

This proposal is valid for 60 calendar days!

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Awarded Contract

BOXX Modular
Relocatable Bldg. Solutions
#120822-BXX
Maturity Date: 2/24/2027

modular project **PROPOSAL**

November 26, 2025

BOXX Project: Q-92235
RFP:



Hernando County Parks & Recreation

Breakroom/Office

NEW 10'x36' One Office w/Restroom (Business Occupancy)

4170 Pine Dale Court, Hernando Beach, FL 34607 (Hernando County)



BOXX Modular, Inc. (Corporate Office)
3475 High River Road | Fort Worth, TX | 76155

(877) 438-8627 | BOXXModular.com | ussales@boxxmodular.com

BOXX
MODULAR

November 26, 2025

Carla Burrmann or Keith A. Larson
Hernando County Parks & Recreation
16161 Flight Path Drive
Brooksville, FL 34604

RE: Modular project in Hernando Beach, FL.

Dear Carla or Keith,

We are pleased to have the opportunity to submit this proposal which has been carefully tailored to address your individual space requirements.

BOXX Modular Company has been committed to providing quality products, services, and customer satisfaction to both the public and private sectors since 2010. Our expertise in development and execution of wide-ranging space solutions affords us the distinct satisfaction of fulfilling each of our client's modular construction needs.

Proposal Contents (attached):

- Price Detail
- Important Clarifications
- Floor Plan
- Delineation of Responsibilities
- Estimated Project Schedule
- Terms & Exclusions
- Site Requirements
- Proposal Acceptance

It is our goal to meet your particular needs, so please be certain to thoroughly review each attachment included in this proposal to ensure you completely understand the pricing, product, and service we are proposing.

Please do not hesitate to contact me for answers to any questions or concerns you may have regarding our proposed solution. It would be our pleasure to partner with you on this important project. Thank you for your consideration.

Sincerely,



John V. Patrick
Sales Representative - AL, FL

Hernando County Parks & Recreation

modular project

Sale Price Detail

Q-92235

November 26, 2025

The information provided in this proposal is prepared for the referenced organization and is CONFIDENTIAL. Unauthorized distribution of this information is strictly prohibited.

NEW 10'x36' One Office w/Restroom (Business Occupancy)

(Building---- NEW ---- see attached floor plan)

Proposal is good for 60 days from date above. Proposals are contingent upon BOXX Modular corporate credit review and approval.

BASE PRICE

Scope of Work Description

Amount (usd)

Building(s) Only Purchase Price	\$ 52,292.00
BASE Installation Up-Front Pricing for specified building(s).	\$ 8,763.00
Transport of Building(s) from manufacturer to site.	INCLUDED!
Set-Up/Erection (standard block, level, anchor, and seam) above grade w/CMU piers on ABS Pads standard 8' on center, max height 32".	INCLUDED!
Aluminum IBC, ADA Compliant: (1) 6'x6' Platform turn to 36' Switchback Ramp and (1) 5'x5' Platform turn to 4-Step System based on 36" Finish Floor Height. Includes Delivery & Installation.	\$ 23,029.00
	\$
	\$
	\$

Building w/Listed Items Purchase Price Total: \$ 84,084.00

OPTIONS

Initials = Selected Option Description

			AMOUNT (usd)
			\$
		ADD+	\$
		ADD+	\$
		ADD+	\$
		ADD+	\$
		ADD+	\$
		ADD+	\$



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Pricing excludes all applicable taxes. Buyer is responsible for all applicable taxes. Proposal Price does not include sales, use, or personal property taxes, except as may be additionally described. Unless otherwise specified, **Proposal is valid for 60 calendar days from the "Proposal Date"**. BOXX Modular's willingness to enter into a contract at the price and/or terms of payment proposed is **contingent upon satisfactory credit review and approval**. Pricing is based on acceptance of BOXX's standard contract terms and conditions, along with timely receipt of any contractually required down payment.

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Important Clarifications

Revision Date: 11/19/2025

General Terms

- Pricing excludes all applicable taxes. Buyer is responsible for all sales, use, and personal property taxes unless otherwise specified.
- Proposal is valid for 60 calendar days from the 'Proposal Date'.
- Contract acceptance is contingent upon satisfactory credit review and BOXX Modular’s credit approval.
- Pricing is based on acceptance of BOXX’s standard contract terms and conditions and timely receipt of any required down payment.
- All operating leases require an additional 8% personal property fee added to the monthly lease amount that will be added and included in the final lease agreement.

Project Scope & Responsibilities

- Permitting is not included and is the customer’s responsibility. If permit is not required by local issuing authority, an official letter from local county/city government stating that will need to be submitted to, reviewed, and approved by BOXX Modular before building delivery & installation will be scheduled.
- Additional charges may apply if local officials require extra drawings for foundations, ramps, steps, decking, and/or life safety plans..
- Proposal does not include costs related to unknown subsurface conditions.
- Customers are responsible for: site plans, surveys, permits, licenses, 'Call before you dig' services, and certificate of occupancy.

Building & Installation Details

- Building price includes digitally engineered sealed state-approved drawings. BOXX Modular will not be responsible for any Federal, local, municipal or county code requirements that exceed the specific requirements of your state or our third party.
- Installation pricing assumes a level site within 6" grade deviation, accessible by road tractor.
- Use of cranes or other spotting methods will incur additional charges.
- Piers quoted at minimum 8' on center, max height 32"; anchors for dirt surface require minimum soil bearing capacity of 3000 psf.
- Hard surfaces (e.g., concrete/asphalt) may require additional installation charges.
- Awnings are not included unless otherwise specified. Ask sales representative about the price if you need these to be included.
- Extra Work not included in the proposal will require a change order and are billed as non-recurring one-time charges.

Foundation & Structural Notes

- Standard ADA ramps/steps include 8"x8"x8" footers, 4"x4" posts, 2"x6" framing, 5/4 decking boards, 2"x2" wood pickets, steel grab bars.
- Additional requirements will incur extra charges.
- If poured concrete footers or shear wall footers are required, disposal fees may apply at lease end.
- BOXX Modular will not install buildings on concrete footers or foundations completed by others.

Additional Considerations

- Matching interior finishes (e.g., ceiling tiles, flooring, paint) may be difficult to obtain locally. Please notify your sales representative if extra materials are needed for future repairs or maintenance.
- Building permits must be submitted to BOXX Modular before scheduling delivery or installation.
- Underground utilities and four building corners (Any ramps and/or Step footprints need to be same elevation as building pad) must be marked prior to delivery. Skirting pricing assumes a finish floor height of max 36" above grade; uneven grades may incur extra charges.

Scheduling & Finalization

- Building off-line dates are estimates and will be confirmed only after final color selections, endorsed final sign-off drawings, and deposits are received by BOXX Modular.
- Permitting is not included and is the customer’s responsibility. If permit is not required by local permitting authority, BOXX Modular will require a letter from local government authority stating that no permit is required and review including approval by BOXX Modular management team before building delivery & installation will be scheduled.

Special Notes

- Fire Sprinklers: If required by code or local authority, costs will be additional and not included in pricing unless specified. Pricing is available upon request or provided by customer contractor on-site.
- Not Included: Safety training, background checks, badging, drug testing, safety associations, and/or other unlisted requirements.
- Dehumidification: Not included unless specified. Please request this option if needed for Southern U.S. locations.
- Due to material volatility, pricing is valid for only 15 days and subject to substitutions.

Wind Debris Region Notice

In designated wind debris regions, the building owner/lessee is responsible for protecting exterior glazing and ventilation openings. Coverings must be impact resistant and meet approved standards. New construction must incorporate impact-resistant glazing in wind debris regions.

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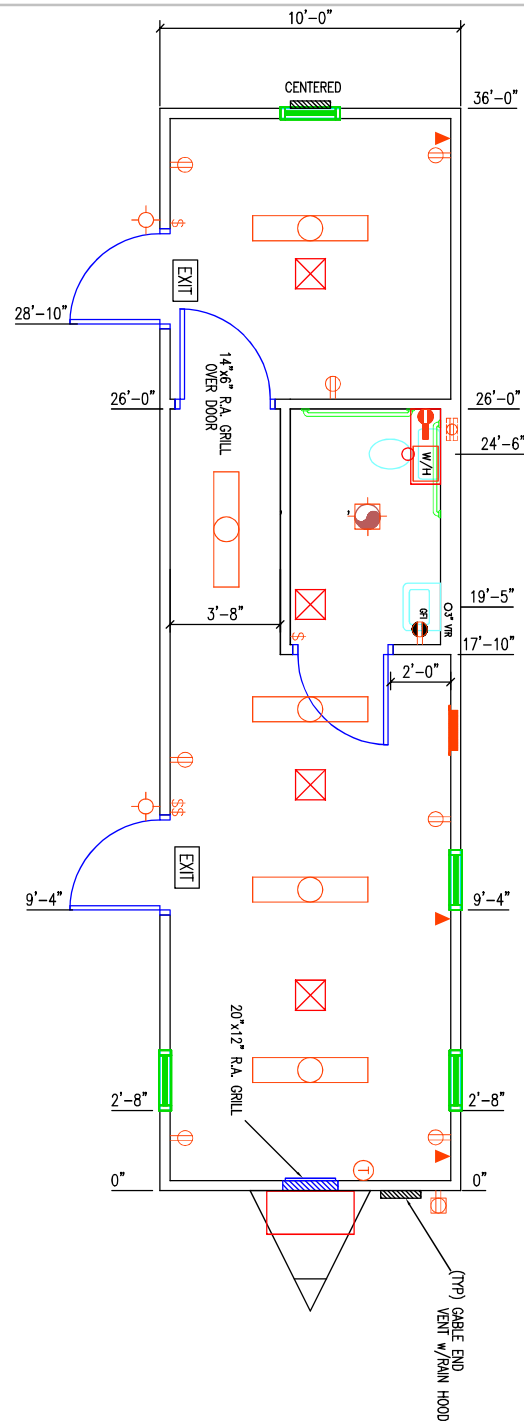
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BUILDING LAYOUT (Not to Scale!)

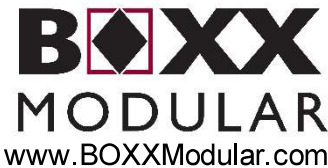


Delineation of Responsibilities

Division	Sub	Description	BOXX	Owner	NA
DIVISION 1 : GENERAL CONDITIONS					
	1011	Performance Bonds	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	1040	Building Permits/License	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1500	Temporary Heat/Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Portable Toilets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Temporary Water & Power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1502	Site Cleanup/Dumpster	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1700	Closeout/Acceptance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1900	Miscellaneous			
		Taxes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Prevailing Wage Scale (Davis-Bacon)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Safety and Security Access Requirements For Workers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Project Terms of Payment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Invoicing Procedure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIVISION 2 : SITE WORK					
	2000	Site Work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Accessibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Stake Site/Building Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2160	Excavation & Grading	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Spoilage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Erosion Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2660	Final Connection of Domestic Water to Hot Water Heater Connection. (Including Modular Seam Crossover piping in Building)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2740	Final Connection of Sewer To Building. (including manifolds in crawlspace and vents through roof)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2900	Landscaping / Fine Grading	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Seeding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Restoration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DIVISION 3 : Concrete (SITE ONLY)					
	3300	Foundations: Concrete Pier Footers;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DIVISION 5 & 6 : METALS/WOOD/PLASTIC (SITE ONLY)					
	5000 or 6670	Decks/Landings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIVISION 9 : FINISHES (SITE ONLY)					
	9650	VCT/LVT Flooring with / without carpet bar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	9680	Carpeting with / without carpet bar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DIVISION 10 : SPECIALTIES (SITE ONLY)					
	10100	Marker/Chalk/Tack Boards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	10425	Signage/Braille	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	10520	Fire Extinguishers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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Hernando County Parks & Recreation

modular project

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Delineation of Responsibilities

Division	Sub	Description	BOXX	Owner	NA
	10532	Awnings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	10800	Toilet Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DIVISION 13 : BUILDING (MODULAR BUILDING)					
	13121	Delivery Of Modular Units To Site Including Transp. Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13122	Piers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Dry-Stack Block/Steel Piers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Surface Bond Dry Stack	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	13123	Set-up	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Structurally Connect Modular Floors & Roofs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Remove Hitches (Store Under Bldg or Stage Per Customer Req.) included in skirting package, see Options.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	13125	Trim Out Exterior & Interior Walls/ Ceiling/Floors/Adjust Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13126	Anchor Modular Units Per Design Criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13127	Skirting (Frame, Vents, Access Panel Included)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	13128	Roof Seaming	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	13151	Site Construct Connector Corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DIVISION 16 : ELECTRICAL (SITE ONLY)					
	16410	Connect Electrical Service From Site to Modular Subpanels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Main Disconnect For Modular Building Connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Supply and Install MDP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16610	Fire / Smoke Alarm Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16620	Security Intrusion System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16740	Clocks/Bells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16750	Communication Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Tap & Extend Existing Comm Service to site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Final Connection of Comm System in Modular	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16770	Data Systems in Modular	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Tap & Extend Existing Data Service to Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Final Connection of Data System in Modular	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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TIMELINE – New Manufactured Modular Buildings

Estimated Project Schedule New Buildings

<u>1-3</u>	weeks from contract, deposit, colors, and sign-off.
<u>0</u>	weeks from State approved plans from Manufacturer.
<u>1-3</u>	weeks from permit approval and submission to BOXX.
<u>1</u>	weeks from building delivery.
<u>1</u>	weeks from building delivery.
<u>1-2</u>	weeks from building delivery.

Milestone Description

Design & engineering to customer.
Building off-line at manufacturing plant.
Building delivery
Building installation
Substantial completion
Final completion

Get started early as the building will be ready long before permits can be obtained through local issuing authorities! Estimation for local permitting ranges widely, allow 30-90 days (check with local building authorities for exact timeline to obtain permits in your area). Any delays in permitting will affect the above estimated schedule.

SCHEDULE NOTES

Additional Information

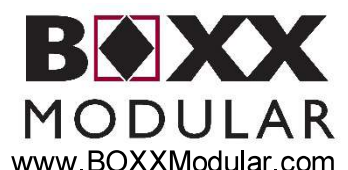
Please return sign-off's and color selections as soon as possible, buildings will not be ordered without deposits, sign-off's, and color selections being received by BOXX Modular first!



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Any Project Schedule provided with the Proposal is an estimate. Project Schedule will be confirmed at or around the time of Award and may be subject to change orders throughout the Project. Project schedule is based on acceptance of BOXX's standard contract terms and conditions, along with timely receipt of any contractually required down payment.

Initials: _____



Hernando County Parks & Recreation

Q-92235

November 26, 2025

modular project Terms & Exclusions

Terms

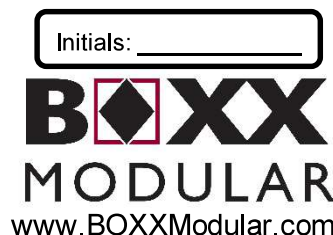
1.	Unless otherwise specified, Proposal is valid for 60 calendar days from the "Proposal Date"
2.	BOXX's willingness to enter into a contract at the price and/or terms of payment proposed is contingent upon satisfactory credit review and approval
3.	Proposal pricing and project schedule is based on acceptance of BOXX's standard contract terms and conditions, along with timely receipt of any contractually required down payment.
4.	Any Project Schedule provided with the Proposal is an estimate. Project Schedule will not be guaranteed and may be subject to change orders, material price increases, and material shortage or substitutions throughout the Project.
5.	Unless otherwise agreed in writing, BOXX Modular, Inc. will not accept any Liquidated or other damages for delays.
6.	Prior to start of its Work, BOXX shall provide a proper Certificate of Liability Insurance and Worker's Compensation. Unless otherwise agreed in writing, "All Risk" and other special insurance is not provided by BOXX. As of the time of Substantial Completion, or as otherwise agreed, Buyer shall be responsible to insure the building(s), providing insurance coverage in the types and limits as may be required by the contract to adequately protect the interests of all applicable parties.
7.	Buyer is responsible for all applicable taxes. Proposal Price does not include sales, use, or personal property taxes, except as may be additionally described. Customer is responsible for paying a personal property fee of 8% of the monthly rent (or lease) payment to BOXX.
8.	Unless otherwise agreed to in advance as a condition of the Contract, price assumes the use of non-union labor at non-prevailing wages. Any requirement for the payment of prevailing wages or the use of union labor will result in additional charges.
9.	BOXX will take reasonable protective precautions to avoid damage to property and equipment. BOXX will not accept responsibility for damage caused to paved or unpaved surfaces due to weight of heavy equipment.
10.	TITLE - BOXX Modular, Inc. will retain title to the work until such time that they have been paid in full for the delivery, installation and either direct sale or receipt of all amounts due to complete the finance lease of the building(s). BOXX does not waive its rights to retain title and/or to place a lien or claim against the Owner/Buyer/Lessee if it becomes reasonably necessary in order to protect BOXX's interests.
11.	INDEMNIFICATION - BOXX Modular, Inc. will indemnify Owner/Buyer/Lessee to the extent that they are legally responsible and permitted by BOXX's insurance carrier.
12.	START AND COMPLETION DATES - The contract Start Date shall be upon receipt of award and an executed contract. Barring any unforeseen delays, The Completion Date will be in accordance with bid specifications and will not be guaranteed. BOXX is not responsible for any delays or damages beyond its control including material shortages, strikes or union activity, fire, acts of God, freight embargoes, acts of war or terrorism, delays by regulatory or permit authorities, delays by the Owner or Architect or any employed by them, or any cause of delay beyond the control of BOXX. In no event shall BOXX be responsible for consequential or actual damages.
13.	Labor will be non-union at non-prevailing wages unless required by contract

Exclusions

X = Excluded	
<input checked="" type="checkbox"/>	1. Impact fees
<input checked="" type="checkbox"/>	2. All applicable taxes (sales, property & use)
<input checked="" type="checkbox"/>	3. Bonding
<input checked="" type="checkbox"/>	4. Special insurance
<input checked="" type="checkbox"/>	5. Cranes and additional spotting apparatus
<input checked="" type="checkbox"/>	6. Fire suppression system
<input checked="" type="checkbox"/>	7. Site security (unless otherwise stated)
<input checked="" type="checkbox"/>	8. Landscaping, irrigation, paving, walkways, curbing, and site restoration
<input checked="" type="checkbox"/>	9. Tap fees and lift station (if required)
<input checked="" type="checkbox"/>	10. Exterior fire rating
<input checked="" type="checkbox"/>	11. Architect and engineering fees
<input checked="" type="checkbox"/>	12. Rock removal
<input checked="" type="checkbox"/>	13. Off-site spoilage removal
<input checked="" type="checkbox"/>	14. Site utilities and connections to modular building – includes electric, gas, water, and sewer or septic
<input checked="" type="checkbox"/>	15. Communications services and connection – including but not limited to telephone, data, intercom, intrusion alarm, smoke & fire alarm
<input checked="" type="checkbox"/>	16. Lightning protection
<input checked="" type="checkbox"/>	17. Temporary access roads and walkways
<input checked="" type="checkbox"/>	18. Removal, repair, and/or replacement of obstructing fences, walls or gates
<input checked="" type="checkbox"/>	19. Temporary electric and water (contractor will supply power source for own tools and equipment)
<input checked="" type="checkbox"/>	20. Portable toilets
<input checked="" type="checkbox"/>	21. Laboratory and field testing of materials
<input checked="" type="checkbox"/>	22. Dedicated full-time site supervisory personnel (foreman will supervise work unless other provisions are required per the contract)
<input checked="" type="checkbox"/>	23. Costs associated with easement(s)



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modular project Site Requirements

Site Requirements

<i>X = Applicable</i>	
<input checked="" type="checkbox"/>	1. No provisions allowed for obstructions below grade. If encountered, they would be a change order to the contract at an additional charge
<input checked="" type="checkbox"/>	2. The site must be level, dewatered, and accessible by truck with adequate turning radius and clearance from road to the site for delivery
<input checked="" type="checkbox"/>	3. Assumes site with 3,000 psf soil bearing capacity, bearing tests to be provided by Customer
<input checked="" type="checkbox"/>	4. All site plans and surveys to be provided by Customer
<input checked="" type="checkbox"/>	5. All underground utilities are to be clearly marked and flagged
<input checked="" type="checkbox"/>	6. Customer is responsible for obtaining and the cost of all permits, licenses, and Certificate of Occupancy
<input checked="" type="checkbox"/>	7. Due to volatility in fuel prices delivery charges are subject to a fuel surcharge.
<input checked="" type="checkbox"/>	8. Staging area adjacent to installation site, including any site improvements required to make it usable, by Customer
<input checked="" type="checkbox"/>	9. Where applicable, wheels and axles will remain on module(s), but may be removed and stored under for an additional fee,
<input checked="" type="checkbox"/>	10. Site preparation by Customer
<input type="checkbox"/>	11. Building removal, return delivery, and site restoration will be billed at prevailing rates at time of return for leased buildings.
<input checked="" type="checkbox"/>	12. Main electrical service to building panels by Customer
<input checked="" type="checkbox"/>	13. Customer is solely responsible to inform BOXX if site location is in a flood or fire zone
<input checked="" type="checkbox"/>	14. Customer is responsible for building maintenance

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Proposal Acceptance

This proposal is valid for 60 calendar days due to rapid and unpredictable cost increases.

Pricing and project schedule is based on acceptance of BOXX's standard contract terms and conditions, along with timely receipt of any contractually required down payment.

Hernando County Parks & Recreation

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Signature

Print Name

Acceptance Date

BOXX Modular builds for you!



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