WORKFORCE HOUSING

Various Square Feet

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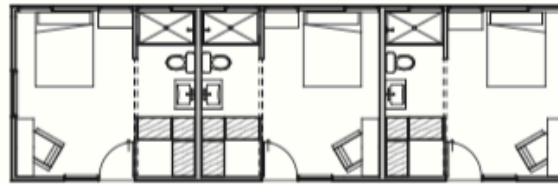
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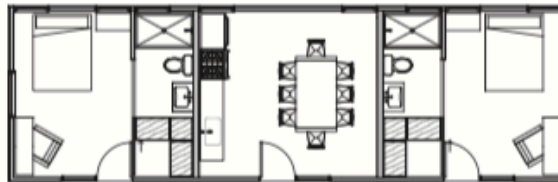
REM01



3 BED



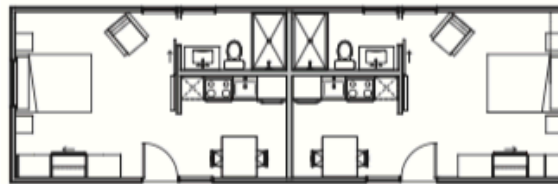
2 BED + DOGRUN



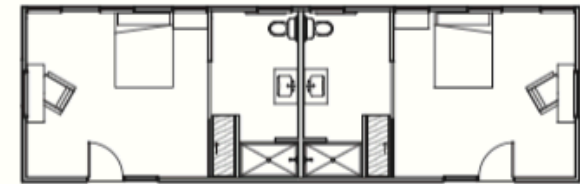
2 BED + KITCHEN



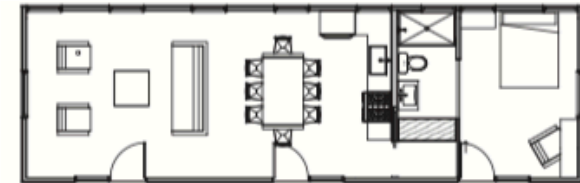
2 BED + SIDE PORCH



8 ROOM POD



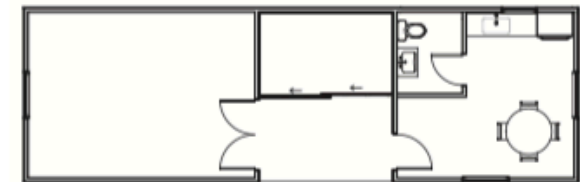
ADA



MANAGER'S SUITE



LAUNDROMAT



BACK OF HOUSE

REMOTE HOUSING UNITS

Various Square Feet

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MF01

HOUSTON ONE

About this home...

This home comes in multiple size options by extension of modules. Drawings show 60' & 64' layout options.

Model Details

Square Feet: 800 - 1,000

Bedroom(s): Two

Bathroom(s): One

Kitchen: Dine-In

Entry: Common Access

Options Available

Side by Side Extension (apartment style)

Upgrade Insulation

Smart Home Package

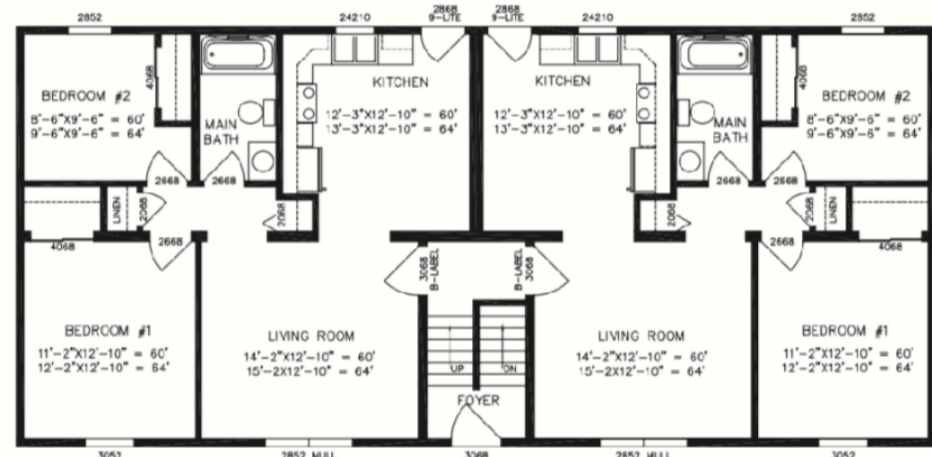
Insulated Panel Package

Increased Square Footage

Bathroom Additions

Porch and Decks

Exterior TX Package



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MULTI FAMILY HOUSING UNITS

Various Square Feet

General Notes

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MF02

HOUSTON TWO

About this home...

This home is a beautiful two story design perfect for common urban site developments.

Model Details

Square Feet: 1,000

Bedroom(s): Two

Bathroom(s): Two

Kitchen: Separate Dining Area

Entry: Individual Access

Options Available

Side by Side Extension (apartment style)

Upgrade Insulation

Smart Home Package

Insulated Panel Package

Increased Square Footage

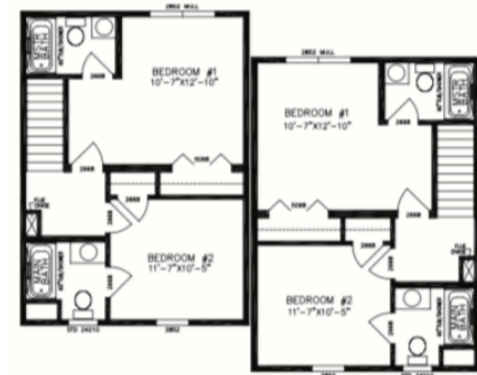
Bathroom Additions

Porch and Decks

Exterior TX Package



FIRST FLOOR



SECOND FLOOR

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MULTI FAMILY HOUSING UNITS

Various Square Feet

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MF03

HOUSTON THREE

About this home...

This home is a beautiful two story design great for tight urban site developments.

Model Details

Square Feet: 1,080

Bedroom(s): Two / Three

Bathroom(s): One and half

Kitchen: Full Dining Area

Entry: Individual Access

Options Available

Side by Side Extension (apartment style)

Upgrade Insulation

Smart Home Package

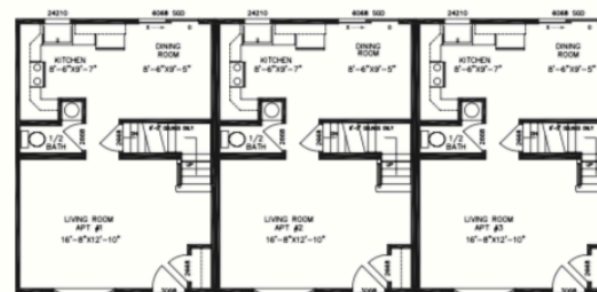
Insulated Panel Package

Increased Square Footage

Bathroom Additions

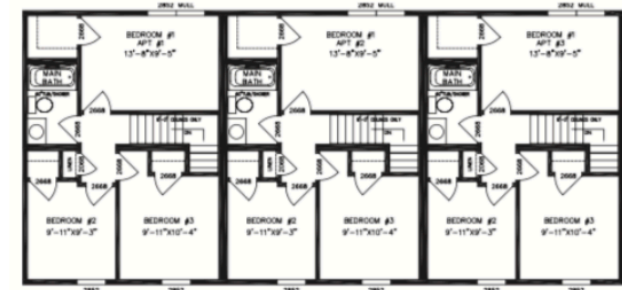
Porch and Decks

Exterior TX Package



FIRST FLOOR

SECOND FLOOR



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MULTI FAMILY HOUSING UNITS

Various Square Feet

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MF03

HOUSTON FOUR

About this home...

This home is a beautiful two story design great for tight urban site developments.

Model Details

Square Feet: 1,1188

Bedroom(s): Two

Bathroom(s): One and

Kitchen: Full Dining Area

Entry: Individual Access

Options Available

Side by Side Extension (apartment style)

Upgrade Insulation

Smart Home Package

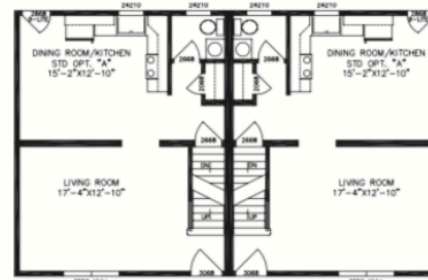
Insulated Panel Package

Increased Square Footage

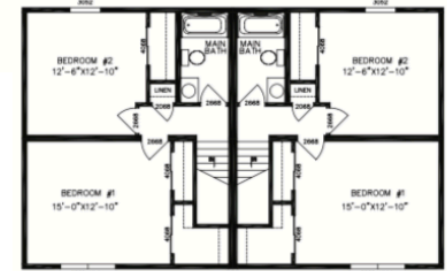
Bathroom Additions

Porch and Decks

Exterior TX Package



FIRST FLOOR



SECOND FLOOR

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MULTI FAMILY HOUSING UNITS

Various Square Feet