

10	Handicap restroom with toilet and sink each	2,075.00	69.00
11	Treated Wood canopy 5' x 5' over treated wood deck each	462.00	NA
12			
13			
14			
15	Poured-in-place concrete handicap ramp, decks and steps with painted pipe handrails	28.78 per sq ft	NA
16	Poured-in-place concrete footings 12" x 24" x 24", round, steel reinforced, in compacted dirt (compaction and drainage by others) per sq ft of building	1.87 per sq ft	NA
17	EIFS Exterior finish (stucco over expanded polystyrene)	6.34 per sq ft	NA
18	Stucco Exterior finish over Hardipanel fiber cement siding	4.03 per sq ft	NA
19	Cleaning of building upon completion of setup per sq ft	.33 per sq ft	NA
20			
21	Install commercial grade guttering and downspouts full perimeter of building	12.49 per ft	NA
22	Install fire alarm system per sq ft of building	2.19 per sq ft	NA
23	Install transmitter for fire alarm system	9,875.00	NA
24	Install fire sprinkler system (protection below ceiling) per sq ft of building	5.17 per sq ft	NA
25	Portapotty and dumpster per project	5,348.00	NA

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TXMAS Supply Schedule Contract TXMAS-4-56060 Lease/Rental Terms and Conditions -

The Government will not acquire title to any leased or rented structures during the lease or rental term. The structures will be leased or rented for the life of the leasing arrangement as specified in the purchase order or lease agreement. During the lease term, the structure shall remain the property of Nortex Modular Space. The Government shall have no right or interest in the structure, except as provided in the contract document, and shall hold the leased structure subject and subordinate to the rights of Nortex Modular Space.

All structures offered for lease or rental shall be new or used unless specified in the contract.

Maintenance is not included in the charge for leasing although the Government may obtain maintenance services from Nortex Modular Space or other sources. Door adjustments, HVAC filter changes, cleaning, maintenance of telecom systems, and other maintenance is the responsibility of the customer.

Unless otherwise stated in a the contract or delivery order, the Government is responsible for site access, leveling, compaction (to 2,500 psf), site utilities, footings (if required), staking of the location, temporary power during setup, trash dumpster, bathroom facilities for setup crew, utility connections during the setup including utility harnessing in the crawl space, electrical connections to sub-panels and related electrical harnessing, decks, ramps and landings, skirting, fire alarm system (if required), fire sprinkler system (if required), telephone wiring, and site restoration if damage such as ruts in grass surfaces etc caused during the delivery process. These items may be added to the purchase order upon joint agreement.

The lease start date shall be the date that the Nortex Modular Space scope of work is substantially completed and the project can be occupied and used by the Government. If, on that date, the Government has not fulfilled its scope of work (such as delay in electrical, water and sewer utility connections) and the building cannot be occupied due to such circumstances beyond the control of Nortex Modular Space, then the lease start date shall commence in any case on that date, and the Government shall commence with payment of one time charges and lease payments, and shall immediately provide a punch list of the existing condition of the project. If Nortex Modular Space has an added travel expense or other expense to return to the project at a later date due to these circumstances, then this additional cost shall be borne by the Government.

Nortex Modular Space shall provide an invoice for the monthly lease payment, in advance of the month that the billing applies to, and the Government shall pay that invoice within 10 days. One-time charges shall be paid within 30 days of invoice. Partial payments can be made on one-time charges related to government or weather caused delays.

Payment for less than one month shall be prorated at 1/30th of the monthly rate for each calendar day.

Upon written notice, at least thirty (30) days prior to expiration of the lease term, and provided the Government is not in default, the Government may either exercise the option to extend the lease term OR allow Nortex Modular Space to resume possession of the structure after expiration of the lease term.

The Government may affix or install any accessory, addition, upgrade, structure or device on the structures provided that such items can be removed without causing material damage to the structures; do not reduce the value of the structures; and are obtained from or approved by Nortex Modular Space, and are not subject to the interest of any third party other than Nortex Modular Space.

At the end of the lease term, the Government shall remove any additions which: were not leased from Nortex Modular Space, and are readily removable without causing material damage or impairment of the intended function, use, or value of the structures, and restore the structures to its original configuration.

Any Additions, which are not so removable, will become the property (lien free) of Nortex Modular Space.

The Government is relieved from all risk of loss or damage to the structures during periods of transportation, installation, and during the entire time the structures are in possession of Nortex Modular Space, except when loss or damage is due to the fault or negligence of the Government. The Government shall assume risk of loss or damage to the structures during relocation unless Nortex Modular Space shall undertake such relocation.

The customer shall be responsible for loss of or damage to leased or rented structures except for normal wear and tear and loss or damage caused by the negligence of Nortex Modular Space, its agents or employees.

Nortex Modular Space is required to provide all insurance during the delivery, installation, teardown and removal process. The Government shall provide evidence of suitable insurance coverage for both property damage and liability insurance.

Assignment of title by Nortex Modular Space for any leased structures will not relieve Nortex Modular Space of any responsibility of the contract

The Government is responsible for any applicable state, local and other taxes.

Notwithstanding the provisions of the agreed upon contract document, this agreement may be terminated at any time for the Government convenience. However, the Government shall pay Nortex Modular Space for the full remaining months left on the minimum lease contract plus the cost of teardown and return delivery charges.

At the expiration of the lease term, the structure shall remain the property of Nortex Modular Space and Nortex Modular Space shall resume possession of the structure. Nortex Modular Space is required to remove the structure within 60 days of completion of the lease term unless otherwise agreed upon by the Government.

The Government shall make arrangements and pay the costs associated with removal of furniture and any other Customer property, the disconnection of all utilities, and any other work provided by the Government or paid for by the Government in one time charges during the initial setup including site restoration, removal of poured-in-place footings, decks and ramps, telephone equipment etc.

The return delivery price may be renegotiated by Nortex Modular Space and increased to the extent that the CPI has increased during the term of the contract or delivery order.

Government may not renovate or relocate the building without prior written consent by Nortex Modular Space.

Nortex Modular Space

TXMAS-4-56060

Description of Services Offered

Setup SIN 361-32 / 361-32RC

The setup of modular buildings consists of the placement of the building units on a prepared foundation pad, and the blocking and leveling and anchoring required to provide a level floor. If the modular building is larger than one unit, the work also includes the fastening of the units together to form one building, the unit-to-unit interior and interior joiners, the seaming of the roof at the mateline, the finishing of the floor system at the matelines and the fastening of the floor and roof systems to each unit. The cost of material and labor is included in the pricing.

Fire Sprinkler System SIN 361-32 / 361-32RC

The Automatic Fire Sprinkler System will be installed as per NFPA 13 and /or 13R. It will consist of overhead piping designed in accordance with fire protection engineering standards. The installation will be connected to an underground water supply. The water shall be furnished by owner and must have adequate water pressure. The sprinkler system aboveground will be specially sized or hydraulically designed piping installed in a building, structure, or area, generally overhead, and to which sprinklers are attached in a systematic pattern. The valve(s) controlling the system riser will be located with in the building. The fire department connection will be located on the outside wall of the building. The sprinkler system riser includes a device for actuating an alarm when the system is in operation. A backflow water preventing device will be installed below the alarm check valve with butterfly valves connected to each side. The system will be activated by heat from a fire and discharges water over the fire area using the appropriate fire sprinkler flow heads. The temperature rating of the head will be calculated as per NFPA.

Fire Alarm System SIN 361-30 / 361-30RC

The Fire Alarm System will control all of the fire alarm components in the building.

The system will include, but not be limited to, alarm initiating devices, alarm notification appliances, control units, fire safety control devices, annunciators, power supplies, and wiring.

Supervision of installation and testing will be provided by a technician that is certified NICET level III or a registered fire protection engineer. A NICET certified technician will be on site for the supervision and testing of the system, if applicable.

If applicable, a Mass Notification Systems will be provided within a building and will comply with UFC 4-010-01 Unified Facilities Criteria. If the facility has an Area Wide Mass Notification System, the fire alarm and mass notification building system will be connected to operate with each other and with the Area Wide system.

Fire Transmitter System SIN 361-30 / 361-30RC

A (DACT) digital alarm communicator transmitter will be connected to a pair of dedicated telephone lines to transmit an alarm signal to the central station that is responsible for dispatching the fire department. The main fire alarm control unit will automatically transmit alarm signals to the listed central station using a digital alarm communicator transmitter in accordance with NFPA 72.

As a base requirement, A RF Transmitter will be installed adjacent to the main fire alarm system. The RF Transmitter must be compatible to the Base Fire Alarm Receiving Equipment.

Concrete Decks and Ramps SIN 361-32 / 361-32RC

Concrete decks and handicap ramp(s) are installed at all exterior door locations. The decks and ramp are formed in place, and concrete is poured in place to meet all national code requirements. Painted pipe handrails are then installed to meet all national code requirements. The typical finished grade from floor of modular building to grade is about 30 inches and so three steps are normally required at each step. The cost of all labor and material is included.

Footings **SIN 361-32 / 361-32RC**

Using the ground as a form, 24" x 24" (or round 18") x 12" deep, steel reinforced concrete footings are dug or drilled in customer's prepared, level and compact building pad (good drainage required) with the top of the footing at grade. These concrete footings are spread footings and are installed in locations designated by a third party structural engineer. The cost of the engineering is included in the cost of the footings. The cost of labor and material is included.

Wood Decks and Ramps **SIN 361-32 / 361-32RC**

Treated wood decks and handicap ramp (s) are installed at all exterior door locations. The decks and ramp are built in place, with posts set in concrete to meet all national code requirements. Treated wood or pipe handrails are then installed to meet all national code requirements. The typical finished grade from floor of modular building to grade is about 30 inches and so three steps are normally required at each step. Fasteners used are screws and lagbolts.

Project Management **SIN 361-32 / 361-32RC**

A full time construction and project manager is assigned to a project to live temporarily near the jobsite and to be in attendance at all times during construction of the modular building at the jobsite. The Project Manager will provide a schedule for all site activities and coordinate all site activities through the completion and acceptance of the building. The Project Manager will ensure compliance with Government site policies and guidelines and that the work is performed in a safe and professional manner. The Project Manager will communicate directly with the customer concerning all aspects of the work being performed and will be equipped with a vehicle, cell phone and computer equipped wirelessly for email and other internet based services. The Project Manager will be well trained in all aspects of the installation of a modular building and will expedite the timely completion of the project, working with the customer through to occupancy and the completion of any punch list items.

Skirting **SIN 361-32 / 361-32RC**

Once the setup is complete and the utilities are connected, a skirting, to match the siding material, shall be installed around the full perimeter of the modular building. This skirting shall be installed on a treated wood framework to grade and with adequate ventilation for the crawl space and an access door to the crawl space. The color and finish shall match the siding material.

Telecommunication System **SIN 361-32 / 361-32RC**

Nortex will provide voice and data communication system wiring and equipment to the extent that the customer's only responsibilities will be to provide the data voice and data connection to the building provided by Nortex and all telephone and computer equipment. All Voice and Data communications installation will comply with EIA/TIA 568 Standards.

It is recommended that one (1) voice outlet and a minimum of one (1) data outlet be provided at every workstation. Modular outlet systems shall be used.

Backbone networks for voice and data (including CAT-5E and fiber optics) will be designed and installed according to National Standards including TIA/EIA and BICSI, so building infrastructure will meet the needs any tenant that might move into the space.

All new voice communications cabling systems installations will utilize CAT-5E or CAT-6 components. Terminations will be in CAT-5E or CAT-6 outlets and on "110 blocks". Cable will be gray.

All new data communications cabling systems installations will utilize CAT-5E or CAT-6 components. Terminations will be in 24 or 48 port patch panels depending on project requirements and the 4-pair CAT-5E data communications cable will be blue.

All cabling systems installations and components shall conform to all Category-5E or CAT-6 standards and specifications of TIA/EIA 568A Standard.

Multi-mode Fiber Optic cable shall be used where distances and bandwidth requirements dictate. This is normally any distance beyond 100 meters or any connection between buildings with different power sources. The state is

transitioning from using 62.5 micron to 50 micron fiber optic cable. It is imperative that this be discussed on each order.

A minimum of six strand multimode fiber-optic cables terminated in locked metal distribution boxes shall be used in all installations. Strands shall be terminated with ST connectors. The choice of loose or tight tube buffered cable and the type of jacket shall be based on the environment in which the cable is to be installed.

All cable, UTP or fiber-optic cable shall meet building codes for Plenum environment, riser, or horizontal use.

All cable will be installed, fastened and/or wrapped with the minimum bend radius and minimum jacket removal for CAT5E or CAT-6 cabling as well as appear neat and orderly. Installation best practices should be followed in order to avoid bad test results or ambient noise. Best practices include but are not limited to, mounting cables using a professional hook system, routing cables through available cable trays and raceways and never resting on ceiling tiles.

All cable runs shall be clearly labeled on each end of the cable and on the patch panel and on the outlet as required by EIA/TIA 568 Standard.

Testing and As Built documentation will be provided on CD-ROM.

We will provide certificate of accuracy and/or recalibration report from all equipment used to perform the cable tests.

We will perform full electronic testing on all cables with cable scanner reporting the results for the following:

- Signal to Noise Ratio
- NEXT, FEXT, ELFEXT, PSELFEXT
- Ambient Noise
- Cable Length
- Wire Map
- Date of Test

All CAT-5E or CAT-6 installations will be tested to meet the 100Mbps standards.

All multi-mode fiber installations (horizontal and backbone links) will test link attenuation and optical loss on each fiber bi-directionally at 850 nm and 1300 nm. Owner will confirm test results fall within the acceptance range based on current TIA/EIA requirements, distance metrics and other requirements.

As-built drawing package will be delivered to the Owner within two weeks of work completion and will include:

- Copy of or original floor plan with actual location of all modular jacks (station) with identification or numbers clearly labeled.
- Copy of all change orders or requests executed during the project which impacted the floor plan or cable routes original specifications.
- Identification of cable routes, backboard design and the use/type of fire stop used in horizontal and vertical pathways if included in the design.

The manufacturer of the termination hardware utilized shall train installers. Contractors shall provide a letter of support and warrantee documentation from the manufacturer on the cabling termination hardware used.

Installers will provide owner with primary and secondary manufacturer's certificates and product warranties for all cable plant components utilized during projects.

Telecommunications Closet will be provided in the a building.. A minimum of two 4-inch sleeves will be provided vertically in each closet.

The Telecommunications Closet will be adequately ventilated for all equipment that might be located within. Depending on location and configuration this closet might contain Key Telephone System CPUs, ISDN Power Supplies, UPSs (Uninterrupted Power Sources), DSU/CSUs, Routers, Hubs, and Local Area Network Servers.

Adequate lighting, shelving, and individual A/C power outlets will be provided.

Adequate backboard and or floor space for racks will be provided for mounting telecommunications terminal blocks and Data Communications Patch Panels on the wall or in racks. Backboards will be ¾ inch plywood painted with gray or white fire-retardant paint.

The Local Telephone Company must be consulted on cable entrance and termination.

Portapotty **SIN 361-30 / 361-30RC**

A portable restroom unit shall be provided for use by any jobsite workers and it shall be serviced as needed during the entire term of its use at the jobsite.

Dumpster **SIN 361-30 / 361-30RC**

A dumpster shall be provided at the jobsite, in a location suitable to the customer, for placement and removal of trash from the jobsite. The dumpster shall be emptied on a regular basis to prevent overflow.

Cleaning **SIN 361-30 / 361-30RC**

Once the setup is completed at the jobsite, a cleaning person or crew, depending on the size of the building, shall be hired to perform interior cleaning, as needed, of the windows, doors, walls, floors and ceiling, as needed. All restroom fixtures shall be cleaned as well as all finishes.

Guttering **SIN 361-32 / 361-32RC**

Guttering is site installed around the full perimeter of the building as required to eliminate rain drainage from running down the sidewall of the modular building. Downspouts are located in locations around the building spaced less than 30 feet on center, wherever possible. Commercial grade 5 inch seamless guttering is attached to the roof line, the membrane roof is flashed into the guttering, and then leaf guard is installed to prevent blockage.

Teardown **SIN 361-32 / 361-32RC**

Teardown is the labor and materials to remove the building from the foundation pad including removal of any skirting and to prepare the building for return delivery. Price does not include disconnection of utilities, removal of steps and decks and ramps or any site restoration.

----- Last item -----