

This proposal is valid for 10 calendar days

modular project **PROPOSAL**

May 28, 2024

BOXX Project: Q-71917
TIPS Contract #230902



Killeen Police Department New Sale 24x56

killeen, TX



BOXX Modular, Inc. (Corporate Office)
3475 High River Road | Fort Worth, TX | 76155

(877) 966-7839 | BOXXModular.com | ussales@boxxmodular.com



May 28, 2024

Thomas Smith
Killeen Police Department
3304 Community Blvd
Killeen, Texas 76542

RE: Modular project in killeen, TX

Dear Thomas,

We are pleased to have the opportunity to submit this proposal which has been carefully tailored to address your individual space requirements.

BOXX Modular has been committed to providing quality products, services, and customer satisfaction to both the public and private sectors since 2010. Our expertise in development and execution of wide-ranging space solutions affords us the distinct satisfaction of fulfilling each of our client's modular construction needs.

Proposal Contents (attached):

- Price Detail
- Floor Plan
- Specifications
- Delineation of Responsibilities
- Clarifications
- References

It is our goal to meet your specific needs, so please be certain to thoroughly review each attachment included in this proposal to ensure you completely understand the pricing, product, and service we are proposing.

Please do not hesitate to contact me for answers to any questions or concerns you may have regarding our proposed solution. It would be our pleasure to partner with you on this important project. Thank you for your consideration.

Sincerely,
Justin McQueary
Sales

Q-71917
May 28, 2024

modular project Sale Price Detail

This proposal is valid for 10 calendar days

BASE PRICE

Scope of Work Description
New 24x56 modular office

Amount (usd)

Includes:

-Standard delivery
(Truck & trailer)
-Standard installation
(Block/level/anchor/skirt)

\$178764.20

***Base Price Total:** \$178,764.20

OPTIONS

Initials = Selected

Option Description

Amount (usd)

**Pressure treated ADA ramp at front
door and deck/steps at other (\$38 per
square foot)**

INCLUDED

- 10x6 Deck, 34x4 Ramp, 9x5 small ramp (241 SF)

- Back door 5x5 deck/steps (45 SF)

PT Canopy with metal roof 10x7 (70 SF)

INCLUDED

**Upgrade to double storefront door and
shower room**

INCLUDED

PROJECT DESCRIPTION DETAIL

The quote is for a new 24x56 modular classroom. Standard installation includes block/level/anchor/skirt with set height not to exceed 42". Buildings to be set with CMU blocks on ABS pads on customer provided pad or foundation.

Installation rates are based on standard wages. If Prevailing wages or Davis Beacon wages are required, please provide wage sheet to re-quote installation.

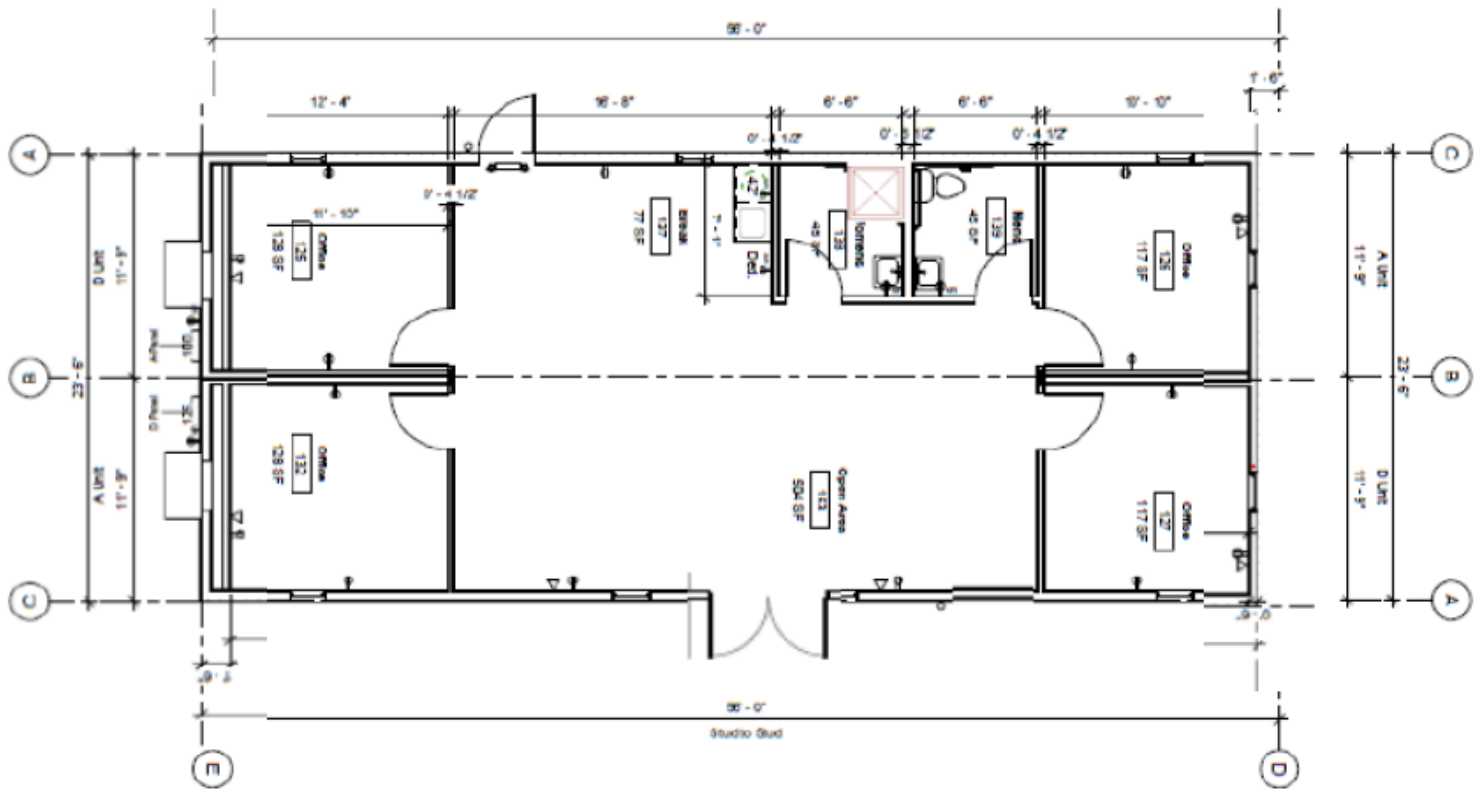
Decks, ramps and canopies are based on assumed square footage. My change based on site conditions.

Pricing excludes all applicable taxes. Buyer is responsible for all applicable taxes. Proposal Price does not include sales, use, or personal property taxes, except as may be additionally described. Unless otherwise specified, Proposal is valid for 10 calendar days from the "Proposal Date". BOXX Modular's willingness to enter into a contract at the price and/or terms of payment proposed is contingent upon satisfactory credit review and approval. Pricing is based on acceptance of BOXX's standard contract terms and conditions, along with timely receipt of any contractually required down payment.

Initials: _____

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modular project Floor Plan



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MODULAR BUILDING INFORMATION

<u>Unit No(s).</u>	<u>Unit Size(s)</u>	<u>State(s) Coded</u>	<u>Building Description</u>
NEW	24' X 56'	TX	Modular Office

SPECIFICATIONS

Module Dimensions / Doublewide Base
(2) 11'-8" x 56' Modu

Occupancy: Business

State/Code Requirements/Insignias
IBC: TX

140 MPH Wind Speed

Destination:

1.00 Texas

CHASSIS:

112.00 48" On Center outriggers (UT14)

112.00 Outrigger with 95.5" I-Beam Spacing

"I"-Beam Will Be Sized As Required

Axle Quantity Will Be Calculated As Required

New Tires

Hitches are Detachable

Under-slung Axles Are Included

{Includes box-out for under-slung axles}

FLOOR

Bottom Board Material Has Nylon Impregnation

2" x 8" Floor Joist @ 16" O.C.

3/4" Plywood / Advantech Floor Sheathing/Decking

Initials: _____

FLOOR

VCT {Vinyl Composite Tile} Installed Per The Print
****Thru Out****

WALL SECTION:

100.00 Interior Wall Height: 8'4"

1.00 Double Top-Plate On Exterior Walls

160.00 2" x 6" Exterior Wall Height: 8'-4"

5/8" VCG {Type "X" Gypsum}

Interior Trim Package: Standard Battens
{UNLESS OTHERWISE NOTED}

360.00 4" VCB (Vinyl Cove Base)
****Thru Out****

INTERIOR DOORS SECTION:

6.00 36" x 80" S.C. Flush Door w/ Steel Jamb
{Includes Timely or Redi-Frames, Lever; Unless Otherwise
Noted, Door Frame Will Be Painted The Standard Finish Color
(Bronze) & door has imperial oak finish}

4.00 Passage Locks
****GRADE 2****

2.00 Privacy Locks for Restrooms
****GRADE 2****

ROOF/CEILING SECTION:

1.00 Truss Spacing @ 24" O.C.

(UT14w) Transverse Truss (Engineered Truss)

7/16" x 4 x 8 EPDM underlayment

56.00 12"peel & stick white mate line tape

Roof Covering: 45 mil. White EPDM (DOUBLE WIDE)

Initials: _____

ROOF/CEILING SECTION:

Color/Location

Ceiling Finish: 2' x 2' T-grid (Acoustical)
{FOIL FACED INSULATION unless specified otherwise in the insulation section - Also Note that the Ceiling Height Is Assumed 6" lower Than The Interior wall height On All Standard Applications / MC Cabling Is The Minimum Raceway Required For A T-Grid Ceiling Application And Will be Used Unless A More Stringent Option Is Listed In The Electrical Section}

- 56.00 4-Layer 24" Ridge-Beam Construction:
{This Beam Will Be Constructed From 4-Layers Of 3/4" Structural Grade Plywood Installed as Required And Fastened as Per Approved Fastening Schedule}
- 112.00 Side Projection: 2" Roof Overhang
- 48.00 End Projection: 6" Roof Overhang

No attic ventilation is included
(No attic ventilation is required)

PLUMBING SECTION:

- 2.00 Restroom Description: Single-Station Handicap RR
- 1.00 Standard Lavatory (Wall Mount Type)
{Includes A Standard Faucet & Mirror}
- 1.00 Handicap Sink Protection - Sock for P-trap
- 1.00 Water Closet Type: HC Accessible with AL Grab Bars
{Includes a Standard Toilet Paper Holder; Unless An Upgraded Toilet Paper Holder Is Listed}
- 1.00 30 Gal water heater - Lo- Boy water heater
With Disconnect
- 1.00 Handicap Accessible Shower
- Supply Lines Are PEX
- Drain/Waste Lines Are PVC
{Please Note That All Manifolding Is Done On-Site By Others}
- 1.00 Rough-in Plumbing for a Refrigerator Icemaker
{Unless Otherwise Noted, All Appliances Are by Others}
- 1.00 Floor Drain (VCT) w/ Trapguard
Shower Room

Initials: _____

Color/Location

ELECTRICAL SECTION:

- 2.00 125 AMP EXTERIOR PANEL BOX 240V
****NEMA 3 Exterior****
- 20.00 Standard "T-Grid Type" LED Lights
{Electronic Ballast & T-8 Bulbs}
- 3.00 Standard 60 Watt Porch Light With Photo-Cell
LED
- 8.00 OCCUPANCY SENSOR
****Ceiling Mounted Per Print****
- 2.00 Combo Dual Head Emergency Light / Exit Sign
- 2.00 Lighted Exit Sign With Battery Back-up
****INCLUDES DUAL HEAD EMERGENCY LIGHTS****
INSTALLED ABOVE CLASSROOM DOORS****
{QUANTITY SHOWN IS BUDGETED, ACTUAL QUANTITY
WILL BE AS REQUIRED AFTER REVIEW AND PER THE
FINAL APPROVED CUSTOMER DRAWING}
- 2.00 Double Exterior Emergency Light Remote Heads
{Exterior Type To Match Porch Lights}
- 8.00 2" x 4" Junction Box With 3/4" Conduit (Standard)
****INCLUDES PULL STRINGS & BLANK COVERS****
- 2.00 Combination- 100CFM Exhaust Fan With 60 Watt Light

Receptacles / Switches / Covers are White
- 3.00 GFI Receptacles As Required (See Prnt)
{GFI= Ground Fault Interrupter}
- 2.00 Exterior Use GFI With Weather-Proof Cover
{In Use Type}
- 1.00 Heat Tape Receptacle

Standard Race-Way: 12-2 Romex Wiring

Race-Way: M.C. Cable Wiring Only Above The T-Grid

HVAC SECTION

- 2.00 3 Ton Wall Mounted Unit With 10kw Heat Strip

Initials: _____

HVAC SECTION

- 104.00 Linear Feet of Fiberglass Supply Duct with Grilles
{Oversized as Needed}
- 92.00 Linear Feet of Fiberglass Return Duct with Grilles
****Must be within 10' of end wall opposite Hvac End****
- 24.00 Plenum / Chase Wall Per The Print
- 2.00 7-Day Programmable T-Stat (HVAC)
- 12.00 STD 2' x 2' Supply Grilles for T-grid Ceiling
- 8.00 2' x 2' Return Air Grilles for T-grid Ceiling

CABINETS & FURNISHINGS

- 4.00 Linear Foot Of "Oak" Base Cabinets
LWES
- 4.00 Linear Foot Of "Oak" Overhead Cabinets
{Includes Center Shelf}****LWES****
- 1.00 Bar Sink With Gooseneck faucet
****DELTA****

EXTERIOR SECTION:

- 26 Gauge Hi Rib Steel siding (Doublewide)
{Includes Steel Trim}
- 160.00 Hi rib steel mansard (26 Gauge)
****FALSE MANSARD****
{Includes Steel Trim}
- Standard House Wrap Installed 100%
{All wrap installed right side up & in a shingled fashion}
- Sheathing Type: 7/16" O.S.B. Shall Be Installed
****100% Wrapped****

WINDOWS SECTION:

- 8.00 Vinyl Mini-Blinds
{Standard Colors Only}
- 8.00 24x54 VS Bronze Metal Frame & Low E Ins Glass
Vertical Sliding Low E Insulated

EXTERIOR DOORS:

- 1.00 36"x80" Steel/ Steel Exterior Door w/ 6"x30" VB

Initials:

EXTERIOR DOORS:

- 1.00 72"x84" Store Front Door Brnz.Frame Brnz. Glass
{Please Note That A Store-Front Door Must Be Protected from
Direct Contact With The Outdoor Elements; FSSI Does Not
Warranty Storefront for Direct Contact With These Elements;
We Recommend the use Of An Awning and/Or Other Protective
Measures / Includes Closure}
- 1.00 Standard Lever
- 3.00 "Dorma" door closure

INSULATION SECTION:

- 1280.00 Exterior Wall Includes R -19
(Requires 2" x 6" minimum exterior walls)
- 1344.00 Floor Includes R-30
- 1344.00 Roof Includes R-60
- 850.00 R-11 Sound Reduction Batts In All Interior Walls

Initials: _____

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Delineation of Responsibilities

Division	Sub	Description	BOXX	Owner	NA
DIVISION 1 : GENERAL CONDITIONS					
	1011	Performance Bonds			X
	1040	Building Permits/License		X	
	1500	Temporary Heat/Lighting			X
		Portable Toilets			X
		Temporary Water & Power			X
	1502	Site Cleanup BOXX /Dumpster Owner	X	X	
	1700	Closeout/Acceptance	X		
	1900	Miscellaneous			
		Taxes		X	
		Prevailing Wage Scale (Davis-Bacon)			X
		Safety and Security Access Requirements For Workers		X	
		Project Terms of Payment	X		
		Invoicing Procedure	X		
DIVISION 2 : SITE WORK					
	2000	Site Work		X	
		Accessibility		X	
		Stake Site/Building Location		X	
	2160	Excavation & Grading		X	
		Spoilage Disposal		X	
		Erosion Control		X	
	2660	Final Connection of Domestic Water To Building Line		X	
	2740	Final Connection of Sewer To Building (including manifolds in crawlspace)		X	
	2900	Landscaping / Fine Grading		X	
		Seeding		X	
		Restoration		X	
DIVISION 3 : Concrete (SITE ONLY)					
	3300	Foundations		X	
DIVISION 5 : Metals (SITE ONLY)					
	5000	Decks/Landings/Ramps (Engineered Aluminum)			X
DIVISION 6 : WOOD & PLASTIC (SITE ONLY)					
	6670	Decks/Landings (Pressure Treated Wood)	X		
DIVISION 9 : FINISHES (SITE ONLY)					
	9650	VCT Flooring	X		
	9680	Carpeting with / without carpet bar			X

Initials: _____

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Delineation of Responsibilities

Division	Sub	Description	BOXX	Owner	NA
DIVISION 10 : SPECIALTIES (SITE ONLY)					
	10100	Marker/Chalk/Tack Boards			X
	10425	Signage/Braille			X
	10520	Fire Extinguishers		X	
	10532	Awnings	X		
	10800	Toilet Accessories		X	
DIVISION 13 : BUILDING (MODULAR BUILDING)					
	13121	Delivery Of Modular Units To Site Including Transp. Permits	X		
	13122	Piers	X		
		Dry-Stack Block/Steel Piers On ABS Pads	X		
		Surface Bond Dry Stack			X
	13123	Set-up	X		
		Structurally Connect Modular Floors & Roofs	X		
		Remove Hitches (Store Under Bldg. If stored in different location, may be an additional cost)	X		
	13125	Trim Out Exterior & Interior Walls/ Ceiling/Floors/Adjust Doors	X		
	13126	Anchor Modular Units Per Design Criteria	X		
	13127	Vinyl Skirting (Frame, Venting, Access Panel Included)	X		
	13128	Roof Seaming	X		
	13151	Site Construct Connector Corridors			X
DIVISION 16 : ELECTRICAL (SITE ONLY)					
	16410	Connect Electrical Service From Site to Modular Subpanels		X	
		Main Disconnect For Modular Building Connection		X	
		Supply and Install MDP		X	
	16610	Fire / Smoke Alarm Systems		X	
	16620	Security Intrusion System		X	
	16740	Clocks/Bells		X	
	16750	Communication Systems in Modular		X	
		Tap & Extend Existing Comm Service To Site		X	
		Final Connection of Comm System in Modular		X	
	16770	Data Systems in Modular		X	
		Tap & Extend Existing Data Service To Site		X	
		Final Connection of Data System in Modular		X	

Initials: _____

Terms

1.	Unless otherwise specified, Proposal is valid for 10 calendar days from the "Proposal Date". Building costs and production schedules change daily. At expiration of validity period Price and Delivery are subject to change without notice until Proposer accepts Order.
2.	BOXX's willingness to enter into a contract at the price and/or terms of payment proposed is contingent upon satisfactory credit review and approval
3.	Proposal pricing and project schedule is based on acceptance of BOXX's standard contract terms and conditions, along with timely receipt of any contractually required down payment.
4.	Any Project Schedule provided with the Proposal is an estimate. Project Schedule will be confirmed at or around the time of Award, and may be subject to change orders throughout the Project.
5.	Unless otherwise agreed in writing, BOXX will not accept any Liquidated or other damages for delays.
6.	Prior to start of its Work, BOXX shall provide a proper Certificate of Liability Insurance and Worker's Compensation. Unless otherwise agreed in writing, "All Risk" and other special insurance is not provided by BOXX. As of the time of Substantial Completion, or as otherwise agreed, Buyer shall be responsible to insure the building(s), providing insurance coverage in the types and limits as may be required by the contract to adequately protect the interests of all applicable parties.
7.	Buyer is responsible for all applicable taxes. Proposal Price does not include sales, use, or personal property taxes, except as may be additionally described. Customer is responsible for paying a personal property fee of eight percent (8%) of the monthly rent (or lease) payment to BOXX.
8.	Unless otherwise agreed in advance as a condition of the Contract, price assumes the use of non-union labor at non-prevailing wages. Any requirement for the payment of prevailing wages or the use of union labor will result in additional charges.
9.	BOXX will take reasonable protective precautions to avoid damage to property and equipment. BOXX will not accept responsibility for damage caused to paved or unpaved surfaces due to weight of heavy equipment.
10.	TITLE – BOXX Modular, Inc. will retain title to the work until such time that they have been paid in full for the delivery, installation and either direct sale or receipt of all amounts due to complete the finance lease of the building(s). BOXX does not waive its rights to retain title and/or to place a lien or claim against the Owner/Buyer/Lessee if it becomes reasonably necessary in order to protect BOXX's interests.
11.	INDEMNIFICATION – BOXX Modular, Inc. will indemnify Owner/Buyer/Lessee to the extent that they are legally responsible and permitted by BOXX's insurance carrier.
12.	START AND COMPLETION DATES - The contract Start Date shall be upon receipt of award and an executed contract. Barring any unforeseen delays, The Completion Date will be in accordance with bid specifications and the attached Schedule (to be confirmed upon receipt of award). BOXX is not responsible for any delays or damages beyond its control including material shortages, strikes or union activity, fire, acts of God, freight embargoes, acts of war or terrorism, delays by regulatory or permit authorities, delays by the Owner or Architect or any employed by them, or any cause of delay beyond the control of BOXX. In no event shall BOXX be responsible for consequential or actual damages.
13.	Labor will be non-union at non-prevailing wages unless required by contract

Exclusions

X = Excluded	
X	1. Impact fees
X	2. All applicable taxes (sales, property & use)
X	3. Bonding
X	4. Special insurance
X	5. Cranes and additional spotting apparatus
X	6. Fire suppression system
X	7. Site security (<i>unless otherwise stated</i>)
X	8. Landscaping, irrigation, paving, walkways, curbing, and site restoration
X	9. Tap fees and lift station (if required)
X	10. Exterior fire rating
X	11. Architect and engineering fees
X	12. Rock removal
X	13. Off-site spoilage removal
X	14. Site utilities and connections to modular building – includes electric, gas, water, and sewer or septic
X	15. Communications services and connection – including but not limited to telephone, data, intercom, intrusion alarm, smoke & fire alarm
X	16. Lightning protection
X	17. Temporary access roads and walkways
X	18. Removal, repair, and/or replacement of obstructing fences, walls or gates
X	19. Temporary electric and water (contractor will supply power source for own tools and equipment)
X	20. Portable toilets
X	21. Laboratory and field testing of materials
X	22. Dedicated full-time site supervisory personnel (foreman will supervise work unless other provisions are required per the contract)
X	23. Costs associated with easement(s)

Initials: _____

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modular project Site Requirements

Site Requirements

<i>X = Applicable</i>	
X	1. No provisions allowed for obstructions below grade. If encountered, they would be a change order to the contract at an additional charge
X	2. The site must be level, dewatered, and accessible by truck with adequate turning radius and clearance from road to the site for delivery
X	3. Assumes site with 2,500 psf soil bearing capacity, bearing tests to be provided by Customer
X	4. All site plans and surveys to be provided by Customer
X	5. All underground utilities are to be clearly marked and flagged
X	6. Customer is responsible for obtaining and the cost of all permits, licenses, and Certificate of Occupancy
X	7. Due to volatility in fuel prices delivery charges are subject to a fuel surcharge.
X	8. Staging area adjacent to installation site, including any site improvements required to make it usable, by Customer
X	9. Where applicable, wheels and axles will remain on module(s), but may be removed and stored under for an additional fee
X	10. Site preparation by Customer
	11. Building removal, return delivery, and site restoration will be billed at prevailing rates at time of return
X	12. Main electrical service to building panels by Customer
X	13. Customer is solely responsible to inform BOXX Modular if site location is in a flood or fire zone
X	14. Customer is responsible for building maintenance

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Important Clarifications

Important Clarifications

Typical standard building sealed plans will include a cover page with notes/codes/calculations, floor plan with dimensions/electrical/plumbing/mechanical on same page, typical elevation (NOT job specific), and a standard typical cross section (NOT job specific and may have actual roof designed truss attached).

Any additional detail needed on sealed prints, other than what is typically provided will result in additional charges.

Standard installation assumes clear access and level site.

Typical blocking & tie down plans are non-site-specific using ABS pads and single dry stacked CMU blocks.

Customer is responsible for removing any vegetation under footprint of building install.

Customer is responsible for meeting any local codes for underpinning ventilation

Standard set height is no more than three (8"x8"x16") blocks high or 42" finished floor height. Greater than 42" due to site conditions will require double stacking not to exceed 60" finished floor height. High set will require a change order for additional cost.

Deck/step/ramp is using treated lumber and provided as an estimate. Actual cost to be determined by final design @ \$38 per SF.

Standard payment terms are Net 30. For sales invoicing will be 25% down, 65% prior to delivery and 10% at substantial completion.

Initials: _____

BOX
MODULAR
www.BOXModular.com

References

Gallant – Brent Barnes 713-907-2066

Frio County – Tommy Navarro 830-334-7786

Texas A&M San Antonio – Jacobo Morales 956-313-4438

Living Hope – Ben Forbes 267-265-0886

Academy ISD – Brian Nolen 903-283-3407

St. Martin de Porres Catholic School – Eric Carpenter 469-910-2020

Initials: _____

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modular project

Proposal Acceptance

This proposal is valid for 10 calendar days due to rapid and unpredictable cost increases.

Pricing and project schedule is based on acceptance of BOXX's standard contract terms and conditions,
along with timely receipt of any contractually required down payment.

Killeen Police Department

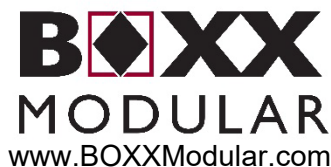
May 28, 2024

Signature

Print Name

Acceptance Date

BOXX Modular builds for you!



BOXX MODULAR

APPLICATION FOR CREDIT

A

Legal Name of Company/Organization _____

Street Address _____

Suite _____

City, State, ZIP _____

Phone _____

Fax _____

Email _____

DUNS # _____

Federal ID/Social Security Number _____

Company Owner's Name _____

B☐ Sole Proprietorship☐ Corporation☐ S Corporation☐ LLC☐ Partnership☐ Non-profit☐ Other _____

State Registered: _____ Year: _____

C**State Sales/Use tax:** Taxable ☐ Exempt ☐ (Exemption Certificate must be attached)**PO Required?** Yes ☐ No ☐ (If Yes, attach PO Terms and Conditions)

Billing information (if different from above)

Mailing address _____

Contact Name (Accounts Payable) _____

Suite/Box _____

Email (Accounts Payable) _____

City, State, ZIP _____

Phone (Accounts Payable) _____

D**Intended use for modular(s):** _____ **Property Owner Name:** _____**Property Ownership:** The project location is ☐ Leased / ☐ Rented ☐ Applicant Owned
Landlord Waiver (if Leased / Rented): ☐ Need A Copy ☐ Executed & Attached**Property Address:** _____**E****To help us process your credit approval more quickly please provide the following information with your application:**Financing Project w/bank? Yes ☐ No ☐ # of Employees: _____Has loan closed? Yes ☐ No ☐ N/A ☐ ACH Pmts: Yes ☐ No ☐ Bank Statements – Last 3 months**F****Bank References:****NOTE: PHONE, FAX NUMBERS OR EMAILS ARE REQUIRED!****Bank:** **Name:** _____ **Acct. #:** _____**Tel:** _____ **Email/Fax:** _____ **Contact:** _____**G**

1. Notice: BOXX Modular Inc. (or any of its affiliates) may obtain credit information, in the form of credit reports or other, relating to the applicant, as the case may be upon processing the initial application, at the time of any renewal or extension of credit, or when deemed appropriate to evaluate the applicant's financial situation. In signing this application, the applicant, its directors, and officers, who did sign below declare and warrant that he/she/they is/are the age of majority and expressly consent to the collection, use, sharing and disclosure of its information by BOXX Modular Inc. (or any of its affiliates) for the above stated purposes.
2. BOXX Modular Inc. reserves the right, at any time, to withhold, cancel or modify credit privileges and terms, including the rate of interest at their discretion.

Authorization Signature: _____ Date: _____

Printed Title and Name: _____

**Credit cannot be granted without a signature acknowledging credit terms.*