

2020 Broad Budget Pricing - Leasing

Thank you for your interest in leasing temporary space from Triumph. The following is a broad overview for planning and rough budgeting purposes.

Option 1 – Professional Modular Buildings

Code Compliant / Standard Finishes / Standard Window Selection

This option incorporates standard features and specifications including:

- Maximum ceiling height 8'
- T1-11 exterior siding
- Vinyl Covered Gypsum interior
- VCT / Carpet flooring
- Suspended ceiling with concealed systems

This type of space is typically in existing inventory and ready to deploy quickly.

Cost:

- ***Lease:*** annual costs (billed monthly) generally range between \$12.00 to \$18.00 per square foot per year (PFPY) but rates depend highly on availability, term of lease and custom features if any.
- ***Installation:*** Estimates to install and remove depend on many factors including, but not limited to; foundation system, extent of engineering, connectors, sprinklers, extent of electrical and plumbing connections on site, prevailing wages, and other site specific issues. However, an example of a Basic Scope of Work is included herein. For this scope of work, a cost of \$57.00 per square foot is provided (installation and removal) for your budget purposes.

Professional/Educational Space



Features

Code compliant affordable solution for shorter term use.

Multi Piece, “building block” system configuring 12’ by 60’ modular buildings to create larger spaces.



Modular Box size: 12’ x 60’

Floor covering: ¼” vct tile or 26 oz. commercial jute loop carpet

Exterior siding: smart panel wood siding grooves every 8” o.c.

Insulation: r-19 (6”) kraft back fiberglass

Interior wall covering: ½” vinyl covered gypsum (class 2 f.s.)

Ceiling: 2x4 t-grid suspended ceiling

Roof: .045 white rubber epdm roofing with r30 insulation

Exterior door: 36”x80” insulated steel door with, steel jambs, door closure, lever handle keyed lockset, weather stripping and threshold

Window: 48”x48” white double insulated glass horizontal slider with mini blinds

Electrical: switches and outlets per code

Electrical service: (2) 120/220 single phase, 125 amp main breaker

Lights: 4’ four tube troffer mount fluorescent light with diffuser, t-8 bulbs and electronic ballast, occupancy sensors

Plumbing: optional handicapped restrooms

HVAC: Exterior wall mount, electric

Option 2 – “Eco Fleet” Designs, Customizations

Designs of more permanent quality, buildings look permanent, even if designed to move.

These buildings are used when higher aesthetics are required and for particular USE Groups such as Class A Office, Laboratory, Child Care, etc. Often include higher efficiency HVAC systems, better acoustics, superior insulation values and air barriers. Additional features can include:

- Custom Exteriors, Metal or Panelized
- Taped and painted drywall interior providing expanded color options
- Day-lighting introduced by larger, more ample windows, SkyLights and SunTube Systems
- Flooring options

Cost:

- ***Lease:*** Pricing depends on the term, but is higher than traditional “portables.” Costs range from \$18.00 to \$30.00 per square foot per year, not including installation and removal.
- ***Installation:*** costs depend on many factors including, but not limited to; foundation system, extent of engineering, connectors, sprinklers, extent of electrical and plumbing connections on site, prevailing wages, and other site specific issues. Buildings with longer lives tend to involve more permanent site related features. An example of a basic Scope of Work is included herein, provided for discussion.

A more detailed estimate and proposal for your project can be provided following a site visit. Triumph offers pre-construction services that allow clients to ascertain a realistic estimate of costs and project scope.



Winner "Green Building" and "Best of Show"



Building Designs 2017

A variety of green, sustainable features to achieve the highest-quality, healthy environment.

- solar tube skylights maximize natural light use,
- sustainable "Green Guard" insulation, high-grade sealants, and a white rubber roof that reflects solar heat.
- electronic control of the lighting system turns off lights when there is no activity in the room.
- exterior sun shades that shield the interior of the facility from the sun and reduce the need for air conditioning.
- recycled materials for the interior walls and carpet tiles.
- "state of the art" HVAC system that regulates and brings in air from the outside, as needed.



- Photos above shows:
- Sq. Footage: 5,700
- No. of Modules: 8

Triumph Modular | 194 Ayer Rd | Littleton, MA 01460

Call our Sales Team today at: 800-257-2536 or visit ➔ www.triumphmodular.com

Triumph
Redefining Modular®



Modular Campus

Modular Building configurations for the business and education communities come equipped with:

- modular lighting with illusion ceiling tiles
- large aluminum framed 4'x6' windows natural light, and oak doors, shelves and coat hooks throughout. The surfaces, materials and colors used in the space are designed to provide vibrancy, fun and creative inspiration, while also promoting health, sustainability, functionality and hygienic ease of maintenance.
- roof-mounted, high-efficiency "Energence™" HVAC systems by Lennox with energy recovery ventilators and UV light technology which kills allergens.
- floor, wall and ceiling systems are designed to limit sound transfer between rooms and dampen sound reverberation.
- HardiePanel® and aluminum extrusions provide a modern façade.

Triumph Modular | 194 Ayer Rd | Littleton, MA 01460



Call our Sales Team today at: 800-257-2536 or visit ➔ www.triumphmodular.com

Triumph
Redefining Modular®



CASE STUDY

Sprout Space™

The goal of any classroom is to have inspired teachers instructing engaged students learning in a healthy and productive environment. That aim is the inspiration behind Triumph's award-winning Sprout Space™.

The design incorporates ample natural daylight, which has been proven to increase test scores and retention rates with the added benefit of significantly lower utility costs. Numerous design features such as integrated rainwater collection, overhanging eaves and sustainable materials make Sprout Space™ an excellent example of passive and active green building strategies. The materials include FSC - certified wood, high-reflective roofing and bio-based insulation and flooring. Built from low-emitting materials, these classrooms meet the highest indoor air quality standards. The conscious selection of healthful materials, ample day lighting and increased ventilation have a real effect on teachers and students, especially in relation to asthma and respiratory issues.

These aesthetic, sustainable modern schools save money and time to occupancy allowing your expansion or reconfiguration needs to be accomplished sooner. The fabrication and delivery time is a fraction of the time of conventional construction processes. Quality fabrication at the factory is less invasive to school campuses and your campus free of heavy equipment and costly delays.

Triumph Modular | 194 Ayer Rd | Littleton, MA 01460

Call our Sales Team today at: 800-257-2536 or visit ➔ www.triumphmodular.com



Triumph
Redefining Modular®



Triumph Silverline Modular Building System

Silverline buildings grow with your needs.

Predesigned, pre-engineered, and stackable, Triumph's Silverline system provides the ultimate in flexibility for a variety of uses, locations, and surfaces.

FEATURES

- Near infinite configuration options from single wide to multiplex.
- Improved air quality/ventilation, thermal, noise & moisture control
- Excellent lighting & views

OPTIONS

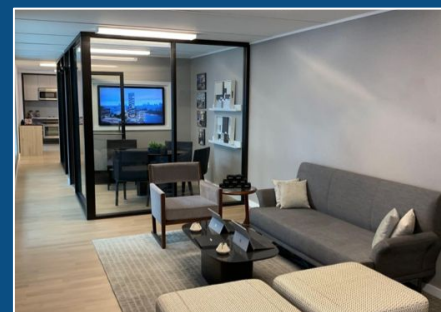
- Coded for business & educational use
- ADA compliant restroom with single sink, toilet & accessories
- Custom build-out

MEASUREMENTS

- 12x60 ft per unit
- 720 sq ft per unit



Quickly expand your space with a modular building system that can adapt to a variety of needs without sacrificing comfort.



Lease and buy options.

Sales 800-257-2536
triumphmodular.com

Triumph Modular | 194 Ayer Rd. Littleton, MA 01460

Triumph

Redefining Modular™

Over 38 years of experience delivering award-winning, modern modular solutions.

Thank you for inquiring about the cost of using Triumph Modular buildings for your upcoming project needs.

With early inquiries we like to be clear about the inclusions and exclusions in the budget provided. As you might imagine, there are many variables to a building project, often requiring research with permitting officials to arrive at final requirements. In order to place clear parameters around our proposal we offer the following for your consideration:

We have included procuring the Building and Occupancy permit with the Building Department. However, any requirements of agencies such as local Planning and Zoning, Board of Appeals, Land Use, Water and Sewer, Environmental have not been included at this time. Other typical project related items not yet included at this early stage are:

- Civil engineering drawings for example: Site Plan or “Survey Plans” showing legal boundaries, adjoining property owners, setbacks and any easements. “Locus” or “Massing” plans siting the building on your property.
- Utility Plans, including availability and capacity of required utilities
- Wetland boundaries
- Site Electrical Plan
- Fresh Water Plan or Waste Water Plan
- Parking Impact Plan or pavement design
- Storm water management design and plan
- Erosion control or subsurface soil investigation or plans pertaining to, identify soil bearing capacity, suitability of site soils for fill, etc. Geotechnical engineering services. Hazardous material identification, handling or removal.
- Environmental restrictions, Identification of endangered species etc.
- Landscape development plan, including planting areas, plant species, retaining walls.
- Irrigation concepts and other water efficiency strategies
- Proximity of adjacent building snow loads etc.
- Site lighting
- Impact Statements (e.g. Traffic, Fiscal, Community)
- Total Occupancy plan or max capacity plan, evacuation route plan, or egress plans.
- Elevation drawings of exterior Stair and or ADA Ramps.

For this early pricing guidance, we have also assumed that any and all underground obstructions and/or utilities, if any, within the building footprint have been marked. A soil bearing capacity of 2500 psf is assumed, if the soils will bear less weight the size and depth of our assumed foundation “footings” may increase. If a soil test is required by dictate of a third party engineer or local building official, the cost of the soil test is not included.

The proposal assumes a relatively “flat site”, a level grade not to exceed (+/-4 inches) across building footprint for us to deliver and set the building upon. For example, a paved parking lot. This allows for the type and size of the foundation quoted as well as a single ADA ramp and a single set of stairs. We assume our modular building finish floor height not to exceed 30”. Final grade of modular location may impact foundation and access details.

Other assumptions include an unobstructed and clear access to the site for trucking of the selected modules to the designated location, clear of obstructions such as trees, lamp posts, benches, play structures, etc. There has not been any finished landscaping included in this proposal. Therefore, no new sidewalks, curb cuts, or parking spots have been included.

Storm water drainage is another important issue that should be addressed, new drainage systems for the site have not been included.

We hope to have an opportunity to review “a laundry list” of things to consider with you and also the relative costs of professional services that might be deployed to help us in making your project a seamless one, with a clear scope of work and budget.

We hope you find this early information helpful.

Sample Scope of Work **by Division of Work**

DIVISION 1 - General Conditions **Building Code and Permitting Clarifications**

This agreement is based on Triumph providing the modular building, which meets the labeling requirements of the State of Massachusetts, Department of Public Safety's Board of Building Regulations and Standards (BBRS).

Triumph will make application for a building permit with local building inspector for the modular building and provide the building plans as detailed below with the initial application. Customer will pay the General Building Permit Fee, or prove an exemption from the City, Triumph will get the permit. Triumph will procure the Occupancy permit.

Triumph will obtain all over the road transportation permits, and required escorts for module delivery including local police escort if required. Triumph will procure permits and pay associated fees for its mechanical, electrical and plumbing connections within the modular building footprint, with the building department and fire department for the Certificate of Occupancy.

Triumph will provide consistent project management on site, safety signage, temporary lighting, portable restrooms and dumpsters.

Modular building component plans will be sealed by Professional Engineer (PE) with appropriate licensure and approved and labeled by the State of Massachusetts. Blocking points and foundation plan detail, including stamped PE foundation and anchoring plan designed by a licensed PE or registered architect per local soil and climate conditions showing foundation loads and support locations as required.

"Construction Control" affidavits: Any PE "Affidavits" or construction review related to site Fire Protection Systems, Mechanical, Electrical, and Plumbing systems will be provided, if required by a PE for each local trade.

DIVISIONS 2-Site Work, 3-Concrete, 4-Masonry, 5-Metals, 6-Wood and Plastic, 7-Thermal Moisture Protection, including Delivery, Set Up and construction services, at installation:

Triumph will provide the following:

- Furnish and install appropriate construction perimeter fencing and erect safety signage for pedestrian and construction traffic as governed by OSHA standards and best practices.
- Provide a code compliant foundation system of earth formed footings to frost line with solid block piers above. Gravel fill or vapor barrier assumed not required at this time.
- Transport the modular units to the site, including route survey (if required), escort cars.
- Removal and disposal of shipping walls and materials from modular units, preparation for set up on foundation, furnish of rigging equipment to set modular units on foundation specified, level and bolt buildings together and make weather tight.
- Placement of the modules is assumed to be truck and use of hydraulic track machines, no crane.
- Anchoring of the building as specified per PE stamped plans.
- Furnishing and installation of skirting materials around building perimeter with appropriate access and ventilation as required.
- Installation of one, 30' long ramp, deck and one set of stairs for access to and egress from the building.

DIVISIONS 8 – Doors/Windows, 9- Finishes, 10-Specialties, 11-Equipment, 12-Furnishings, 13-Modular Building , 13 (a) Modular Removal , 14-Conveying Systems (if applicable)

Modular Building Drawings will include:

- Design loads, Code Criteria and Line item detailed specification
- Building Elevations

Floor Plan

- Door and Window Schedule
- Rated assembly details

Electrical Plan

- Wire size chart
- Lighting control detail
- Electrical riser diagram
- Total load, Panel load AMPS

Plumbing Schematic

- Drain, Waste and Water notes
- Fresh water supply notes

Mechanical Plan

- Duct legend
- Diffuser Detail

Building Cross Section, Steel Frame - Floor Frame Plan, Roof Frame Plan

Modular Building Removal services (if applicable): Triumph will cut and cap utilities, remove all buildings and debris and foundation block from the premises and leave broom clean the area. Any footings or below grade piers will be left in the ground. Restoration of the site to its original condition will be the responsibility of others.

DIVISION 15- Mechanical

Heating and Cooling System: Triumph to assure working condition, start up, field test and comfort balance system.

Plumbing Clarifications: Customer will provide or have provided adequately designed and engineered water and sewer utilities to a predetermined location within five foot of the modular building footprint. Triumph shall manifold the water and sewer connections from and to that point and make final connections inside the building. Triumph shall heat trace as required by code.

This proposal assumes that others have designed and engineered adequate service for the proposed project including any required plumbing utility upgrades and/or relocation of water lines. It is also assumed that sufficient pitch for the sanitary sewer exists or will be provided to assure gravity flow. Any and all code or safety requirements for testing and sterilization of water are assumed for the purposes of this proposal have been provided by others.

DIVISION 16- Electrical

Triumph will provide Information with regard to size of electrical service required to power the building. It is the Customers responsibility to bring adequate power feeds to all electrical panel locations within the modular building. Each modular unit has a sub panel which needs to be fed from a source provided by Customer. This proposal assumes that the power source is single phase. Meters, meter boxes, masts, and or a "main" distribution panels as required are by Customer.

All electrical connections within the building for power and lighting, switches and outlets, and testing are by Triumph.

Telephone and data conduit and back boxes at locations as specified on the plan are included. All wiring, final connections and cross patching of telephone and data is assumed by client.

Fire Alarm shall be non-proprietary stand-alone fire alarm includes devices and programming to communicate via a digital dialer and will need two dedicated phone lines. Phone lines are by others. A monitoring company is required for this system and we need to be contracted by the customer.

System is based on a code layout for pull stations, smoke detectors, heat detectors, and horn strobes for either a sprinkled or non-sprinkled building. A basic permit package is included for a stand-alone system.

Sprinkler system has not been included.

DIVISION 17 - Miscellaneous

1. Data back boxes provided per modular plan, on site wiring of systems and devices not included.
2. Telephone back boxes per modular plan, on-site system wiring and devices by others.
3. Intercom (if applicable) per modular plan, on-site wiring and devices by others.
4. Security systems (if applicable) per modular plan, on-site wiring and devices by others.
5. Furniture and fixtures by others. Window Treatments have not been included.
6. Proposal is based on non-union, non-prevailing wage rates.
7. Shut down of any existing systems or any associated fee(s) if applicable, by others.
8. Final clean will be considered 'construction clean' and includes broom clean/vacuuming of floors, wiping down of wall surfaces and interior and exterior cleaning of windows.
9. Pricing does not include sales, use, personal or real property taxes if applicable.
10. Axles, tires and hitches remain on the modular building.
11. The MA licensed PE that stamps and approves the Modular Building plans will not provide any site related or other project related affidavits other than those required for the modular building components.
12. Proposal is based upon acceptance of Triumph's standard Terms and Conditions (sample attached).