



An ALGECO SCOTSMAN Company

Williams Scotsman, Inc.
5002 E Hillsborough Avenue
Tampa, FL 33610-4815

Your Williams Scotsman Representative
Chris Ahr
Phone: (813)626-2862 Ext. 41616
Fax: (813) 626-5272
Toll Free: 800-782-1500

Contract Number:469588

Revision: 5
Date: August 15, 2014

Lease Agreement

Lessee: 1370707
CITY OF ORLANDO
400 S Orange Ave
Orlando, Florida, 32801

Contact:
George Seckinger
400 South Orange Ave
Orlando, FL, 32802
Phone: (407) 246-3530
Fax: (407) 246-2758

Ship To Address:
1203 W. Robinson St
ORLANDO, FL, 32805

Delivery Date(on or about):
11/5/2014

E-mail: george.seckinger@cityoforlando.net

Rental Pricing Per Month	Quantity	Price	Extended
60x36 Redi Plex (56x36 Box) Unit Number:	1	\$1,800.00	\$1,800.00
ADA Ramp Rental - 30' Straight w/5x10 Landing	1	\$260.00	\$260.00
ADA Step Rental - 30" High w/5x5 Landing	2	\$55.00	\$110.00
Data Hub Rental	8	\$15.00	\$120.00
Water Cooler Rental	1	\$65.00	\$65.00
Ice Machine Rental	1	\$19.00	\$19.00
Minimum Lease Term: 18 Months	Total Monthly Building Charges:		\$1,800.00
	Other Monthly Charges:		\$574.00
	Total Rental Charges Per Month:		\$2,374.00

Delivery & Installation			
Fuel Surcharge Delivery	1	\$150.00	\$150.00
Step/Ramp - Delivery & Setup	1	\$560.00	\$560.00
Approved Drawings (bldg, foundation, ramp)	1	\$4,375.00	\$4,375.00
General Contracting/Permitting	1	\$7,000.00	\$7,000.00
Aluminum Carport - 60'(L) x 40'(W) x 16'(H)	1	\$41,025.00	\$41,025.00
Plumbing Connections within 10' of building	1	\$7,000.00	\$7,000.00
Electrical Connections within 10' of building	1	\$18,970.00	\$18,970.00
Speaker wiring	1	\$2,750.00	\$2,750.00
Data/Cable Installation	1	\$2,435.00	\$2,435.00
Modification to Unit	1	\$5,485.00	\$5,485.00
3'x3' Concrete Footer for Awning	9	\$465.00	\$4,185.00
Block, Level & Tiedown	1	\$5,300.00	\$5,300.00
Delivery Freight	3	\$250.00	\$750.00
Vinyl skirting	184	\$10.00	\$1,840.00
Total Delivery & Installation Charges:			\$101,825.00

Final Return Charges*			
Fuel Surcharge Return	1	\$150.00	\$150.00
Step/Ramp - Knockdown & Return	1	\$560.00	\$560.00
Teardown	1	\$4,285.00	\$4,285.00
Return Freight	3	\$250.00	\$750.00
Due On Final Invoice*:			\$5,745.00
Total Charges Including (18) Month Rental, Delivery, Installation & Return**:			\$150,302.00

Scope Of Work

PER ENCLOSED LAYOUT, BUILDING SPECIFICATIONS, AND SCOPE OF WORK.

Summary of Charges

Model: RP6036	QUANTITY: 1	Total Charges for (1) Building(s):	\$150,302.00
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INSURANCE REQUIREMENTS ADDENDUM

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	RP6036	\$82962.00	

Lessee:CITY OF ORLANDO

Pursuant to Section 12 of the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

1. **Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than \$1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
2. **Commercial Property Insurance:** covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

Commercial General Liability Insurance

Lessee is providing Commercial General Liability Insurance in accordance with the requirements set forth Section 11 of the Lease and will provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If Lessee fails to deliver the required certificate of insurance, Lessee understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.

Commercial Property Insurance

Lessee: is providing Commercial Property Insurance in accordance with the requirements set forth Section 12 of the Lease and will provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If **Lessee:** fails to deliver the required certificate of insurance, **Lessee:** understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.



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Clarifications

Final Return Charges** are estimated and will be charged at Lessor's market rate at time of return for any Lease Term greater than twelve (12) months. *All prices exclude applicable taxes. All Lessees and Leases are subject to credit review.** In addition to the stated prices, customer shall pay any local, state or provincial, federal and/or personal property tax or fees related to the equipment identified above ("Equipment"), its value or its use. Lessee acknowledges that upon delivery of the Equipment, this Agreement may be updated with the actual serial number(s), delivery date(s), lock serial number(s), etc, if necessary and Lessee will be supplied a copy of the updated information. Prices exclude taxes, licenses, permit fees, utility connection charges, site preparation and permitting which is the sole responsibility of Lessee, unless otherwise expressly agreed by Lessor in writing. Lessee is responsible for locating and marking underground utilities prior to delivery and compliance with all applicable code requirements unless otherwise expressly agreed by the Lessor in writing. Price assumes a level site with clear access. Lessee must notify Lessor prior to delivery or return of any potentially hazardous conditions or other site conditions that may otherwise effect delivery, installation, dismantling or return of any Equipment. Failure to notify Lessor of such conditions will result in additional charges, as applicable. Physical Damage & Commercial Liability insurance coverage is required beginning on the date of delivery. Lessor is not responsible for changes required by code or building inspectors. **Pricing is valid for thirty (30) days.**

Lessor hereby agrees to lease to Lessee and Lessee hereby agrees to lease from Lessor Modular Equipment and Value Added Products (as such items are defined in Lessor's General Terms & Conditions) selected by Lessee as set forth in this Agreement. All such items leased by the Lessee for purposes of this Lease shall be referred to collectively as the "Equipment". By its signature below, Lessee hereby acknowledges that it has read and agrees to be bound by the Lessor's General Terms & Conditions (09-09-13) located on Lessor's internet site (<http://www.willscot.com/terms>) in their entirety, which are incorporated herein by reference and agrees to lease the Equipment from Lessor subject to the terms therein. Although Lessor will provide Lessee with a copy of the General Terms & Conditions upon written request, Lessee should print copies of this Agreement and General Terms & Conditions for recordkeeping purposes. Each party is authorized to accept and rely upon a facsimile signature, digital, or electronic signatures of the other party on this Agreement. Any such signature will be treated as an original signature for all purposes and shall be fully binding. The undersigned represent that they have the express authority of the respective party they represent to enter into and execute this Agreement and bind the respective party thereby.

Invoicing Options (select one)

☐ **Paperless Invoicing Option**

Williams Scotsman now issues paperless invoices via email, an efficient, convenient & environmentally friendly process. Go green and provide us with the proper email address for your invoices.

A/P Email: _____

☐ **Standard Mail Option**

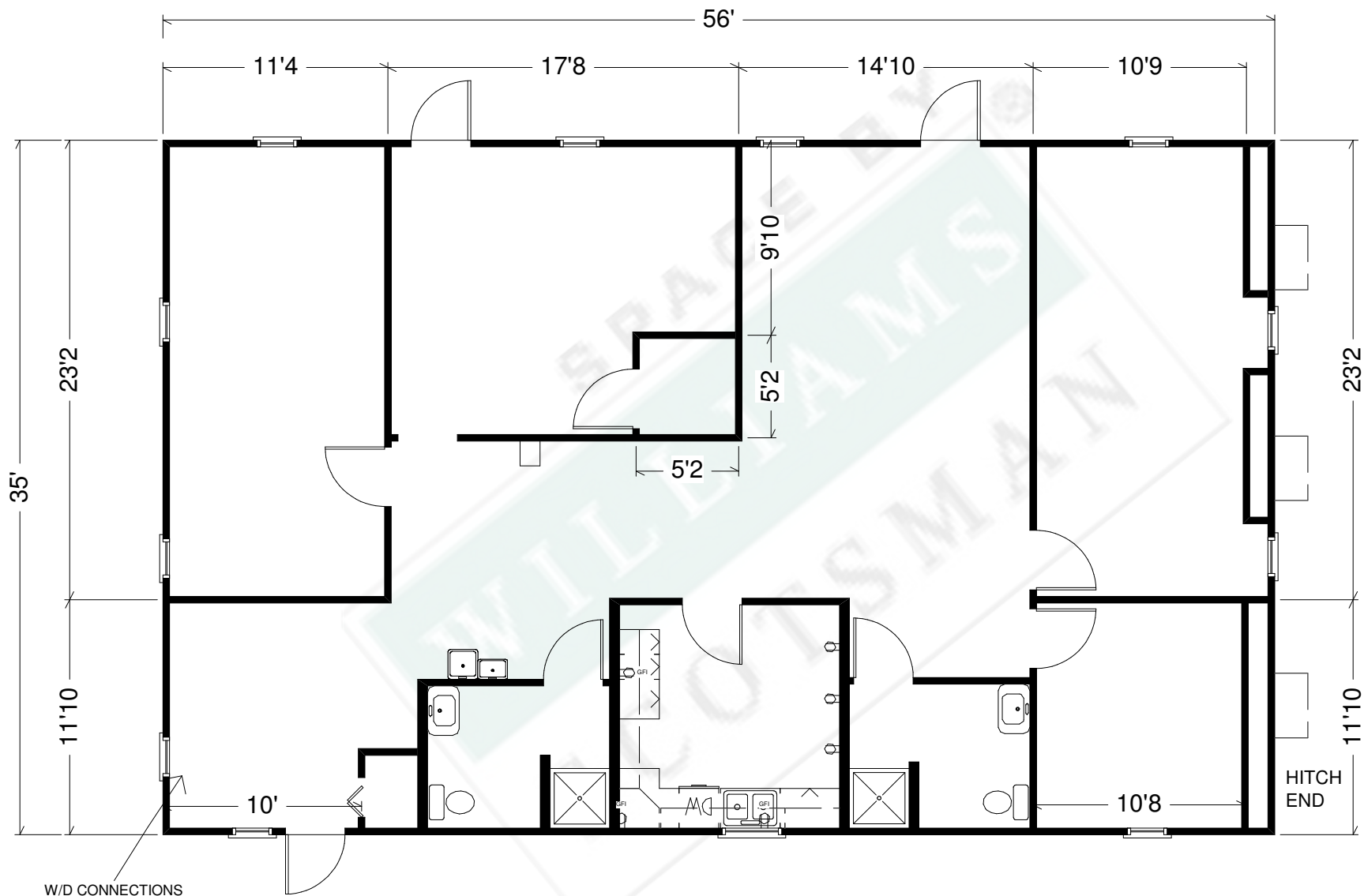
Invoices will be mailed to:
400 S Orange Ave
Orlando Florida 32801

Enter a new billing address: _____

Signatures

Lessee::	CITY OF ORLANDO	Lessor:	Williams Scotsman, Inc.
Signature:		Signature:	
Print Name:		Print Name:	
Title:		Title:	
Date:		Date:	
PO#			

PLEASE RETURN SIGNED AGREEMENT TO: ORLLeases@willscot.com



CPX-78693 56x36 DORMITORY MODULAR
 HIGH RIB ALUMINUM EXTERIOR, VERTICAL WINDOWS, STEEL EXTERIOR DOORS
 VCT THROUGHOUT, 8' T-GRID CEILING, BASE & OVERHEAD CABINETS, ADA SHOWERS



www.willscot.com
 WILLIAMS SCOTSMAN INC.

CORPORATE OFFICES
 BALTIMORE, MARYLAND
 (800) 638-6963
 (410) 931-6000

TAMPA BRANCH OFFICE
 5002 E. Hillsborough Ave
 Tampa, FL 33610
 (813) 626-2862 office
 (813) 626-5272 fax
 (813) 376-8027 mobile

PROJECT

56' x 36' SECTION MODULAR

THE USE OF THIS DRAWING FOR ANY MEANS OTHER THAN THAT
 INTENDED IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN
 CONSENT OF AN AUTHORIZED REPRESENTATIVE OF WILLIAMS SCOTSMAN.

SR:

FILE#:

DWG BY:

SERIAL#:

DATE: 9/3/2014

SCALE:

DWG:

CUSTOMER APPROVAL

SIGN: _____

DATE _____

AS IS: ☐

W/CORRECTIONS: ☐

Customer:

- ❖ Salesperson:
- ❖ Building:
- ❖ Units/Building:
- ❖ Square Feet/Building:

City of Orlando

CHRIS AHR
(1) 60x36 Modular Office (56x36 nominal box size)
3
2016 SF

Design Criteria

- ❖ Code: FBC 2010
- ❖ Code: IBC 2008, NEC 2008
- ❖ Construction Type: V-B
- ❖ Occupancy Use: Dormitory
- ❖ Wind Load (V3s): 130 MPH Exposure - B

Frame

- ❖ Type: Outrigger - Outriggers and Crossmembers at 48" O.C.
- ❖ Hitch: Detachable underslung

Floor

- ❖ Joists: 2X6 #2 SYP, equal or better
- ❖ Joist Spacing: 16" O.C.
- ❖ Decking: 5/8" T & G, U.L. Plywood - single layer
- ❖ Covering: 1/8" Commercial Vinyl Composition Tile

Exterior Walls

- ❖ Studs: 2X4 #2 SYP, equal or better
- ❖ Stud Spacing: 16" O.C.
- ❖ Top Plate: Double #2 SYP, equal or better
- ❖ Bottom Plate: Single #2 SYP, equal or better
- ❖ Sheathing: 7/16" OSB
- ❖ Sheathing: House Wrap under siding
- ❖ Siding: .024 Aluminum, high rib profile
- ❖ Trim: .024 Aluminum, high rib profile

Interior Walls

- ❖ Studs: 2X4 #2 SYP, equal or better
- ❖ Stud Spacing: 16" O.C.

- ❖ Top Plate: Double #2 SYP, equal or better
- ❖ Bottom Plate: Single #2 SYP, equal or better
- ❖ Covering: 1/2" Vinyl covered gypsum
- ❖ Covering Height: 8 FT

Roof

- ❖ Rafters: Tapered Rafter
- ❖ Rafter Spacing: 24"O.C. max.
- ❖ Roof Slope: Transverse Ridge, 1/4" per ft.
- ❖ Mansard: .024 Aluminum, high rib profile
- ❖ Mansard Profile: Mansard to follow roof slope
- ❖ Mansard Projection: False Mansard - no projection
- ❖ Mate Beam: Steel Truss
- ❖ Minimum Span: Clear Span
- ❖ Ceiling: 2' x 4' Standard suspended acoustical ceiling
- ❖ Ceiling Height.: 8'-0" A.F.F.
- ❖ Roofing: 45 mil EPDM (black), Mulehide

Exterior Doors

- ❖ Door Type: (3) 36 X 80 Commercial steel door with steel frame
- ❖ Hardware: with 10x10 vision panel
- ❖ Hardware: (3) w/ hydraulic closers

Interior Doors

- ❖ Int. Door: (7) 36 X 80 Prefinished hollow core
- ❖ Int. Door: Set in steel jamb or equal
- ❖ Hardware: (4) w/ levered passage locksets
- ❖ Hardware: (2) w/ levered privacy locksets (restroom(s))
- ❖ Hardware: (1) w/ levered keyed locksets for TM Closet only

Windows

- ❖ Window: (11) 24" X 53" Vertical sliding window
- ❖ Frame Finish: Bronze finish
- ❖ Tinting: Bronze
- ❖ Blinds: Horizontal 1" pvc mini blinds

Electrical

- ❖ Service: 120/240 V. 1-Phase 60 HZ, 3-Wire
- ❖ Load Center: (2) 100 Amp Panel
- ❖ Load Center: (1) 150 Amp Panel
- ❖ Load Center: w/ Main Breaker
- ❖ Load Center: Interior Recessed
- ❖ Service Entrance: Non-Metallic Conduit thru floor
- ❖ Interior Lights: 48" (4) Tube fluorescent w/ diffuser, recessed, T-grid lay-in
- ❖ Interior Lights: Electronic ballasts
- ❖ Interior Lights: T-8 Lamps
- ❖ Ext. Lights: (3) Fluorescent porch light w/ photocell
- ❖ Exit Lights: (4) Exit lights w/ battery back-up
- ❖ Emergency Lights: (5) Dual head emergency lights w/ battery back-up
- ❖ Receptacle: 20A/115V Duplex
- ❖ Receptacle: (1) 20A/115V Dedicated duplex
- ❖ Receptacle: (4) 20A/115V Interior GFCI
- ❖ Receptacle: (2) 20A/115V Exterior waterproof
- ❖ Junction Box: (8) Empty data/comm j-box with 3/4" EMT conduit stubbed out above the T-grid
- ❖ Switching: 15 Amp, 120 Volt, As required by code
- ❖ PA System: Williams Scotsman to provide 16 AWG speaker wire for customer installed speakers.

Plumbing

- ❖ Supply Piping: CPVC
- ❖ DWV Piping: Schedule 40 PVC with multiple drops, no manifold
- ❖ Water Closet: (2) Handicap tank type
- ❖ Lavatory: (2) White vitreous wall hung w/ADA handles and under sink scald protection
- ❖ Water Heater: (1) 80 Gallon tank type electric water heater
- ❖ Shower: (2) 36" X 36" one piece fiberglass Handicapped Accessible w/ curtain
- ❖ Misc. Sinks: (1) Stainless steel, double bowl kitchen sink approx. 20"x36"
- ❖ Water Cooler: (1) Wall hung, hi-lo, dual user, handicapped accessible
- ❖ RR Accessory: (2) Chrome single-roll toilet paper holder
- ❖ RR Accessory: (2) Set(s) of grab bars for water closets per code
- ❖ RR Accessory: (2) 18" x 36" Mirror with stainless surround

HVAC

- ❖ Type: (3) Wall hung package unit
- ❖ Cooling: 3.0 ton
- ❖ Heat: 10KW heat strips
- ❖ Supply Duct: Foil-faced rigid fiberglass duct board
- ❖ Supply Diffusers: 24"X 24" 4-way t-grid lay-in with adjustable damper

- ❖ Plenum Walls: Full width of each module
- ❖ Return Duct: Foil-faced rigid fiberglass duct board to top of plenum
- ❖ Return Diffusers: 24"X 24" perforated t-grid lay-in w/flex to return duct
- ❖ Exhaust Fans: (2) 100 CFM ceiling mounted fan
- ❖ Thermostat: (3) Programmable Thermostat

Millwork

- ❖ Base Cabinet: (16) LF 2' Laminate base cabinets in kitchen
- ❖ Wall Cabinet: (16) LF 1' Laminate overhead cabinets in kitchen
- ❖ Shelving: (1) LF Wood shelf above the desk area (12" wide x 15" deep)

Fire Protection

- ❖ Rated Construction: No exterior or interior fired rated assemblies
- ❖ Fire Alarm: None
- ❖ Smoke Detectors: (5) Wired smoke detectors per plan
- ❖ Fire Sprinkler: None
- ❖ Fire Extinguishers: None

Customer:

- ❖ Salesperson:
- ❖ Building:

City of Orlando

CHRIS AHR
(1) 60x36 Modular Office (56x36 nominal box size)

General Conditions

- ❖ Engineering: Civil engineering not included, this to be completed by customer
- ❖ Architectural: Building manufacturer's shop drawings provided by Williams Scotsman
- ❖ Architectural: Foundation engineering by Williams Scotsman.
- ❖ Architectural: Any other drawings and / or test required, are provided for by customer
- ❖ Permits: Building permit by Williams Scotsman
- ❖ Permits: Site permits by City of Orlando
- ❖ Permits: Electrical permit by Williams Scotsman for building only
- ❖ Permits: Plumbing permit by Williams Scotsman for building only
- ❖ Permits: Fire Sprinkler permit by others
- ❖ Supervision: Part time site superintendent
- ❖ Temp. Facilities: Temporary restroom facilities provided by Williams Scotsman
- ❖ Temp. Facilities: Roll off dumpsters supplied by customer
- ❖ Clean up: Final occupancy clean which includes stripping/waxing of floors, wiping down

Site Preparation

- ❖ Site Prep.: No site preparation has been quoted
- ❖ Excavation: No excavation has been quoted
- ❖ Excavation: No dewatering of subsurface water is included in price
- ❖ Excavation: All underground obstructions, if any, within the proposed envelope work area to be located and marked above grade by customer
- ❖ Grading/Compaction: Assumed soil bearing capacity of 2500 psf by customer
- ❖ Grading/Compaction: Level grade (+/- 6") within the proposed building envelope by customer
- ❖ Soil Testing: Not provided for by Williams Scotsman, should be completed by customer prior to start of project.

Site Utilities

- ❖ Storm: Storm water management / erosion and sedimentation control is by customer
- ❖ Sanitary: Sanitary sewer manifolded to one point and run within 10 feet of building envelope for final connection by Williams Scotsman
- ❖ Potable Water: Potable water lines manifolded to one point and run within 10 feet of building envelope for final connection by Williams Scotsman
- ❖ Potable Water: Customer is responsible for provide water meter and backflow preventer for site
- ❖ Electrical: Williams Scotsman to provide final connection of generator & ATS Switch. Generator & ATS switch to be provided by the customer.

- ❖ Electrical Williams Scotsman to provide exterior electrical for customer provided ice machine (within 5' of building envelope)
- ❖ Electrical Williams Scotsman to provide (2) electrical circuits from MDP to (2) electronic gate opener. Gates to be within 50' of Main Distribution Panel (MDP).
- ❖ Electrical Williams Scotsman to provide appropriate power & lighting for open air aluminum truck canopy. Williams Scotsman has budgeted (2) circuits, 20 amp each, for receptacles and (4) lights. Upon completion of final drawings, additional charges may apply.
- ❖ Electrical: Each building will come with individual sub-panel. Williams Scotsman will interconnect all modules and run to Main Distribution Panel.
- ❖ Electrical: Final connection to Main Distribution panel is by Williams Scotsman. Main Distribution Panel to be installed within 10' of building envelope
- ❖ Electrical Phone/Data lines/TV cables to be completed by Williams Scotsman. Williams Scotsman to run all wiring to the TM closet per plan. Termination & testing by the customer.

Site Construction

- ❖ Site Construction: Not included in current proposal.

Stairs, Ramps, Decks, Canopies, Skirting

- ❖ Stairs: (2) Aluminum ADA Step(s) w/5' x 5' Landing, Handrails, Grabrails
- ❖ Ramps: Aluminum ADA 40' Straight Ramp w/5' x 10' Landing, Handrails, Grabrails
- ❖ Skirting To match building w/vents included in quote.

Building Placement

- ❖ Freight: Freight of unit(s) from point of manufacture to site using standard freight pool.
- ❖ Staging A staging area located adjacent to the work site to be provided by customer if necessary.
- ❖ Staging: Suitable and acceptable access to the site for the module size(s) to be provided by customer.
- ❖ Placement: Placement of module(s) to be accomplished by truck onto pad.

Building Foundations and Set up

- ❖ Williams Scotsman assumes no responsibility for the design and / or installation of the below grade foundations including but not limited to soil bearing capacity, materials, workmanship, construction methods or the suitability thereof.
- ❖ Finish Floor Height: Building will be set at a finish floor height of 35" above grade.
- ❖ Piers: Will consist of hollow cell cmu piers 3 course high single stack without mortar to be placed on 16" x 22" ABS Pads per provided foundation plan
- ❖ Anchors: Standard 4" steel ground (dirt) anchors which meet the requirements of the engineered drawings can be provided by Williams Scotsman.
- ❖ Hitch: Hitches can be removed and placed under building at an additional cost.

- ❖ Tires and axles: Tires and axles to remain on modules.

Building Clarifications

- ❖ No gutter system are included in this quote. All gutters are by customer.
- ❖ Any other site work will be handled in the form of a change order or contract addendum.
- ❖ Proposed building does not include exterior fire rated assemblies,if required will be at additional cost.