

# Building Specifications – Existing Bldg

Note: Actual Spec may vary marginally depending on final units selected.

**CUSTOMER:** **TOWN OF MILLIS MA**  
SALESPERSON: DEB MAKOWSKY  
BUILDING: SINGLE STORY  
UNITS: 60' X 11'-9" BOXES (QTY PER PLAN)  
CODE: 2006 IBC/ IECC/ RI  
STATE: MA

**FRAME:**  
TYPE: PERIMETER  
MAIN BEAM: 12X11.8#/ FT ROLLED  
X-MEMBER: 8X6.2#/FT AT 48" O.C. FLUSH WITH TOP OF MAIN BEAM  
NOTE: COAT ALL BEAMS WITH RUST INHIBITIVE PAINT- 100%  
BLACK COVERAGE, MIN. TWO COATS  
HITCH: BOLT ON  
AXLES: FIVE, TRIPLE AND TANDEM  
SPLIT- 34" APART  
MULTI-LEAF SPRINGS, UNDERSLUNG  
HEAVY DUTY HANGERS  
TIE DOWNS: SITE INSTALLED (FRAME TIE DOWNS/HOOKS)  
TIRES: 8:00X14.5 10 PLY  
NOTE: BLOCKING AND ANCHOR LOCATIONS SHALL BE PAINTED ON  
THE MODULE FRAME WITH AN ARROW DESIGNATION

**FLOOR:**  
BTM BOARD: .040 SIMPLEX PAPER  
INSULATION: R-19 UNFACED  
JOISTS: 2X6 S.P.F. #2 @ 16" O.C. LONGITUDINAL  
DECKING: SINGLE 5/8" T&G FLOOR DECKING, HELD BACK 2-1/4" AT MATE LINE.  
HOLD BACK TO BE CONTINUOUS ENTIRE LENGTH OF MATE LINE  
COVERING: 26 OZ. COMMERCIAL CARPET, SHAW AMBITION II, #57505 TOPAZ  
COVERING: 1/8" VINYL COMPOSITION TILE, ARMSTRONG FORTRESS WHITE  
IN RESTROOMS ON STANDARD LAYOUTS WITH RESTROOMS ONLY  
TILE AVAILABLE THROUGHOUT UPON REQUEST  
TRIM: 4" VINYL COVE BASE ON SITE BY WILLIAMS SCOTSMAN "PUTTY"  
6" VINYL COVE BASE IN RESTROOMS ONLY "PUTTY"

## **EXTERIOR WALLS**

STUDS: 2"X4" STUD GRADE @ 16"O.C.  
BOCA/UBC FRAMING  
WALL HGT: 8'-0" FINISH CEILING HGT TO TOP OF T-GRID  
WALL HEIGHT PER SECTION TO ACCOMMODATE ROOF PITCH ON  
SIDEWALL UNITS, AND AS REQUIRED ON ENDWALLS PER  
MANSARD DETAILS  
COVERING: 1/2" VINYL COVERED GYPSUM GROUP II  
COLOR: LOOMA BEIGE  
SHEATHING: TYVEK OR EQUAL AIR INFULTRATION BARRIER  
AS REQUIRED BY ENERGY CODE  
INSULATION: R-11 KRAFT FACED  
SIDING: 5/8" STIMSON LUMBER DURATEMP GROOVES 4"O.C.DOVER AFB  
STANDARD COLOR

TRIM: 1X4 MDO STAINED, 1X6 MDO BOTTOM TRIM  
NOTE: CORNERS AND MATE LINE BODY TRIM ARE DOVER AFB  
STANDARD COLOR

**INTERIOR WALLS**

PLENUM WALLS: PARTIAL WIDTH OF MODULE  
STUDS: 2"X4" STUD GRADE @ 16"O.C.  
BOCA/UBC FRAMING  
WALL HGT: 8'-0" FINISH CEILING HGT TO TOP OF T-GRID  
COVERING: ½" VINYL COVERED GYPSUM GROUP II  
COLOR: LOOMA BEIGE

**ROOF:**

RAFTERS: 2X8 S.P.F.#2 AT 16" O.C.  
TRANSVERSE RIDGE  
MATE BEAM: STEEL TRUSS (CLEAR SPAN PRE-ENGINEERED) MAX. SPAN OF 60'  
**NO COLUMNS** OR LOAD BEARING WALLS WITHIN EACH 60' SPAN  
CENTER PEAK, 32" HIGH TO 28-1/4" HIGH AT ENDS, TRUSS WITH  
SLOTTED BOTTOM CHORD BEARING CONNECTION TO ALLOW FOR  
FIELD ADJUSTMENTS  
POSTS: POSTS CONCEALED IN ENDWALLS  
POSTS: NO EXPOSED POSTS  
CEILING: SUSPENDED CEILING TO BE STANDARD CLASS A, 2'X4' SYSTEM  
GRID  
U.S. GYPSUM 2310 RADAR OR EQUAL FISSURED PATTERN  
ACOUSTICAL TILES. FINISHED CEILING HEIGHT OF 8'-0" TO TOP OF  
GRID. ADDITIONAL HANGERS TO BE PROVIDED AT ALL LIGHT  
CORNERS, DIFFUSERS AND GRID INTERSECTIONS. PROVIDE  
ANGLE BRACING FOR TRANSIT- PER THE ATTACHED REFLECTED  
CEILING PLANS FOR INDIVIDUAL GRID LAYOUTS.  
TRUE CEILING NYLON NET SCREEN TO UNDERSIDE OF RAFTERS  
INSULATION R-22 KRAFT FACED  
SHEATHING ½" CDX PLYWOOD  
ROOFING: 45 MIL EPDM (BLACK)  
MANSARD: 5/8" DURATEMP WITH 1.5" PROJECTION ON  
ON THE SIDEWALLS AND 24" OVERHANG ON  
THE ENDWALLS  
(MANSARD FOLLOWS ROOF LINE, 32" PEAK TO 28-1/4" AT MODULE  
ENDS), WHITE K SERIES MINI-GUTTER INSTALLED ON ALL SIDES  
AND ENDS OF EACH MODULE  
MATE LINE: SHIP LOOSE 1X6 FOR MATE LINE WALL  
SHIP LOOSE BOTTOM TRIM AND MATE LINE TRIMS TO MATCH  
MANSARD

**DOORS:**

INT DOOR: 36" X 80" PRE-FINISHED EMBOSSED WOODGRAIN SOLID CORE,  
JENN-WELD IMPERIAL OAK EMBOSSED  
HARDWARE: PASSAGE LEVERSETS; CLOSER ON RATED DOORS,  
PUSH/PULL WITH CLOSER ON RESTROOMS OR PRIVACY SET AS  
REQUIRED BASED UPON PLAN  
ALL DOOR HARDWARE SHALL BE MASTER KEYED TO W/S MASTER  
KEY SYSTEM, TELL MANUFACTURING  
QTY PER PLAN

EXT. DOOR: 36X80 18 GAUGE COMMERCIAL STL. WITH 16 GA. STL.JAMB  
10"X10" VISION PANEL, SINGLE CLEAR SAFETY GLASS  
(WEATHERSEAL AT WINDOW AND CLOSER IN DOOR)  
WITH PANIC HARDWARE AND CLOSER  
EXTERIOR LEVERSET (NO PULL BAR/CYLINDER)  
QTY PER PLAN

**WINDOWS:**

SIZE: 32"WX60"H SINGLE HUNG "CAPITOL" OR EQUAL (MEANS OF  
EGRESS COMPLIANT)  
BRONZE FINISH THERMAL BREAK FRAMES

GLAZING: D.I.G.

INT. TRIM: PRE-PAINTED, CV TAN  
QTY PER PLAN

BLINDS: 1" MINI ALUMINUM (ALABASTER)

**PLUMBING:**  
**(WITH RESTROOM**  
**OPTIONS ONLY)**

WTR CLST: CHINA TANK TYPE (HANDICAPPED, ELONGATED BOWL, FLOOR  
MTD.)  
QTY PER PLAN

WTR CLST: CHINA TANK TYPE (ELONGATED BOWL, FLOOR MTD.)  
QTY PER PLAN

URINAL: CHINA WALL MOUNTED WITH FLUSH VALVE  
QTY PER PLAN

LAVATORY: CHINA WALL HUNG (HANDICAPPED PER PLAN)  
W/ SINGLE LEVER ADA FAUCET  
QTY PER PLAN

WTR HTR: ELECTRIC IN JANITOR CLOSET  
SIZED PER FIXTURE DEMAND

SHOWER WS STD 30X30 FIBERGLASS SHOWER  
BASED ON PLAN OPTIONS

MOP SINK: NONE

SUPPLY: TYPE "L" COPPER

DWV: SCHEDULE 40 PVC (CAST AS REQUIRED)

GRAB BARS: 36" & 42" STEEL, 1-1/4" O.D.

MIRRORS: 18" X 30" FRAMED  
QTY PER PLAN

T.P. HOLDER: SINGLE ROLL, WALL MOUNTED  
QTY PER PLAN

MODESTY PART.: PAINTED METAL

**ELECTRICAL:**

LOADCENTER: CUTLER HAMMER 150 AMP ON SIDEWALL MODULES  
100 AMP PER CENTER MODULE, 120/240 V. 1-PHASE 60 HZ, 3-WIRE  
ALL BREAKERS TO BE BR TYPE

WIRING: COPPER ROMEX (12-2 W/G MIN) TYPE NM-B  
EXPOSED WIRING IN CEILING TO BE INSTALLED IN CONDUIT PER  
NEC

INT. LIGHTS: 24"X48" 4- TUBE FLUOR. (LAY-IN)  
(RECESSED) AND STRAPPED TO TRUE CEILING FOR SHIPMENT,  
SITE INSTALLED BY WILLIAMS SCOTSMAN, LOW ENERGY BALLASTS

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EXT. LIGHTS DUAL SWITCHING WITH T-12, 34W LAMPS  
QTY OF 10 PER MODULE  
60 WATT (SEAGULL)  
EGRESS LIGHT QTY OF 1 PER EXTERIOR DOOR  
EXIT/EMERGENCY LIGHT WITH BATTERY  
PACK AND REMOTE HEAD  
QTY OF 1 PER EXTERIOR DOOR  
RECEPTS: 110 VOLT 20 AMP DUPLEX  
IVORY  
RECEPTS: HEAT TAPE RECEIPT (GFI PROTECTED)  
HEAT TAPE TO BE BY OTHERS  
SWITCHES: 110 VOLT 15 AMP  
IVORY, LOCATIONS PER PLAN  
HOME RUN TO OCCUR FROM THE SWITCH FARTHEST FROM THE  
HITCH END  
FIRE ALARM: ROUGH-IN ONLY (SYSTEM BE INSTALLED BY WS AS AN OPTION AT  
SITE)  
LOCATIONS PER PLAN ALL BLANK BOXES HAVE IVORY COVER  
PLATES

**H.V.A.C.**

HEAT/COOL: BARD WALL HUNG 3-TON A/C W/ ELEC. HEAT  
W/ 15 KW HEAT ON SIDEWALL UNITS  
W/ 10 KW HEAT ON CENTER UNITS  
G CONTROL MODULE  
SUPPLY DUCT: FIBERGLASS DUCT BOARD IN THE ROOF, TRANSITIONED AND  
SIZED PER PLAN  
SUPPLY DIFF. 24"X24" LAY-IN W/ADJ. DAMPER, PERFORATED FACE STYLE  
RETURN DUCT: FIBERGLASS DUCT BOARD IN THE ROOF  
R/A DIFF: 24"X24" LAY-IN (NO DAMPER), PERFORATED FACE STYLE  
THERMOSTAT: MANUAL CHANGEOVER HEAT AND COOL- HONEYWELL T8400C OR  
EQUAL

**CODES:**

STATE IN/RI, PA L&I COMPLIANT, DE COMPLIANT  
REVIEW/SEALS:  
THIRD PARTY: THIRD PARTY CERTIFICATE



# INVESTMENT LEASE (BUDGETARY)



An ALGECO SCOTSMAN Company

Town of Millis

2,160 Nominal sq. ft.

### Rental Pricing Per Month (Per Bldg)

60 Month Term-	Monthly Lease Rate	\$	3,689.46	PER MONTH	*
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(Existing **Building.** - *Building Only*)

Use Tax (Estimated Amount - Not Included in Above)	\$	221	PER MONTH	*
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**Note:** Refer to Specifications & Scope of Work

### Delivery & Installation (Per Bldg)

Footings/Foundation Allowance		TBD	L.S.	*
Delivery Freight	\$	2,024.93	L.S.	*
Block and Level Modular Units	\$	6,364.07	L.S.	*
Tiedowns in Dirt	\$	1,619.95	L.S.	*
Vinyl Skirting	\$	2,962.19	L.S.	*
Sales Tax (Estimated Amount - Not Included in Above)	\$	778	L.S.	*

### Final Return Charges \* (Per Bldg)

Skirting Removal		Included	L.S.	*
Modular Unit Knockdown	\$	6,364.07	L.S.	*
Return Freight	\$	2,024.93	L.S.	*

### Options - Allowances (Per Bldg)

(1) PT Wood Steps	\$	2,156	L.S.	*
(1) PT Wood Ramp	\$	10,857	L.S.	*
Electrical Allowance from Modular to 5 ft out		TBD	L.S.	*
Plumbing Allowance from Modular to 5 ft out		TBD	L.S.	*
Voice/Data Wiring Allowance within Modular		TBD	L.S.	*
Fire Sprinkler System Allowance		TBD	L.S.	*
Fire Alarm System Allowance		TBD	L.S.	*
Sales Tax (Estimated Amount - Not Included in Above)	\$	781	L.S.	

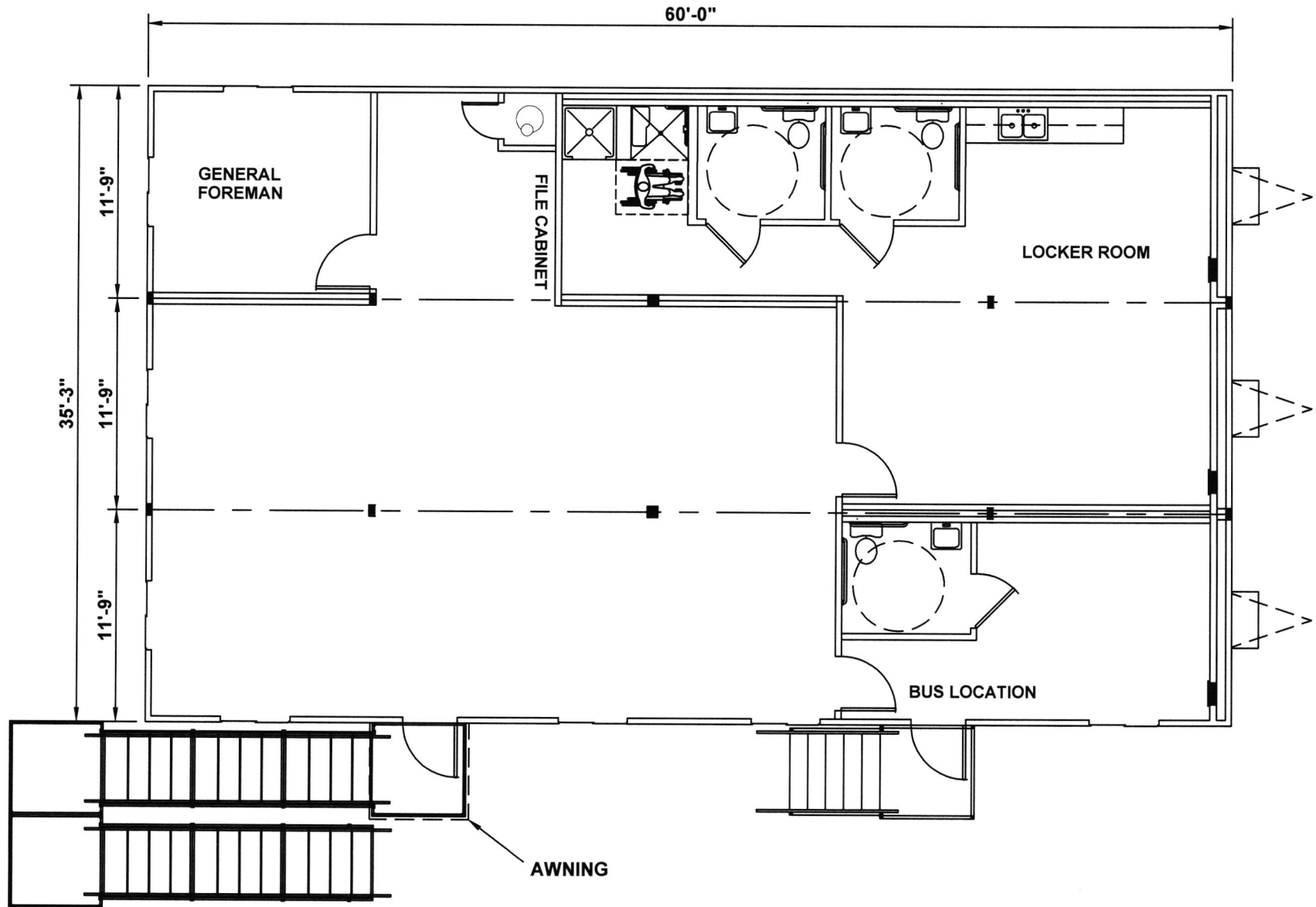
\* Excludes Applicable Taxes

4/20/2017

\* Per Attached Clarifications

Town of Millis

\* Per Attached Specifications, Floor Plan, Scope of Work And Drawings



CAD FILE: NS2017-0351	DWG # A-1	REV#	REP: DEB MAKOWSKY	APPROVAL:
SCALE: VTS	SERIAL#:	DATE 4/19/2017	DWN BY: BJL	APVL DATE:

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# Building Specifications – New Bldg

**CUSTOMER:** **TOWN OF MILLIS, MA**  
**SALESPERSON:** DEB MAKOWSKY  
**BUILDING:** SINGLE STORY  
**UNITS:** 60' X 11'-9" BOXES (QTY PER PLAN)  
**CODE:** 2006 IBC/ IECC/ RI  
**STATE:** MA

## Design Criteria

Use Group	B - BUSINESS
Construction Type	TYPE V B WOOD FRAME
Roof Live Load	40 PSF
Floor Live Load	50 PSF
Corridor Floor Load	100 PSF
Live	
Wind Speed	140 MPH
Wind Exposure	C

## Code Approval

Plan Review	3RD PARTY PLAN REVIEW
Plan Review	3RD PARTY PLAN REVIEW FOR RHODE ISLAND
Plan Seal	RHODE ISLAND ARCHITECT SEAL
Module	3RD PARTY LABEL
Labels/Seals	
Module	IBC LABEL
Labels/Seals	
Module	MBI LABEL
Labels/Seals	
Inspections	3RD PARTY INSPECTION

## Frames

Frame Type	PERIMETER W/ CROSSMEMBERS AS REQUIRED
Frame Type	FRAME DESIGN AS REQUIRED FOR 100 LB FLOOR LOAD
Hitch	DEMOUNTABLE W/2-5/16' COUPLER & ELEVATING JACK
Axles and Tires	6000# AXLE WITH ELECTRIC BRAKES AND LOW PROFILE TIRES AS REQUIRED
Accessories	SPECIAL BOTLING FOR HIGH WINDS

## Floors

Bottom Board	ROLL TYPE PLASTIC BOTTOM BOARD
Floor Joists	2 X 6 INSTALLED LONGITUDINAL @ 16" O.C.
Insulation	R-21 UNFACED (5-1/2")
Decking	3/4" SINGLE LAYER HIGH PERFORMANCE T&G OSB
Covering	1/8" VINYL COMPOSITION TILE STANDARD COLOR
Misc	FLOOR TILE HELD BACK @ M/L FOR INSTALLATION BY WS AT SITE
Misc	FLOOR DECKING HELD BACK 7" AT MATE LINE-SITE FINISH

## Ext. Walls and Trim

Exterior Walls	9'-6" 2X6 STUDS, 16" O.C. W/DBL TOP & SGL BOTTOM PLATES
Exterior Wall	R-21 FIBERGLASS, UNFACED
Insulation	
Wall Sheathing	BUILDING WRAP
Wall Sheathing	7/16" OSB
Siding	SMART PANEL 8" O.C.
Skirting	4'x9', SMART PANEL, STAINED TO MATCH SIDING
Trim	PRIME TRIM, TOP 1X6

Trim	PRIME TRIM, BOTTOM 1X6
Trim	PRIME TRIM, CORNER 1X4
Trim	PRIME TRIM, WINDOW 1X4
Trim	PRIME TRIM, MATE LINE 1X4 - SHIPPED LOOSE
<b>Int. Walls and Trim</b>	
Interior Walls	2 X 4 STUDS, 16" O.C W/DBL TOP & SGL BOTTOM PLATES
Interior Walls	9'-6" 2 X 4 STUDS, PLUMBING CHASE WALL
Interior Wall Insulation	R-13 FIBERGLASS, UNFACED
Plenum Walls	2 X 4 STUDS, 16" O.C SINGLE TOP & BOTTOM PLATES
Mate-Line Walls	2 X 4 STUDS, 16" O.C DBL TOP & SGL BOTTOM PLATES
Shipping Walls	PLASTIC WITH SHIPPING BRACES
Wall Covering	1/2" VINYL COVERED GYPSUM GROUP I
Wall Covering	030" GLASS BOARD, WHITE OVER 1/2" GYP - Note: BACKER ONLY
Interior Trim	BASE: 4" VINYL COVE
Interior Trim	CEILING: SUSPENDED CEILING WALL ANGLE
Interior Trim	INSIDE CORNER: MATCHING VINYL WRAPPED ISC - 1-1/2" X 1-1/2"
Interior Trim	OUTSIDE CORNER: MATCHING VINYL WRAPPED OSC - 1-1/2" X 1-1/2"
Interior Trim	DOOR: PREFINISHED WOODGRAIN CASING 2-3/16"
Interior Trim	WINDOW: PREFINISHED WOODGRAIN JAMB
Interior Trim	WINDOW: PREFINISHED WOODGRAIN CASING 2-3/16"
Interior Trim	HOLD BACK WALL COVERING AT MATE-LINES
<b>Roof</b>	
Trusses/Rafters	CENTER PEAK TRUSSES 40#LL
Trusses/Rafters	TAPERED TRUSSES 40# LL
Mate-Beams	15'-7" MAXIMUM SPAN
Mate-Beams	39'-10" MAXIMUM SPAN
Insulation	R-49 FIBERGLASS, UNFACED
Ceiling	5/8" GYPSUM TYPE X UNFINISHED
Ceiling	SUSPENDED 2x4 CORTEGA MINERAL FIBER, #1729 ARMSTRONG OR EQUIVILANT, INSTALLED
Ceiling	<b>NOTE: SUSPENDED CEILING HEIGHT IS 7' 11"</b>
Ceiling	<b>NOTE: HOLD BACK SUSP CLG TILE &amp; GRID APPROX. 11" FROM MATE LINE</b>
Sheathing	7/16" FR PANEL OR PYRO XL; CLASS 'C'
Roofing	.045" EPDM, FULLY ADHERED, BLACK
Mansard/Overhangs	24" HIGH w/1 1/2" OVERHANG, SMART PANEL, TO MATCH SIDING
Mansard/Overhangs	24" HIGH w/24"-30" OVERHANG, SMART PANEL, TO MATCH SIDING
Roof Ventilation	GABLE VENT, 8"x8", POWERED
Roof Ventilation	16"x8" UNDER EAVE W/SCREEN
Misc	EPDM, FULLY ADHERED, BLACK
Misc	<b>GUTTERS AND DOWNSPOUTS BY OTHERS AT SITE IF REQUIRED</b>
<b>Ext. Doors</b>	
Door/Frame	36X80 TELSTAR SERIES STEEL DOOR
Lite	5 X 20 SAFETY GLASS
Hardware	OVERHEAD HYDRAULIC CLOSER
Hardware	KEYED LEVER SET, GRADE 2
<b>Int. Doors</b>	
Door/Frame	36X80 PREFINISHED SOLID CORE W/PREFINISHED JAMB



	Lite	NONE
	Hardware	PASSAGE LEVER SET, GRADE 2
	Hardware	PRIVACY LEVER SET, GRADE 2
<b>Windows</b>		
	Exterior	36X48 VS, VINYL FRAME WHITE, CLEAR LOW E & ARGON GLASS W/SCREENS, DP50
	Exterior	MINI BLINDS
	Interior	NONE
<b>Electrical</b>		
	Service	120/240 VOLT, SINGLE PHASE, 3 WIRE, 60 HZ. W/GROUND
	Load Center	100 AMP W/MAIN, 1-PHASE INDOOR W/ CONDUIT THRU FLOOR
	Raceway	MIN. #14 NON-METALLIC SHEATHED CABLE NM OR NMC (ROMEX)
	Raceway	MIN. #14 METALLIC SHEATHED CABLE (MC)
	Interior Lights	DIFFUSED, LAY-IN, 4', (2) TUBE T-8 FLUORESCENT
	Exterior Lights	COMPACT FLUORESCENT WEATHERPROOF 13W W/INTEGRAL PHOTO CELL
	Emergency/Exit Lights	DUAL HEAD EMERGENCY LIGHT W/EXIT SIGN AND BATTERY BACK UP
	Emergency/Exit Lights	DUAL REMOTE HEAD EMERGENCY LIGHT, EXTERIOR WEATHERPROOF
	Recepts	15 AMP, 120 VOLT, DUPLEX RECEPT
	Recepts	15 AMP, 120 VOLT, DUPLEX, GFCI TYPE
	Recepts	15 AMP, 120 VOLT, DUPLEX, GFCI TYPE, EXTERIOR W/BUBBLE COVER
	Recepts	15 AMP, 120 VOLT, DUPLEX, EXTERIOR BELOW FLOOR
	Switches	OCCUPANCY SENSOR - CEILING TYPE - SINGLE LEVEL
	Switches	OCCUPANCY SENSOR - SWITCH TYPE - SINGLE LEVEL
	Switches	OCCUPANCY SENSOR - SWITCH TYPE - DUAL LEVEL
	Rough ins/Miscellaneous	SINGLE GANG ACCESS BOX W/3/4" EMT CONDUIT TO SUSPENDED CEILING CAVITY
<b>Plumbing</b>		
	Supply Lines	SUPPLY PIPING TO BE INSULATED ABOVE SUSPENDED CEILING
	Supply Lines	CPVC
	Waste Lines	<b>PLUMBING VENT STACK SHIPPED LOOSE, SITE INSTALLED BY WS AT SITE</b>
	Waste Lines	ABS OR PVC SCHEDULE 40
	Water Closets	ELONGATED BOWL, TANK TYPE W/OPEN FRONT SEAT HC
	Urinals	NONE
	Lavatories	WALL HUNG VITREOUS CHINA, 19 X 17, HANDICAP W/SINGLE LEVER FAUCET
	Sinks	15X15 STAINLESS STEEL, SINGLE BOWL W/GOOSENECK FAUCET
	Shower(s)	NONE
	Mop Sinks	SERVICE, 24X24, FIBERGLASS W/LEGS AND 4" CENTER SET
	Drinking Fountain	NONE
	Water Heaters	6 GALLON ELECTRIC W/T&P VALVE
	Water Heaters	<b>WATER HEATER NOT PLUGGED FILL WITH WATER PRIOR TO ENERGIZING</b>
	Floor Drains	NONE
	Hose Bibbs	NONE
	Modesty Partitions	NONE
	Accessories/Misc	TP HOLDER, STANDARD
	Accessories/Misc	MIRROR, 18X36
	Accessories/Misc	GRAB BARS, SET STAINLESS STEEL, (1) 36", (1) 42", & (1) 18"
<b>HVAC</b>		
	HVAC Equipment	WALL HUNG, HEATING & COOLING AS REQUIRED

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Electric Heaters	NONE
Controls	THERMOSTAT DIGITAL PROGRAMMABLE
Accessories	NONE
Supply Duct	16"X8", FIBERGLASS, CEILING (R-3.5 MINIMUM)
Return Duct	16"X8", FIBERGLASS, CEILING
Fire/Smoke Dampers	NONE
Supply Diffusers	24"X24" W/ADJUSTABLE DAMPER IN CEILING INSULATED SUPPLY AIR
Return Air Grilles	24"X24" IN CEILING NON- INSULATED RETURN AIR
Exhaust Fans	100 CFM STANDARD CEILING FAN

**Specialties**

Counter / Desktops	H.P. LAMINATE COUNTERTOP, 24" DEEP W/4" BACKSPLASH, ADA
Cabinets	WALL CABINET: 30"H, W3630, DOUBLE DOOR
Cabinets	BASE CABINET: TWO DRAWER, HB36, DOUBLE DOOR, ADA
Cabinets	SINK CABINET: SB36, DOUBLE DOOR, ADA
Shelving / Coat Racks	NONE
Lockers & Benches	NONE
Fire Safety	NONE
Chalk, Tack & Marker Boards	NONE
Appliances	NONE



# INVESTMENT SALE (BUDGETARY)



An ALGECO SCOTSMAN Company

Town of Millis

2,160 Nominal sq. ft.

## Sale Price - Modular Only

3 Unit Modular Bldg (Bldg Only f.o.b. factory) (Includes Interior Space per Plan)	\$ 206,243.32	Lump Sum	*
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Use Tax (Estimated Amount - Not Included in Above)	\$ 12,375	Lump Sum	*
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**Note:** Refer to Specifications & Scope of Work

## Delivery & Installation

Footings/Foundation	TBD	L.S.	*
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Delivery Freight	\$ 2,024.93	L.S.	*
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Block and Level Modular Units	\$ 6,364.07	L.S.	*
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Tiedowns in Dirt	\$ 1,619.95	L.S.	*
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Vinyl Skirting	\$ 2,962.19	L.S.	*
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Sales Tax (Estimated Amount - Not Included in Above)	\$ 778	L.S.	*
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## Options (Allowances - Actual Price may Vary after final scope determined)

(1) PT Wood Steps	\$ 2,156	L.S.	*
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(1) PT Wood Ramp	\$ 10,857	L.S.	*
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Electrical Service from Modular to 5 ft out	TBD	L.S.	*
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Electrical Service to Source	TBD	L.S.	*
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Plumbing Service from Modular to 5 ft out	TBD	L.S.	*
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Plumbing Service to Source	TBD	L.S.	*
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Voice/Data Wiring within Modular	TBD	L.S.	*
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Voice/Data Wiring to Source and equipment	TBD	L.S.	*
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Fire Sprinkler System	TBD	L.S.	*
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Fire Alarm System	TBD	L.S.	*
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Sales Tax (Estimated Amount - Not Included in Above)	\$ 781		
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\* Excludes Applicable Taxes

4/20/2017

\* Per Attached Clarifications

\* Per Attached Specifications, Floor Plan, Scope of Work And Drawings



An ALGECO SCOTSMAN Company

Williams Scotsman, Inc. ("Seller/Lessor")  
**Clarifications To**  
Modular Building Space (the "Building")  
Town of Millis ("Buyer/Lessee")  
@ Millis, MA ("Site")

**PLEASE NOTE THAT THIS BID IS CONTINGENT UPON THE FOLLOWING CONDITIONS:**

**THIS IS A BUDGETARY BID PROPOSAL ONLY AND DOES NOT REPRESENT A CONTRACTUAL OFFERING.**

The proposed Prime Contract Documents have not been reviewed by Williams Scotsman. Accordingly, Williams Scotsman takes exception to the Contract documents. Further Williams Scotsman is hereby submitting the proposal/pricing based solely upon Williams Scotsman plans and specifications. Therefore, the pricing and contractual obligations of Williams Scotsman, Inc. in the Bid Documents hereby submitted are subject to further negotiation to arrive at mutually agreeable terms and conditions, at which time Williams Scotsman's obligations will be final.

1. Pricing is Budgetary until such time as we receive all documents, and floor plans have been approved.
2. Pricing excludes applicable taxes. Buyer/Lessee shall pay, or shall reimburse Williams Scotsman for, any applicable taxes, licenses, titles, and fees related to the sale/installation of the Building. If "Buyer/Lessee" is tax exempt, "Buyer/Lessee" shall provide Williams Scotsman with a valid copy of "Buyer/Lessee"'s tax exempt certificate as determined by the Williams Scotsman Tax Dept. "Buyer/Lessee" remains responsible for the payment of any use tax, which Williams Scotsman, as a contractor may be required to pay.
3. Pricing is based upon credit approval from WSI's Credit Department, with payment terms mutually agreeable to both parties.
4. The Proposal is submitted based on the understanding that the Agreement to be signed shall have terms and conditions which are to be mutually agreed upon by both parties.
5. The Proposal is based on only the WS provided floor plan, specification, scope of work, and clarifications. Additional items and/or changes can be as an additional cost.
6. The Proposal does not include any Performance Bonds and Payment Bonds, but they can be optioned if desired.
7. The prices quoted in this bid are contingent upon the payment terms to be determined - based upon mutually acceptable terms to both parties. Williams Scotsman will not agree to any payment terms containing a *pay if paid* provision. All reference to **payment condition precedent** wording is considered deleted in its entirety.
8. Reasonable requests by Williams Scotsman for additional time to execute and deliver bonds (if required) and/or the contract will not be unreasonably denied. The contract shall not be terminated nor shall Williams Scotsman be penalized subject to such mutually agreed upon extension of time. Bonds provided by Williams Scotsman shall be on forms supplied by Williams Scotsman's surety.



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9. Pricing is based on Williams Scotsman's right to assign all rights, remedies, obligations, responsibilities, and contracts for the project to a third party.
10. With regard to any Indemnity provisions contained in the Bid Contract Documents, Williams Scotsman shall indemnify, defend, and hold Owner/"Buyer/Lessee" harmless, solely to the extent the claim arises as a result of Williams Scotsman's negligence or Williams Scotsman's employee's/sub-subcontractor's negligence.
11. During the construction phase, Williams Scotsman shall provide its standard evidence, types and limits of insurance coverage to include general liability, automobile liability, excess liability coverage, and worker's compensation, covering Williams Scotsman's performance of its work at Owner's/"Buyer/Lessee"'s site, subject to the terms, conditions, limitations, disclaimers, clauses, deductibles and exclusions of the policy(ies). If Owner/"Buyer/Lessee" should require additional evidence, types and limits of insurance coverage, to the extent that Williams Scotsman can comply, any additional costs incurred by Williams Scotsman in complying shall be paid by Owner/"Buyer/Lessee". Williams Scotsman shall not include a waiver of subrogation on any insurance that it may provide. Williams Scotsman's insurer shall provide notice of cancellation of insurance coverage in accordance with the terms and conditions of the Williams Scotsman insurance policy. Owner/"Buyer/Lessee" shall not assess fees against Williams Scotsman for any perceived gap in insurance coverage. Williams Scotsman expressly does not waive its right to immunity or to any limitations afforded to Williams Scotsman by any industrial insurance, disability benefit act, and/or as may be allowed under any other types of worker's compensation acts.
12. All risk of loss or damage to the Building shall pass to Owner/"Buyer/Lessee" at substantial completion of Williams Scotsman's scope of work or at the occupancy, possession or utilization of the Building, whichever event first occurs.
13. (Warranty Sale and Installation of Building) Williams Scotsman warrants to Buyer/Lessee that the materials and equipment (the "Building") furnished by Williams Scotsman under the contract for the Project will be of good quality and used unless otherwise required or permitted by the Contract Documents and free from defect for a period of one (1) year from date of Substantial Completion of Williams Scotsman's scope of work. Further, Williams Scotsman hereby assigns to Buyer/Lessee all assignable manufacturer's warranties, which shall be subject to the specific manufacturer's warranty provisions and time period. During the warranty period, Williams Scotsman shall repair or replace all defective parts of the Building which are covered under the Williams Scotsman warranty, (Excluding maintenance items such as HVAC filters, fire extinguishers, fuses/breakers, and light bulbs.) Williams Scotsman's warranty excludes repairs for damage or defect caused by abuse, work or modifications not executed by Williams Scotsman, improper or insufficient maintenance, improper operation, normal though excessive use, or use of the Building for a purpose for which it was not intended or other misuse. Williams Scotsman shall have no liability whatsoever for any consequential or incidental damages, costs or expense arising from the Building, the work or any other factor. EXCEPT FOR THE WILLIAMS SCOTSMAN WARRANTY SPECIFICALLY PROVIDED HEREIN, WILLIAMS SCOTSMAN DISCLAIMS ANY AND ALL WARRANTIES.



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14. Williams Scotsman shall not be responsible for any delays which may arise beyond Williams Scotsman's control, including without limitation, delays caused by Owner/"Buyer/Lessee", their employees, agents or other contractor's, or any third parties; Governmental and/or municipal authorities; acts of God; stormy or inclement weather; union activities and/or other labor issues; floods, fire, earthquakes, windstorms or other catastrophe; manufacturer's delays; loss or damage to units during transport; transportation delays; shortages of materials; delays in obtaining permits, licenses, approvals, tests or inspections; archaeological/paleontological discoveries; HazMat encountered at site; conditions existing at site or any other conditions beyond Williams Scotsman's control.
15. Williams Scotsman is a leading national provider of commercial mobile and modular building solutions for the Government and/or Government Contractor market. All of the products we offer for sale and sell to the Government and/or Government Contractors are "Commercial Items" within the meaning of Part 12 and Subpart 2.101 of the Federal Acquisition Regulation. In addition, each Government order for our products is placed on firm fixed-price terms and, in most cases, on the basis of adequate price competition. As a result, contracts and subcontracts between Williams Scotsman and the Government and/or Government Contractors are not subject to the Cost Accounting Standards rules and regulations of 48 CFR Chapter 99. When competing for Government work, it is the express policy of Williams Scotsman to claim an exemption from all Cost Accounting Standards requirements under the provisions of 48 CFR 9903.201-1(b) and to certify to the monetary exemption from the requirement to submit a Disclosure Statement under the provisions of 48 CFR 9903.202-1(b).
16. Pricing is valid for a period of thirty (30) days from date of proposal. The pricing shall be subject to a price adjustment, if, through no fault of Williams Scotsman: a) the work to be performed hereunder does not commence and complete on time in accordance with the agreed upon schedule; b) the work to be performed hereunder is not completed and exceeds (1) one year from the date of quotation, c) Owner/"Buyer/Lessee" and/or other parties delay or suspend the project, and/or d) certain markets which provide essential materials for the work to be performed hereunder experience significant industry wide price fluctuations which may affect cost, availability of the product/materials and/or delivery time. The price adjustment shall be based on one of the following methods: the average twelve month change in the United States Construction Cost Index (CCI) as published by the ENR based upon a 20 city price, using the Quotation date; or, if the market rates have changed, a new schedule of pricing agreeable to both Williams Scotsman and "Buyer/Lessee".
17. Williams Scotsman shall have no liability whatsoever for any actual, liquidated, consequential or incidental damages, costs or expenses arising from the Building, the Work or any other factor.
18. This Proposal submittal including all the documents, drawings, and specifications (the "Bid Submittal") furnished by Williams Scotsman hereunder are furnished for use solely with respect to this Invitation To Bid. The Bid Submittal provided by Williams Scotsman is considered the exclusive and proprietary property of Williams Scotsman. Williams



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Scotsman shall retain all common law, statutory and other reserved rights, including patents/copyright in any instruments of service furnished as part of the Bid Submittal. Any copying, disclosure or distribution of any part of the information is strictly prohibited without the prior written permission of Williams Scotsman. Williams Scotsman has developed the Bid Submittal in anticipation of the award of the project to Williams Scotsman. Accordingly, Williams Scotsman shall pursue the unauthorized use of the Bid Submittal to the fullest extent allowed by law and/or in equity, requiring recovery from "Buyer/Lessee" of all damages and costs incurred by Williams Scotsman from the unauthorized use of the Bid Submittal hereunder, including, but not limited to attorneys fees and court costs, loss of income and anticipated profits, indemnity claims and all other damages.

19. Pricing does not include hidden conditions, latent conditions, rock removal, dewatering of site, or hazardous waste removal/working conditions. Williams Scotsman is not a hazardous materials contractor. Should Williams Scotsman encounter hazardous materials at site, Williams Scotsman reserves the right to cease operations until it is safe for Williams Scotsman to resume work without being in violation of time schedule. Identification, remediation, cleanup, transport and disposition of any hazardous substances existing at the site and the additional costs arising therefrom and from any resultant delays shall be the liability and responsibility of Owner/"Buyer/Lessee", at Owner's/"Buyer/Lessee"'s liability, responsibility, cost and expense. Costs for hazardous work/remediation are not included in the Williams Scotsman Bid Proposal Price. Any additional time required and expense incurred by Williams Scotsman as a result of the aforementioned HazMat and/or delays shall be covered by appropriate Change Order.
20. Williams Scotsman reserves the right to settle and/or adjust any claims against our insurance policy.
21. Pricing is based on Non-Union, Non-Prevailing Wage.
22. As a policy, Williams Scotsman does not provide copies of our policy declaration pages, endorsements and/or insurance policy to our customers. However, in the event that there is a claim under the Williams Scotsman insurance policy, upon "Buyer/Lessee"'s request, Williams Scotsman, shall provide a copy of its insurance policy to "Buyer/Lessee".
23. Notice of cancellation of insurance coverage will be given per the terms and conditions of the Williams Scotsman insurance policy.
24. Williams Scotsman shall not add "Buyer/Lessee" as an additional insured to the Williams Scotsman workers compensation/employers liability insurance coverage.
25. Williams Scotsman has not included any Small and/or Minority Business Goals, but can option them if requested.
26. Williams Scotsman's pricing and proposal exclude the following:
  - a. LEED Requirements
  - b. Cold Weather Protection
  - c. Soil Sampling or Engineering



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- d. Site Plan Engineering
- e. Building Permits, including but not limited to drawings, expeditor, permit fees
- f. Fencing/Barricades
- g. Site Work (Including but not limited to excavation, grading, Erosion Control, SWM, parking lots, sidewalks)
- h. Utility Locator Companies/Services
- i. Foundations (See Optional Foundation Price)
- j. Soil Treatment of any kind, to include but not limited to Termite, Lime, Fertilizer, etc.
- k. Utilities (See Optional Pricing)
- l. Steps/Decks/Ramps (See Optional Pricing)
- m. Seaming of Finish Floor (Surface Mounted Metal Carpet Bar will be used)
- n. Seaming of Acoustical Ceiling (Surface Mounted Wood Trim will be used)
- o. Ductbanks
- p. Condition of Modular Building (Used Bldg – As Is Condition)
- q. Fire Sprinkler System
- r. Furniture, cubicles, equipment
- s. Maintenance
- t. Moving of Tenants
- u. Signage (Interior or Exterior)
- v. Equipment
- w. Furniture
- x. Appliances
- y. Card Readers
- z. Electric Strikes
- aa. Emergency Power, including wiring, devices, breakers, disconnects
- bb. Lightning Protection
- cc. Fire Alarm
- dd. Mass Notification System
- ee. P/A
- ff. Intercom
- gg. Voice/Data, including wiring, devices, power, equipment
- hh. STC Rated Doors (Walls have rating)
- ii. Emergency Shut Down of HVAC Equipment
- jj. Commissioning