

This proposal is valid for 10 calendar days

modular project PROPOSAL

May 28, 2025

BOXX Project: Q-86060



Sourcewell 
Awarded Contract

City of Broken Arrow
New sale 12x56

Relocatable building solutions
#120822-BXX
Maturity Date: 2/24/2027

Broken Arrow, OK

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

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B  **XX**
MODULAR

May 28, 2025

Timothy Robins
City of Broken Arrow

RE: Modular project in Broken Arrow, OK

Dear Timothy,

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
- Estimated Project Schedule
- Clarifications

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 Representative

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Sale Price Detail

Relocatable building solutions #120822-BXX Maturity Date: 2/24/2027 This proposal is valid for 10 calendar days

BASE PRICE

Scope of Work Description

New 12x56 modular office

Includes:

- **Standard delivery**
- **Standard installation**
(Block/level/anchor/metal skirting to match siding)

Amount (usd)

***Base Price Total:** **\$98,962.44**

OPTIONS

Initials = Selected Option Description
Upgrade to LVT flooring

Amount (usd)

INCLUDED

PROJECT DESCRIPTION DETAIL

The quote is for a new 12x56 modular building. Standard installation includes block/level/anchor/skirt with set height not to exceed 40". 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.

No site-specific safety training or certifications included in cost.

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.

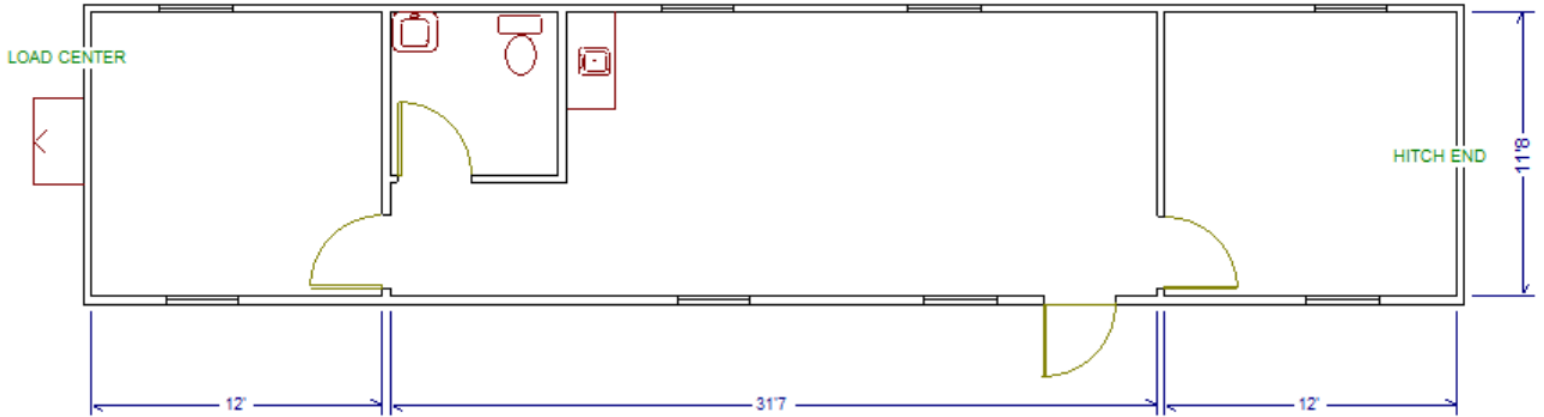
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Floor Plan

12'x56'

Conceptual floorplan. Final design by Oklahoma P.E.



Initials: _____

modular project Specifications

Size: 12 x 56 Description: BROKEN ARROW, OK MOBILE OFFICE

<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
FRAME	OUTRIGGER	12' X 56' - 12"X11.8# I-Beam - Outriggers/Crossmembers @ 4ft O.C.	1
	AXLES	(4) 2-Brake & 2-Idler New	1
FLOOR	JOIST	2 X 8 #2 SYP or equal @ 16" O/C w/ Dbl Perimeter 50# FLOOR LOAD	
	DECKING	3/4" T&G Sturd-I-Floor Plywood	
	INSULATION	R-30C Unfaced Fiberglass Battens (Floors)	
	COVERING	Floor Tile - LVP THROUGHOUT	
	MISC	Bottom Board Mobileflex	
EXTERIOR WALL	STUDS	2 X 6 #2 SYP or Equal @ 16" o.c. w/ dbl top & sgl bottom plate - 10' Tall	
	SIDING	Smart Panel 3/8" W/ Housewrap	
	COVERING	4' FRP Over 1/2" MR (VCG Above) (Ext Wall) RESTROOM	
	COVERING	1/2" Vinyl Covered Gyp w/ wrapped battens- 8' (Ext Wall)	
	INSULATION	R-21 Kraft Fiberglass Batts	
INTERIOR WALL	STUDS	2 X 4 #2 SYP or Equal @ 16" o.c. w/ dbl top & sgl bottom plate - 08' Tall	
	STUDS	2 X 6 #2 SYP or Equal @ 16" o.c. w/ dbl top & sgl bottom plate - 08' Tall	
		PLUMBING WALL	
	COVERING	1/2" Vinyl Covered Gyp w/ wrapped battens- 8'	
	COVERING	4' FRP Over 1/2" MR (VCG Above) RESTROOM	
INTERIOR TRIM	COVE BASE	Wall Base Vinyl 4" THROUGHOUT	
ROOF			

Initials: _____

modular project Specifications

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<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
ROOF			
	JOIST	2 X 8 #2 SYP or equal @ 24" O.C. 20# ROOF LOAD / SINGLE SLOPE AWAY FROM DOOR	
	INSULATION	R-30C Unfaced (W/ Support Netting)	
	DECKING	7/16" Decking for Class C Roofing	
	COVERING	EPDM .045 White - (Single Wide)	
	CEILING	2 X 2 T-Grid - Humiguard - #1728 CEILING HEIGHT @ 7'10"	
WINDOW			
	WINDOW 24 X 52	Vinyl VS - Low E (66) w/ Argon (ADA Sash)	8
	BLINDS	Mini-Blind - Metal - 24 X 52	8
EXTERIOR DOOR			
	DOOR	36X80 - Telstar Pro W/10X10 Window	1
	LOCKSET	Passage Lever - Grade 2	1
	LOCKSET	Deadbolt - Grade 2 - Single Cylinder	1
	HARDWARE	Closer - Tell 600 Series	1
INTERIOR DOOR			
	DOOR	36X80 6-Panel Painted - Hollow Core - W/ Wood Jamb	3
	LOCKSET	Privacy - Grade 2 - Lever	1
	LOCKSET	Passage - Grade 2 - Lever	2
	HARDWARE	Door Stop - Floor Mount (Int. Doors)	3
ELECTRICAL			
	PANEL	1 Ph, Nema 1, Internal, 150 Amp	1
	RACEWAY	EMT W/ Green Ground	
	LIGHT	Flat Panel - LED - 2X4 - 3900/5200/6500 Lumens	6
	LIGHT	Flat Panel - LED - 2X2 - 2600/3900/5200 Lumens RESTROOM / CORRIDOR	2
	EXTERIOR LIGHTS	Exterior 7.5W LED W/ Photo Control	1

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ELECTRICAL	EXIT/EMERGENCY LIGHTS	Emergency Light - Remote Head - Exterior	1
	EXIT/EMERGENCY LIGHTS	Exit/Emergency Light Remote Capable - Red	1
	SWITCH	Occupancy Sensor Ceiling Mount (EMT)	1
	SWITCH	PHOTOSENSOR	
	SWITCH	Occupancy Sensor Wall Mount (EMT)	3
	RECEPTACLE	20A - WR For Heat Tape	1
	RECEPTACLE	20A - Duplex	10
	RECEPTACLE	20A - GFCI Protected Duplex - Dedicated (1) ABOVE COUNTERTOP (1) FOR FUTURE FRIDGE INSTALLATION	2
	RECEPTACLE	20A - WR GFCI Protected W/ While In Use Cover	1
	RECEPTACLE	20A - GFCI Protected Duplex RESTROOM	1
	PHONE/DATA	2 X 4 J-Box W/ 3/4" Conduit Stubbed Up	6
PLUMBING	PIPE	Pipe - PEX 3/4"	
	WATER CLOSET	Water Closet - Tank Type - Handicap - PEX	1
	LAVATORIES	Lavatory - Wall Hung - PEX	1
	KITCHEN SINKS	15" x 15" S.S. Bar Sink - PEX	1
	WATER HEATERS	2.5-Gallon - Electric Water Heater UNDER KITCHENETTE COUNTER	1
	ACCESSORIES	Grab-Bar - 18" Vertical	1
	ACCESSORIES	Grab-Bars - Set	1
	ACCESSORIES	Toilet Paper Dispenser	1
	ACCESSORIES	Mirror - 18" X 36" W/Clips	1
	MISC	Ice Maker Valve Box FOR FUTURE FRIDGE INSTALLATION	1
	MISC	Banjo Strainer	1

Initials: _____

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HVAC			
	A/C - WALL MOUNT	3.0-Ton - 10KW Heat Strip - 1P - W/ PGM T-Stat - Bard or Eubank or Equal	1
	DUCT	Fiberglass Ductboard - 1-1/2" X 11" X 9"	
	DUCT	Fiberglass Ductboard - 1-1/2" x 18" X 9"	
	GRILLS	Supply Grille - 24 X 24 - Lay-In - W/Damper	5
	GRILLS	Return Grille - 24 X 24 - Perforated Lay-In	5
	EXHAUST FANS	110 CFM - Ceiling Mount	1
	MISC	Plenum Wall	12
FURNISHINGS			
	CABINETS	Custom Stained Wood Base Cabinets	4
	CABINETS	Custom Stained Wood ADA Apron	1
	CABINETS	Custom Laminate Countertop	4
SKIRTING			
	SKIRTING	NONE NONE PROVIDED OR INSTALLED BY IBI. SEE OPTIONS	
STATES			
	STATE APP	OK ENGINEERING STAMP 2018 IBC / 115 MPH WIND RATING	

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 BY OWNER		X	
	1700	Closeout/Acceptance	X		
	1900	Miscellaneous		X	
		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		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/STEPS (Engineered Aluminum)			X
DIVISION 6 : WOOD & PLASTIC (SITE ONLY)					
	6670	Decks/Landings (Pressure Treated Wood)			X
DIVISION 9 : FINISHES (SITE ONLY)					
	9650	LVT Flooring	X		
	9680	Carpeting with / without carpet bar			X

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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	Smart Panel Skirting (Frame, Venting 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	

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This proposal is valid for 10 calendar days

TIMELINE

Estimated Completion

Day 1

3-4 weeks

8-12 weeks

1 week

Milestone Description

Executed contract and downpayment

Drawings and state approvals

Building Fabrication

Building delivery and set up

SCHEDULE NOTES

Additional Information

Subject to factory lead times at the time of execution. Will expedite if possible.

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modular project Terms & Exclusions

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 (unless otherwise stated)
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)

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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.

Does not include site specific foundation drawings that may be needed for permitting.

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 40" high to finished floor. Greater than 40" 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 square footage.

Decks/Ramps to be ADA not IBC unless specified.

LVT Flooring not warrantied if not delivered and conditioned at factory completion

Pricing is subject to change based on Site Inspection by BOXX for access and staging

Standard payment terms are Net 30. Sales invoicing will be 25% down, 65% prior to delivery and 10% at substantial completion pending credit approval.

Safety Training, Background Checks, Badging Requirements, and any additional unlisted requirements not included.

If units are to be power washed/painted after arriving on site, it will be at an additional cost

Warranty starts at the time of building completion at factory.

Warranty Note - one (1) year Bard HVAC warranty will not cover the unit if it is ran on a generator

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