

**AGREEMENT BETWEEN THE
CITY OF PORT ST. LUCIE, FLORIDA
AND
BOXX MODULAR, INC DBA BOXX MODULAR
FOR
BOXX MODULAR INC. RELOCATABLE BUILDING SOLUTIONS
COOPERATIVE AGREEMENT**

THIS AGREEMENT is made and entered into as of the date last entered below by and between the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34896 (“City”), and **BOXX MODULAR, INC. d/b/a BOXX MODULAR**, whose mailing address is 3475 High River Road, Fort Work, TX 76155 (“Contractor”). City and Contractor may be referred to herein individually as a “party” or collectively as the “parties.”

WITNESSETH

WHEREAS, the City requires goods and services of Contractor pursuant to RFP #120822 for Relocatable Building and Storage Solutions with Related Services issued by Sourcewell, and the resulting Contract 120822-BXX between Contractor and the Sourcewell, including its amendments, assignments, renewals and addenda (collectively referred to as “Contract Documents” or the “Contract”); and

WHEREAS, the parties wish to incorporate the terms and conditions of the Contract Documents between the Contractor, its predecessors and/or assignors, and Sourcewell, including any and all contract renewals, amendments and change orders, substituting the “City of Port St. Lucie” for “Sourcewell,” in all places; and

WHEREAS, the City has the authority to enter into this Agreement with Contractor per Contract 120822-BXX, Page one (1) Paragraph two (2), dated March 29, 2023, which was agreed upon by both Sourcewell and the Contractor, its predecessors and/or assignors; and

WHEREAS, the City has determined that the original procurement was lawful, the Contractor, its predecessors and/or assignors, acted at all times in accordance with Florida law when bidding and the competitive procurement method used by Sourcewell is consistent with the purchasing policies and requirements of the City.

NOW THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which is hereby acknowledged, the parties agree to modify and supplement the Contract Documents with the following terms and conditions:

Section 1. Whereas. The “whereas” clauses are hereby incorporated herein as forming the intent, purpose, and scope of this Agreement.

Section 2. Terms. The parties agree that pursuant to Contract 120822-BXX, page one (1) paragraph two (2), agreed upon by both the Contractor and Sourcewell, the City is authorized to utilize the Contract via cooperative agreement, as follows:

- A. Incorporation of the Contract. Except as otherwise set forth in this Agreement, the parties hereby incorporate into this Agreement the terms and conditions of the Contract between the Contractor, its predecessors, successors and/or assignees, and Sourcewell, including any contract renewals, amendments, and change orders.
- B. Substitution. Except where the context requires otherwise, such as, but not limited to, compliance with City ordinances and regulations, City shall be deemed substituted for the Sourcewell, Buyer, and/or Customer regarding any and all provisions of the Contract, including by example, but not limited to, with regard to bond requirements, insurance, indemnification, licensing, termination, default, and ownership of documents. All recitals, covenants, representations, and warranties of Contractor made in the Contract are restated as if set forth fully herein, made for the benefit of City, and incorporated herein.
- C. Term. This Agreement shall be effective from the date upon which all parties have executed it through February 24, 2027. The Agreement may be extended one additional year if agreed upon by both parties in a duly executed writing.
- D. Purchase Orders. Pursuant to the Contract, the City may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All City orders under this Agreement must be issued prior to expiration or cancellation of the Contract; however, Contractor's performance, the City's payment obligations, and any applicable warranty periods or other of Contractor's or the City's obligations may extend beyond the term of the Contract. separate purchase orders will be issued based on specific items at firm, fixed prices listed in the Contract. The Contractor shall not proceed with any project until a written purchase order has been received. The Contractor must obtain prior written approval on all costs before any additional work is started. The Contractor shall provide a construction work schedule and submit it to the City- designated contract person. The schedule shall include estimated commencement and completion dates. The Contractor shall provide an emergency after-hour phone number and contact person.
- E. Product and Pricing. In accordance with the Contract, the City may purchase Equipment, Products, and/or Service in accordance with the Contractor's pricing under the Contract, attached hereto and incorporated herein.

All Equipment, Products, or Services under this Agreement will be priced at or below the price stated in Contractor's proposal. When providing pricing quotes to the City, all pricing quoted must reflect the City's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the City's requested delivery location. Regardless of the payment method chosen by the City, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the City at the time of purchase.

- F. Government Appropriation. The parties acknowledge and agree that, if any purchases are made beyond City’s current fiscal year (on or after October 1st), such purchases made under this Agreement are contingent upon an annual budget appropriation by the City Council.
- G. Tax Exemption. The City may be tax exempt and will share its tax-exempt certificate upon request.
- H. Conflict. In the event of conflict between the Contract and this Agreement, the terms and conditions in this Agreement shall supersede and take precedence over the Contract. Terms included in proposals or other documentation from the Contractor that are not signed by the City’s purchasing agent are null and void and shall not have any bearing on the parties’ agreement.
- I. Sovereign Immunity. Nothing in this Agreement, nor in the Contract, shall be deemed or otherwise interpreted as waiving City’s sovereign immunity protections existing under the laws of the State of Florida, or extending or increasing the limits of liability as set forth in section 768.28, Florida Statutes.

Section 3. Notice. Notice hereunder shall be provided in writing by certified mail return receipt requested, or customarily used overnight transmission with proof of delivery, to the City Manager at the address listed above.

Section 4. Public Records. Contractor understands that City is a public entity whose records are available and open to the public for review and inspection. Contractor agrees to comply with public records laws, specifically to:

- A. Keep and maintain public records required by the City to perform the service.
 - 1. The timeframes and classifications for records retention requirements must be in accordance with the General Records Schedule GS1-SL for State and Local Government Agencies. (See <http://dos.myflorida.com/library-archives/records-management/general-records-schedules>).
 - 2. During the term of the Agreement, the Contractor shall maintain all books, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this Agreement. The form of all records and reports shall be subject to the approval of the City.
 - 3. Records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business with the City. Contractor’s records under this Agreement include but are not limited to, supplier/sub engineer invoices and contracts, project documents,

meeting notes, emails, and all other documentation generated during this Agreement.

4. The Contractor agrees to make available to the City, during normal business hours, all books of account, reports, and records relating to this Agreement.
 5. A Contractor who fails to provide the public records to the City within a reasonable time may also be subject to penalties under section 119.10, Florida Statutes.
- B. Upon request from the City’s custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for by law.
- C. Ensure that project records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to City.
- D. Upon completion of the Agreement, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon the completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records kept electronically must be provided to the City, upon request from the City’s custodian of public records, in a format that is compatible with the information technology systems of the City.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
121 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984
(772) 871-5157
PRR@CITYOFPSL.COM**

Section 5. Scrutinized Vendors List. By entering into this Agreement with the City, Contractor certifies that it and those related entities of Contractor, as defined by Florida law, are not on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725,

Florida Statutes, and are not engaged in a boycott of Israel. The City may terminate this Agreement if Contractor or any of those related entities of Contractor, as defined by Florida law, are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria. Notwithstanding the preceding, the City reserves the right and may, in its sole discretion, on a case by case basis, permit a company on such lists or engaged in business operations in Cuba or Syria to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of one million dollars or more, or may permit a company on the Scrutinized Companies that Boycott Israel List to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of any amount, should the City determine that the conditions set forth in section 287.135(4), Florida Statutes, are met.

Section 6. Law, Venue and Waiver of Jury Trial. This Agreement is to be construed as though made in and to be performed in the State of Florida and is to be governed by the laws of Florida in all respects without reference to the laws of any other state or nation. The venue of any action taken to enforce this Agreement, arising from this Agreement, or related to this Agreement, shall be in St. Lucie County, Florida.

The parties to this Agreement hereby freely, voluntarily, and expressly, waive their respective rights to trial by jury on any issues so triable after having the opportunity to consult with an attorney.

Section 7. Indemnification. Contractor agrees to indemnify, defend, and hold harmless, the City, its officers, agents, and employees from, and against any and all claims, actions, liabilities, losses and expenses including, but not limited to, attorney's fees for personal, economic, or bodily injury, wrongful death, loss of or damage to property, at law or in equity, which may arise or may be alleged to have risen from the negligent acts, errors, omissions or other wrongful conduct of Contractor, agents, laborers, subcontractors or other personnel entity acting under Contractor control in connection with the Contractor's performance of services under this Agreement. To that extent, Contractor shall pay any and all such claims and losses and shall pay any and all such costs and judgments which may issue from any lawsuit arising from such claims and losses including wrongful termination or allegations of discrimination or harassment, and shall pay all costs and attorney's fees expended by the City in defense of such claims and losses, including appeals. That the aforesaid hold-harmless agreement by Contractor shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations of Contractor or any agent laborers, subcontractors, or employee of Contractor regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages. Contractor shall be held responsible for any violation of laws, rules, regulations, or ordinances affecting in any way the conduct of all persons engaged in or the materials or methods used by Contractor on the work. This indemnification shall survive the termination of this Agreement.

Section 8. Insurance. The Contractor shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this Agreement, insurance coverage and limits, including endorsements, as described herein. The requirements contained herein, as well as City’s review or acceptance of insurance maintained by the Contractor are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under the Agreement.

The parties agree and recognize that it is not the intent of the City that any insurance policy/coverage that it may obtain pursuant to any provision of this Agreement will provide insurance coverage to any entity, corporation, business, person, or organization, other than the City of Port St. Lucie and the City shall not be obligated to provide any insurance coverage other than for the City of Port St. Lucie or extend its immunity pursuant to section 768.28, Florida Statutes, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project and/or any obligation to name the City of Port St. Lucie as an additional insured under any other insurance policy or otherwise protect the interests of the City of Port St. Lucie as specified in this Agreement.

Workers’ Compensation Insurance & Employer’s Liability: The Contractor shall agree to maintain Workers’ Compensation Insurance & Employers’ Liability in accordance with section 440, Florida Statutes. Employers’ Liability must include limits of at least \$100,000.00 each accident, \$100,000.00 each disease/employee, and \$500,000.00 each disease/maximum. A Waiver of Subrogation endorsement must be provided. Coverage shall apply on a primary basis. Should scope of work performed by contractor qualify its employee(s) for benefits under Federal Workers’ Compensation Statute (for example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

Commercial General Liability Insurance: The Contractor shall agree to maintain Commercial General Liability insurance, issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	\$1,000,000
Personal/advertising injury	\$1,000,000
Products/completed operations aggregate	\$2,000,000
General aggregate	\$2,000,000
Fire damage	\$100,000 any 1 fire
Medical expense	\$10,000 any 1 person

Additional Insured: An Additional Insured endorsement **must** be attached to the certificate of insurance (should be CG2026) under the General Liability policy. Coverage is to be written on an occurrence form basis and shall apply as primary and non-contributory. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the City. Coverage shall extend to independent contractors and fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests provision as provided under the standard ISO form separation of insurers clause.

Except as to Workers' Compensation and Employers' Liability insurance, Certificates of Insurance and policies shall clearly state that coverage required by the Agreement has been endorsed to include the City of Port St. Lucie, a municipality of the State of Florida, its officers, agents and employees as Additional Insured for Commercial General Liability and Business Auto Liability policies. The name for the Additional Insured endorsement issued by the insurer shall read: "**City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured and shall include Contract #20240156 for BOXX Modular Inc. Relocatable Building Solutions.**" Copies of the Additional Insured endorsements shall be attached to the Certificate of Insurance. The policies shall be specifically endorsed to provide thirty (30) days written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. Formal written notice shall be sent to City of Port St. Lucie, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, Attn: Procurement. In the event that the statutory liability of the City is amended during the term of this Agreement to exceed the above limits, the Contractor shall be required, upon thirty (30) days written notice by the City, to provide coverage at least equal to the amended statutory limit of liability of the City. Copies of the Additional Insured endorsement shall be attached to the Certificate of Insurance.

Business Automobile Liability Insurance: The Contractor shall agree to maintain Business Automobile Liability at a limit of liability not less than \$1,000,000.00 each accident covering any auto, owned, non-owned, and hired automobiles. In the event the Contractor does not own any automobiles, the Business Auto Liability requirement shall be amended allowing Contractor to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation must be provided. Coverage shall apply on a primary and non-contributory basis.

Waiver of Subrogation: By entering into this Agreement, Contractor agrees to a Waiver of Subrogation for each required policy. When required by the insurer, or should a policy condition not permit an insured to enter into a pre-loss contract to waive subrogation without an endorsement, then Contractor shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy where a condition to the policy specifically prohibits such an endorsement, or voids coverage should Contractor enter into such a contract on a pre-loss basis.

Deductibles: All deductible amounts shall be paid for and be the responsibility of the Contractor for any and all claims under this Agreement. Where an SIR or deductible exceeds \$5,000, the City reserves the right, but is not obligated, to review and request a copy of the Contractor's most recent annual report or audited financial statement.

It shall be the responsibility of the Contractor to ensure that all independent contractors and subcontractors comply with the same insurance requirements referenced herein. It shall be the responsibility of the Contractor to obtain Certificates of Insurance from all independent contractors and subcontractors listing the City as an Additional Insured without the language, "when required by written contract." If Contractor, any independent contractor, or any subcontractor maintain

higher limits than the minimums listed above, the City requires and shall be entitled to coverage for the higher limits maintained by Contractor/independent contractor/subcontractor.

The Contractor may satisfy the minimum limits required above for either Commercial General Liability, Business Auto Liability, and Employers' Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for either Commercial General Liability, Business Auto Liability, or Employers' Liability. When required by the insurer, or when Umbrella or Excess Liability is written on Non-Follow Form, the City shall be endorsed as an "Additional Insured."

The City, by and through its Risk Management Department, reserves the right, but is not obligated, to review, modify, reject, or accept any required policies of insurance, including limits, coverages, or endorsements, herein from time to time throughout the term of this Agreement. All insurance carriers must have an AM Best rating of at least A:VII or better. When a self-insured retention or deductible exceeds \$5,000, the City reserves the right, but is not obligated, to review and request a copy of Contractor's most recent annual report or audited financial statement.

A failure on the part of the Contractor to execute the Agreement and/or punctually deliver the required insurance certificates and other documentation may be cause for annulment of this Agreement.

Section 9. Audits. The Contractor shall establish and maintain a reasonable accounting system that enables the City to readily identify the Contractor's assets, expenses, costs of goods, and use of funds throughout the term of this Agreement for a period of at least seven (7) years following the date of final payment or completion of any required audit, whichever is later. Records shall include, but are not limited to, accounting records, written policies and procedures; subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, etc.); all paid vouchers including those for out-of-pocket expenses; other reimbursements supported by invoices; ledgers; cancelled checks; deposit slips; bank statements; journals; original estimates; estimating work sheets; contract amendments and change order files; back charge logs and supporting documentation; insurance documents; payroll documents; timesheets; memoranda; and correspondence. The Contractor shall permit the City's authorized auditor or any authorized representative of the State, and where federal funds are involved, the Comptroller General of the United States, or any other authorized representative of the United States government, to access and examine, audit, excerpt, and to make copies of all books, documents, papers, electronic or optically stored and created records, or other records relating or pertaining to this Agreement kept by or under the control of the Contractor, including, but not limited to, those kept by the Contractor, its employees, agents, assigns, successors, and subcontractors. Such records shall be made available to the City during normal business hours at the Contractor's office or place of business. The Contractor shall not impose a charge for audit or examination of the Contractor's books and records. If an audit discloses incorrect billings or improprieties, the City reserves the right to charge the Contractor for the cost of the audit and appropriate reimbursement. Any adjustments and/or payments that must be made as a result of any such audit or inspection of the Contractor's invoices and/or records shall be made within a reasonable amount of time (not to exceed ninety (90) days) from presentation of the City's findings to the Contractor. Evidence of criminal conduct will be turned over to the proper authorities.

The Contractor shall ensure the City has these rights with Contractor’s employees, agents, assigns, successors, and subcontractors, and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Contractor and any subcontractors to the extent that those subcontracts or agreements relate to fulfillment of the Contractor’s obligations to the City.

Section 10. E-Verify. In accordance with section 448.095, Florida Statutes, the Contractor agrees to comply with the following:

1. Contractor must register with and use the E-Verify system to verify the work authorization status of all new employees of the Contractor. Contractor must provide City with sufficient proof of compliance with this provision before beginning work under this Agreement.
2. If Contractor enters into a contract with a subcontractor, Contractor must require each and every subcontractor to provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of each and every such affidavit(s) for the duration of this Agreement and any renewals thereafter.
3. The City shall terminate this Agreement if it has a good faith belief that a person or an entity with which it is contracting has knowingly violated section 448.09(1), Florida Statutes.
4. Contractor shall immediately terminate any contract with any subcontractor if Contractor has, or develops, a good faith belief that the subcontractor has violated section 448.09(1), Florida Statutes. If City has or develops a good faith belief that any subcontractor of Contractor knowingly violated section 448.09(1), Florida Statutes, or any provision of section 448.095, Florida Statutes, the City shall promptly notify the Contractor and order the Contractor to immediately terminate the contract with the subcontractor.
5. The City shall terminate this Agreement for violation of any provision in this section. If the Agreement is terminated under this section, it is not a breach of contract and may not be considered as such. If the City terminates this Agreement under this section, the Contractor may not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. A contractor is liable for any additional costs incurred by the City as a result of the termination of a contract.
6. The City, Contractor, or any subcontractor may file a cause of action with a circuit or county court to challenge a termination under section 448.095(5)(c), Florida Statutes, no later than twenty (20) calendar days after the date on which the Agreement was terminated. The parties agree that any such cause of action shall be filed in St. Lucie County, Florida, in accordance with the Venue provision herein.

Section 11. Construction. The title of the section and paragraph headings in this Agreement are for reference only and shall not govern, suggest, or affect the interpretation of any of the terms or provisions within each section or this Agreement as a whole. The use of the term “including” in this Agreement shall be construed as “including, without limitation.” Where specific examples are given to clarify a general statement, the specific language shall not be construed as limiting, modifying, restricting, or otherwise affecting the general statement. All singular words and terms shall also include the plural, and vice versa. Any gendered words or

terms used shall include all genders. Where a rule, law, statute, or ordinance is referenced, it indicates the rule, law, statute, or ordinance in place at the time the Agreement is executed, as well as may be amended from time to time, where application of the amended version is permitted by law.

The parties have participated jointly in the negotiation and drafting of this Agreement and agree that both have been represented by counsel and/or had sufficient time to consult counsel, before entering into this Agreement. In the event an ambiguity, conflict, omission, or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the parties, and there shall be no presumption or burden of proof or persuasion based on which party drafted a provision of the Agreement.

Section 12. Discriminatory, Convicted, and Antitrust Violator Vendor Lists. Contractor certifies that neither it nor any of its affiliates, as defined in the statutes below, have been placed on the discriminatory vendor list under section 287.134, Florida Statutes; the convicted vendor list under section 287.133, Florida Statutes; or the antitrust violator vendor list under section 287.137, Florida Statutes. Absent certain conditions under these statutes, neither contractors nor their affiliates, as defined in the statutes, who have been placed on such lists may submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

Section 13. Cooperation with Inspector General. Pursuant to section 20.055, Florida Statutes, it is the duty of every state officer, employee, agency, special district, board, commission, contractor, and subcontractor to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to this section. Contractor understands and will comply with this statute.

Section 14. Non-Exclusivity. Contractor acknowledges and agrees that this Agreement is non-exclusive.

Section 15. Termination for Convenience. The City may, at any time, with or without cause, or for its convenience, terminate all or a portion of the Agreement upon thirty (30) days written notice to Contractor. Any such termination shall be accomplished by delivery in writing of a notice to Contractor. Following termination without cause, the Contractor shall be entitled to compensation upon submission of invoices and proper proof of claim, for services provided under the Agreement to the City up to the time of termination, pursuant to Florida law.

Section 16. Merger. This Agreement sets forth the entire agreement between Contractor and City with respect to the subject matter of this Agreement. This Agreement supersedes all prior and contemporaneous negotiations, understandings, and agreements, written

or oral, between the parties. This Agreement may not be modified except by the parties' mutual agreement set forth in writing and signed by the parties.

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IN WITNESS WHEREOF, the parties are duly authorized to bind their respective entities hereto and have accepted, made, and executed this Agreement upon the terms and conditions above stated on the day and year entered below.

CITY OF PORT ST. LUCIE,
A Florida municipal corporation

Caroline Sturgis
Director, Office of Management & Budget

Date: _____

CONTRACTOR
BOXX MODULAR, INC DBA BOXX MODULAR

Heinz-Josef Werner

Authorized Representative's Name
Authorized Representative

Date: 10/01/2024



BOXX - Sourcewell Contract Pricing

12/5/2022

Office Buildings

Assemble and price out your desired building size/layout using the below pricing per module along with the attached "Building Components" selection drawing

Product Code	Size	Description	Lease Pricing (\$/mo)				Purchase Price	Delivery Price	Install Price	Dismantle Price
			24-35 Month	36-47 Month	48-59 Month	60+ Month				
FLEX PLEX OFFICE Units (Notes 1,2,3,4,6,7,8,9)	12'x 56'	Unit A 12'x 56' New Manufactured Unit Side wall unit	\$2,022	\$1,348	\$1,226	\$1,103	\$72,135	10% Member Discount	10% Member Discount	10% Member Discount
	12'x 56'	Unit A 12'x 56' In-Fleet Existing Unit Side wall unit	\$800	\$780	\$760	\$725	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount
	12'x 56'	Unit B 12'x 56' New Manufactured Unit End wall unit	\$1,620	\$1,080	\$982	\$883	\$57,766	10% Member Discount	10% Member Discount	10% Member Discount
	12'x 56'	Unit B 12'x 56' In-Fleet Existing Unit End wall unit	\$800	\$780	\$760	\$725	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount
	12'x 56'	Unit C 12'x 56' New Manufactured Unit End wall unit	\$1,620	\$1,080	\$982	\$883	\$57,766	10% Member Discount	10% Member Discount	10% Member Discount
	12'x 56'	Unit C 12'x 56' In-Fleet Existing Unit End wall unit	\$800	\$780	\$760	\$725	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount
	12'x 56'	Unit D 12'x 56' New Manufactured Unit Side wall unit	\$1,774	\$1,183	\$1,075	\$968	\$63,275	10% Member	10% Member	10% Member
	12'x 56'	Unit D 12'x 56' In-Fleet Existing Unit Side wall unit	\$800	\$780	\$760	\$725	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount
Single Office Units (Notes 3,4,5,6,7,8,9)	10'x 36'	Single Office Trailer	\$550	\$525	\$500	\$475	\$51,500	10%	10%	10%
	10'x 46'	In-Fleet Existing Unit	\$750	\$725	\$700	\$675	\$75,400	Member	Member	Member
	12'x 46'	With Restroom	\$750	\$725	\$700	\$675	\$76,500	Discount	Discount	Discount
	12'x 56'		\$860	\$820	\$780	\$720	10%	10%	10%	
	12'x 60'		\$860	\$820	\$780	\$720	Member	Member	Member	
	14'x 60'		\$975	\$900	\$825	\$750	Discount	Discount	Discount	
	14'x 70' +		\$1,150	\$1,050	\$950	\$850				
Custom Designed Office (Notes 3,4,5,6,7,8,9)	All	All BOXX Modular Custom Designed or Specialty Office Building Offerings	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	

Notes:	<ol style="list-style-type: none"> 1 See attached "Flex Building Components (A B C D) - Office" module selections for standard office layouts 2 See attached "Base Model Building Specifications - Office" document for FLEX PLEX general building specifications 3 The above discount percentage is applied against BOXX Modular Standardized Mark-up and current market rates 4 Above pricing is based on the State of Texas marketplace. See attached "Additional States Coefficient" tab for projects located outside of Texas. 5 Assembled Floor Plan drawings will be provided at time of customer proposal. In-Fleet units, based on current inventory availability 6 Any needed design, project management and/or turnkey services will be priced within the "Install Price" category 7 All above pricing is exclusive of any/all applicable taxes, insurance and bonds. Pricing for Canada TBD. 8 All above fixed pricing is subject to change due to variables in code compliance, shifts in market conditions, disruption to supply chains and labor pool 9 Be sure to multiply all lease rates and purchase pricing by your state coefficient (see tab at bottom of spreadsheet) to achieve your final price in your particular state.
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BOXX - Sourcwell Contract Pricing

12/5/2022

Classroom Buildings

Assemble and price out your desired building size/layout using the below pricing per module along with the attached "Building Components" selection drawing

Product Code	Size	Description	Lease Pricing (\$/mo)				Purchase Price	Delivery Price	Install Price	Dismantle Price	
			24-35 Month	36-47 Month	48-59 Month	60+ Month					
FLEX PLEX CLASSROOM Units (Notes 1,2,3,4,6,7,8,9)	14'x 64'	Unit A 14'x 64' New Manufactured Unit Side wall unit	\$2,609	\$1,739	\$1,581	\$1,423	\$102,094	10% Member Discount	10% Member Discount	10% Member Discount	
	14'x 64'	Unit A 14'x 64' In-Fleet Existing Unit Side wall unit	\$1,000	\$975	\$950	\$925	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	
	14'x 64'	Unit B 14'x 64' New Manufactured Unit End wall unit	\$2,087	\$1,392	\$1,265	\$1,139	\$81,675	10% Member Discount	10% Member Discount	10% Member Discount	
	14'x 64'	Unit B 14'x 64' In-Fleet Existing Unit End wall unit	\$1,000	\$975	\$950	\$925	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	
	14'x 64'	Unit B1 14'x 64' New Manufactured Unit End wall unit	\$2,062	\$1,375	\$1,250	\$1,125	\$80,681	10% Member Discount	10% Member Discount	10% Member Discount	
	14'x 64'	Unit B1 14'x 64' In-Fleet Existing Unit End wall unit	\$1,000	\$975	\$950	\$925	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	
	12'x 64'	Unit C 12'x 64' New Manufactured Unit End wall unit - Restrooms	\$3,772	\$2,515	\$2,286	\$2,057	\$147,597	10% Member Discount	10% Member Discount	10% Member Discount	
	12'x 64'	Unit C 12'x 64' In-Fleet Existing Unit End wall unit - Restrooms	\$2,000	\$1,950	\$1,900	\$1,850	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	
	12'x 64'	Unit C1 12'x 64' New Manufactured Unit End wall unit - Restrooms	\$3,577	\$2,384	\$2,168	\$1,951	\$139,949	10% Member Discount	10% Member Discount	10% Member Discount	
	12'x 64'	Unit C1 12'x 64' In-Fleet Existing Unit End wall unit - Restrooms	\$2,000	\$1,950	\$1,900	\$1,850	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	
	14'x 64'	Unit D 14'x 64' New Manufactured Unit Side wall unit	\$2,515	\$1,677	\$1,524	\$1,372	\$98,423	10% Member Discount	10% Member Discount	10% Member Discount	
	14'x 64'	Unit D 14'x 64' In-Fleet Existing Unit Side wall unit	\$1,000	\$975	\$950	\$925	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	
	Custom Designed Classrooms (Notes 3,4,5,6,7,8,9)	All	All BOXX Modular Custom Designed or Specialty Classroom Buildings (New or In-Fleet)	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount	10% Member Discount

Notes:

- 1 See attached "Flex Building Components (A B C D) - Classroom" and "Flex Building Components (B1 C1) - Classroom Pre-K" module selections for standard layouts
- 2 See attached "Base Model Building Specifications - Classroom" document for FLEX PLEX general building specifications
- 3 The above discount percentage is applied against BOXX Modular Standardized Mark-up and current market rates
- 4 Above pricing is based on the State of Texas marketplace. See attached "Additional States Coefficient" tab for projects located outside of Texas.
- 5 Floor plans will be provided at time of customer proposal. In-Fleet units, based on current inventory availability
- 6 Any needed design, project management and/or turnkey services will be priced within the "Install Price" category
- 7 All above pricing is exclusive of any/all applicable taxes, insurance and bonds. Pricing for Canada TBD.
- 8 All above fixed pricing is subject to change due to variables in code compliance, shifts in market conditions, disruption to supply chains and labor pool
- 9 Be sure to multiply all lease rates and purchase pricing by your state coefficient (see tab at bottom of spreadsheet) to achieve your final price in your particular state



BOXX - Sourcwell Contract Pricing

12/5/2022

State	Coeff
Alabama	1.00
Alaska	TBD
Arizona	1.10
Arkansas	1.00
California	1.45
Colorado	1.25
Connecticut	1.15
Delaware	1.00
Florida	1.15
Georgia	1.00
Hawaii	TBD
Idaho	1.25
Illinois	1.10
Indiana	1.05
Iowa	1.00
Kansas	1.15
Kentucky	1.05

State	Coeff
Louisiana	1.00
Maine	1.25
Maryland	1.00
Massachusetts	1.25
Michigan	1.35
Minnesota	1.25
Mississippi	1.00
Missouri	1.00
Montana	1.20
Nebraska	1.20
Nevada	1.25
New Hampshire	1.25
New Jersey	1.05
New Mexico	1.00
New York	1.15
North Carolina	1.00
North Dakota	1.25

State	Coeff
Ohio	1.00
Oklahoma	1.00
Oregon	1.20
Pennsylvania	1.00
Rhode Island	1.25
South Carolina	1.00
South Dakota	1.20
Tennessee	1.00
Texas	1.00
Utah	1.30
Vermont	1.25
Virginia	1.00
Washington	1.35
West Virginia	1.00
Wisconsin	1.25
Wyoming	1.30

1. The above coefficients are to be applied to the standard pricing included for the various building types

The reason for this applied state coefficient is that a commercial modular will cost more depending on the below partial list:

- Ground and roof Snow Load varies greatly and generally costs more for snow regions
- Wind Load code compliance can significantly increase cost in designated and coastal areas
- Seismic code compliance adds cost to our commercial buildings
- International Building Code (IBC) Energy and Envelop compliance varies greatly and costs increase on buildings mainly due to higher insulation values to meet code, and especially as you move further North in geography. Pricing for Canada TBD.