

This proposal is valid for 30 calendar days

modular project **PROPOSAL**

August 15, 2022

Project: NO.: TBD



South Jersey Port Corporation Modular Restrooms



Cooperative Purchasing
TIPS Awarded Contract #200902
BOXX Modular Inc.
"Permanent Modular Buildings" (JOC)

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

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



August 15, 2022

Mr. Patrick Boyle
South Jersey Port Corporation
101 Joseph A, Balzano Boulevard
Camden, New Jersey 08103

RE: Modular Restroom
TIPS USA Purchasing Cooperative

Dear Mr. Boyle:

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.

The next step should you wish to move forward is to meet, view the site, discuss the proposal in more detail, establish a schedule, make any changes, and then enter into contract. Vanguard does ask for a deposit with the contract to move start the project.

Thank you for the opportunity to earn your business and please let me know if you have any questions.

Sincerely,

John T. Hale
Area Sales Manager



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modular project Sale Price Detail

**Delivery Pricing is Subject to Change due Current Fuel
Volatility at time of Delivery**

PURCHASE PRICING	\$77,114
DELIVERY	\$ 8,394
TOTAL	\$85,508

BOXX Modular will provide labor and material for the following scope of work:

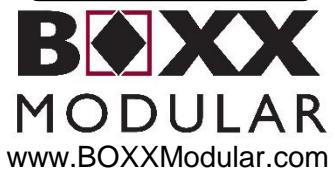
Modular Building:

- Provide New Jersey PE sealed drawings for the modular building. The authority having jurisdiction and any applicable local codes are excluded and changes may be provided upon notification and mutually acceptable change order.
- Manufacture a modular building from BOXX's Georgia manufacturing partner and deliver modular unit to the site.

SOUTH JERSEY PORT CORPORATION (Owner) must provide the following:

- Modular Building: Review modular drawings provided by BOXX and review, comment and approve within one week of submittal by BOXX.
- Building Permits: Owner shall file and respond to comments as part of the building permit submittal. BOXX will provide assistance as needed.
- Foundation: BOXX will provide the design only based on the Geotechnical report. See option.
- Installation: All work is by the Owner.
- Electrical: The owner must be connected by the Owner
- Plumbing: All connections in the crawl space.
- Fire Alarm, Data, CATV, Access Controls: BOXX will provide empty junction boxes for low voltage wiring and devices by the Owner.
- Geotechnical Report: May be needed for local permits.
- Winter Conditions: All snow and ice removal is the responsibility of the Owner.

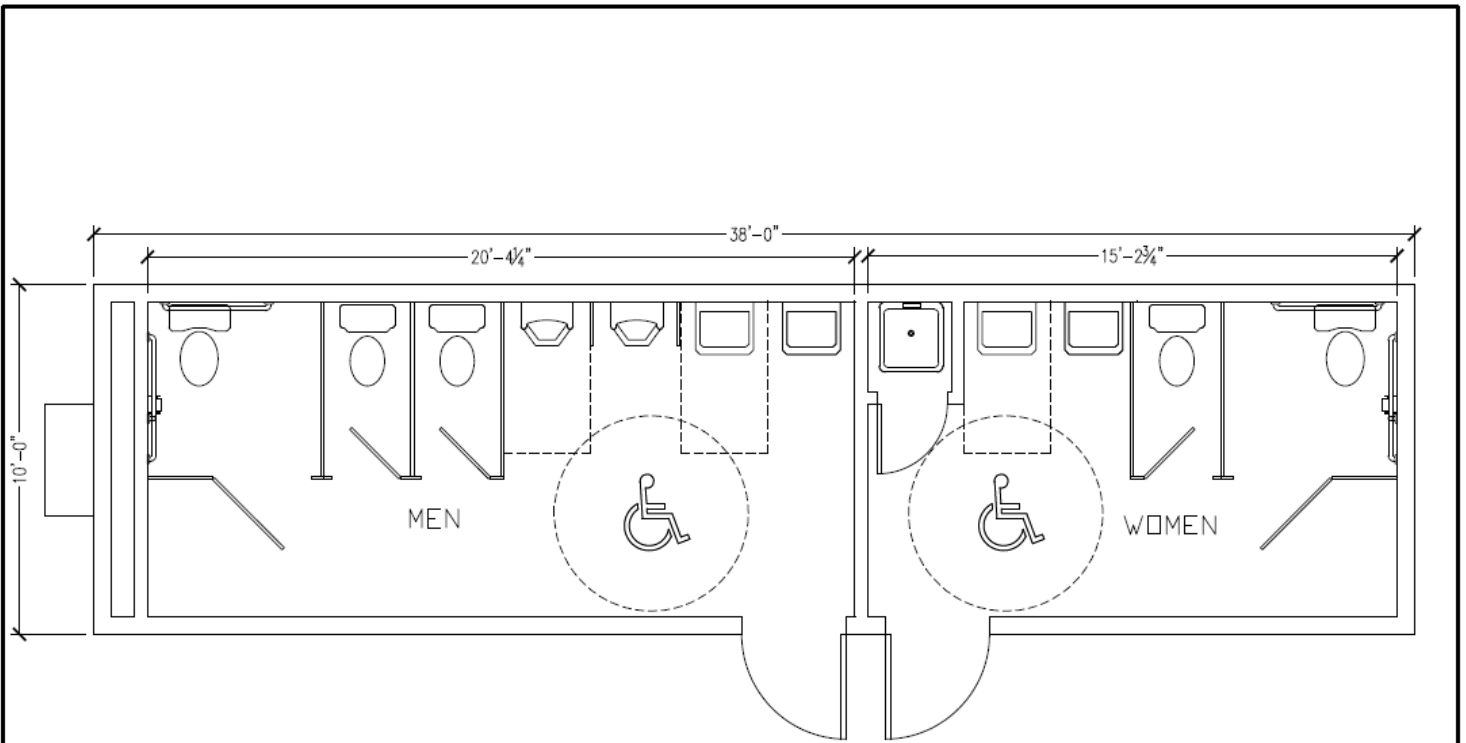
Initials: _____



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 30 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

Floor Plan

Project No.: TBD
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CUSTOMER APPROVAL
 APPROVED
 APPROVED EXCEPT AS NOTED
 APPROVAL BY _____
 DATE _____
 THIS PRINT MUST BE SIGNED, DATED
 AND RETURNED TO BOXX MODULAR

	John Hale Area Sales Manager Eston, Pennsylvania jhale@boxxmodular.com (215) 779-7723 www.boxxmodular.com	SOUTH NEW JERSEY PORT 10x38 RESTROOMS	<small>This document and all information contained herein are the proprietary data and trade secrets of BOXX Modular (BOXX). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any extent. Written authorization by a current employee of BOXX Modular must be obtained prior to use of this information, in any form, including that which is represented by this complete page.</small>	Drawing Date: 8/12/22	Project: SALES
				Drawn By: BOXX	Drawing: SP1
				Scale: NTS	

Initials: _____

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modular project
Specifications

DESIGN

LOCATION: CAMDEN, NJ
SIZE: 10' X 38' MODULAR UNITS
SHIPPING HEIGHT: 13'-10" NOMINAL
OCCUPANCY: BUSINESS
CONSTRUCTION: WOOD FRAME TYPE VB
CODE: NEW JERSEY STATE APPROVAL
ALL DESIGN DATA IS PER THE REQUIREMENTS OF ASCE/SEI 7 STANDARDS,
SEISMIC ZONE: "B" {SEISMIC DATA IS BASED ON SITE SOIL CLASS D "STIFF SOIL", RISK CATEGORY II
WIND SPEED: 115 MPH WIND SPEED, ULTIMATE WIND SPEED, (VULT)
3 SECOND GUST WIND SPEED, (VASD)
SNOW LOAD: 25 LB. GROUND SNOW LOAD
FLOOR LOAD: 50 LB LIVE LOAD
COLORS: VANGUARD STANDARD

FRAME

TYPE: OUTRIGGER STEEL
HITCHES: DETACHABLE
TIRES AND AXLES: NEW TIRES, AXLE QUANTITY WILL BE CALCULATED AS REQUIRED

FLOOR

BOTTOM: STANDARD BOTTOM BOARD MATERIAL
FRAMING: 2"X8", FLOOR JOIST, 16" OC
DECKING: SINGLE LAYER 5/8" FLOOR SHEATHING/DECKING
FLOOR COVERING: ARMSTRONG CORLON COMMERCIAL ROLL-VINYL OR EQUAL
COVE BASE: VINYL CONTINUOUS ROLL

WALLS

FRAMING: 2X6 EXTERIOR/INTERIOR WALL HEIGHT 8'-0", DOUBLE TOP-PLATE ON EXTERIOR WALLS, AS REQUIRED
INTERIOR WALLS: FIBERGLASS REINFORCED PANEL ON GYPSUM (CLASS "C"), FULL HEIGHT

INTERIOR DOORS

TYPE: HOLLOW CORE, FLUSH
FRAME: BRONZE, STEEL REDI-FRAME
HARDWARE: GRADE II, PASSAGE FUNCTION (TELL BRAND)
DOORSTOPS

Initials: _____

ROOF/CEILING

FRAMING: COTTAGE TRUSS SPACING @ 16" O.C
SHEATHING: 7/16" EPDM UNDERLAYMENT
ROOF COVERING: 45 MIL EPDM
CEILING HEIGHT: 8' ABOVE FINISHED FLOOR
CEILING FINISH: PREFINISHED DRYWALL
ATTIC VENTILATION: PER CODE

PLUMBING

SUPPLY: CPVC
DRAIN/WASTE LINES: PVC
LAVATORY: (4) STANDARD WALL MOUNTED, METAL FAUCET
HC PROTECTION: HANDICAP SINK PROTECTION - SOCK FOR P-TRAP
TOILETS: (2) HC TOILET, TANK TYPE, OPEN FRONT SEAT
(3) ELONGATED, TANK TYPE, OPEN FRONT SEAT
URINAL: (2) WALL MOUNTED, FLUSH VALVE
MOP SINK: (1) FLOOR MOUNTED (MSB 2424)
WATER HEATER: (1) 6 GALLON ELECTRIC, MOUNTED OVER MOP SINK
MIRRORS: (4) VANDAL RESISTANT FRAMELESS (BOBRICK B-942)
TP HOLDERS: (4) DOUBLE ROLL TOILET PAPER HOLDERS
SOAP DISPENSOR: (2) LIQUID SOAP, (BOBRICK B-2111)
HAND DRYER: WALL MOUNTED, FACTORY STANDARD
GRAB BARS: TO CODE
PARTITIONS: PAINTED STEEL
DRAINS: (2) 7" MI-FAB #F1100C-FC WITH TRAP GUARD

ELECTRICAL

LOAD CENTER: (1) 150 AMP PANEL, 120/240v SINGLE PHASE, EXTERIOR MOUNTED
INTERIOR LIGHTS: (5) SURFACE MOUNTED, LED
CLOSET: (1) LED, STANDARD
EXTERIOR LIGHTS: (2) WALL PACK UPGRADE PORCH LIGHT, PHOTOCCELL, LED
OCCUPANCY: (2) WALL MOUNTED OCCUPANCY SENSOR
EMERGENCY LIGHT/SIGN: (2) COMBO DUAL HEAD
(5) EXTERIOR 2MERGENCY LIGHT REMOTE HEADS
(2) DUAL HEAD (RESTROOMS)
JUNCTION BOXES: (6) 2"X4", 3/4" CONDUIT TO CEILING
RECEPTACLES: 120V, 20 AMP
(1) EXTERIOR GFI
(1) HEAT TAPE FOR PLUMBING IN CRAWL SPACE
EXHAUST FANS: (2) BROAN L300 ON SENSOR
RACEWAY: 12-2 ROMEX

HVAC

TYPE: (1) WALL HUNG, ELECTRIC 1.5 TON 10 KW, CHARCOAL FILTER
DEMUMIDIFICATION
COLOR: BEIGE CABINET
SUPPLY DUCT: SURFACE MOUNTED ADJUSTABLE GRILLES
RETURN DUCT: OVER WALL, AT UNIT
PLENUM CHASE WALL, DUCTED RETURN AIR TO THE HVAC UNIT
THERMOSTAT: (1) 7-DAY PROGRAMMABLE (JANITOR'S CLOSET)

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modular project
Specifications

EXTERIOR FINISH

SIDING: 26 GAUGE HI-RIB STEEL
SHEATHING: TO CODE
WRAP: PLASTIC HOUSE WRAP

EXTERIOR DOORS

TYPE: (2) 36"X80" 16 GA. STEEL, 18 GA. STEEL FRAME,
HARDWARE: (2) GRADE I, LEVER, KEYED (TELL BRAND)
(2) STANDARD CLOSERS

INSULATION

EXTERIOR WALLS: R-19 UNFACED
INTERIOR WALLS: R-11 SOUND REDUCTION BATTS
FLOOR: R-30 UNFACED
ROOF: R-49 UNFACED

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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/Dumpster			X
	1700	Closeout/Acceptance		X	
	1900	Miscellaneous			
		Taxes		X	
		Prevailing Wage Scale (Davis-Bacon) No work on site being performed by BOXX>			X
		Safety and Security Access Requirements For Workers, TBD			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 Supply to Building Line (including modular seam crossover piping in ceiling)		X	
	2740	Final Connection of Sewer to Building (including manifolds in crawlspace and vents thru roof)		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 and Ramps		X	
DIVISION 9 : FINISHES (SITE ONLY)					
	9650	Armstrong Corlon Heat Welded or Equal	X		
	9680	Carpet or Carpet Tile			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, See Specifications	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 Augured Footings		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	Skirting (Frame, Venting, Access Panel Included), BOXX, will provide skirting material only.		X	
	13128	Roof Seaming			X
	13151	Site Construct Connector Corridors			X
		Fire Sprinklers			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 30 calendar days

Estimated Schedule

Award	Start
Modular Engineering	7-8 Weeks
Production	2 Weeks
Delivery	1 Week

Current production today has delivery late October to November 2022 and varies based on orders received since the completion of this proposal. Supply chain issues have been affecting some material. The schedule is based on production at the time of order.

Contracts and purchase orders are not issued until the contract has been signed by both parties and deposit received.

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. Project schedule 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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1. Unless otherwise specified, Proposal is valid for 30 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.
8. Unless otherwise agreed to 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

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modular project Exclusions

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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)

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modular project Site Requirements

Site Requirements

X = Applicable	
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 3,000 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
X	11. Main electrical service to building panels by Customer
X	12. Customer is solely responsible to inform BOXX Modular if site location is in a flood or fire zone
X	13. Customer is responsible for building maintenance

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modular project
Proposal Acceptance

This proposal is valid for 30 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.

South Jersey Port Corporation

Revised August 15, 2022

Signature

Print Name

Acceptance Date



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BOXX Modular builds for you!

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