



Redefining Modular™



Building Systems

Budgetary Guidance



## 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 - Designed for business and educational use

- Architectural Corrugated Steel Siding
- Large operable ENERGY STAR® rated windows - *ample fresh air circulation*
- Split light glass exterior doors - *provides even more natural light*
- Pendant LED lighting - with motion sensor interior and exterior functionality
- Keyless entry locks
- Drywall finish interior
- Exposed ceilings
- Wood-composite plank flooring
- Exterior lights meet Dark Sky Initiative
- HVAC units compatible with MERV "X" filters

#### OPTIONS

- Modular Exterior Partitioning
- ADA Compliant Bathrooms
- Custom Cabinetry - hand washing or kitchenettes

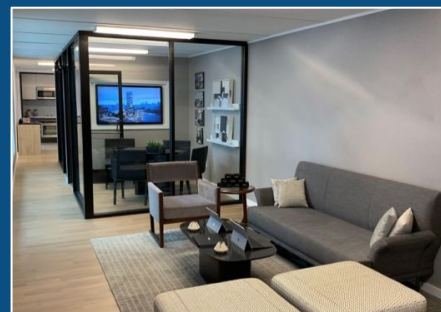
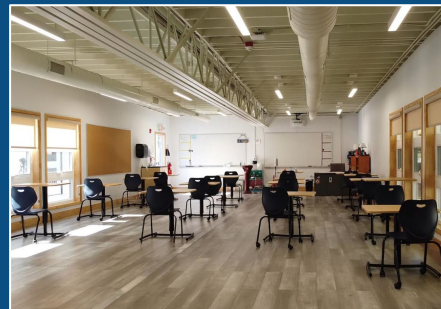
Can be  
completely  
customized to  
fit!

#### MEASUREMENTS

- 12' wide x 60' long, 8' tall ceiling height, Spacious 720 sq feet (per unit)
- Open floor plan



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



Examples of custom buildout

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.



## Silverline Modular Building System

These buildings are used when higher aesthetics are required for particular uses such as Class A Office, Laboratory, Child Care, Educational, etc. These buildings include higher efficiency HVAC systems, better acoustics, superior insulation values and air barriers.

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

### Cost

- **Lease:** Pricing depends on the term, but is higher than traditional “portables.” Costs range from \$28 - \$48 per square foot per year, not including installation and removal.
- **Installation:** Costs depend on many factors including, but not limited to foundation systems, extent of engineering, connectors, sprinklers, extent of electrical and plumbing connection on site, prevailing wages, and other site specific issues. Buildings with longer lives tend to involve more permanent site related features. An example of 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.*

	Standard Services	Enhanced Services		
Building Size (\$/sq ft)	Installation (\$/sq ft)	Installation (\$/sq ft)	Removal (\$/sq ft)	Lease
1,000 - 2,500	\$40	\$65	\$25	\$28 - \$48
2,500 - 5,000	\$35	\$62	\$20	\$28 - \$48
5,000 - and up	\$32	\$60	\$18	\$28 - \$48

### How to Calculate Project Costs:

$$1 \quad \boxed{\text{Number of Modular Units}} \times \boxed{720 \text{ Sq Ft}} = \text{Building Size}$$

$$2 \quad \boxed{\text{Building Size}} \times \boxed{\text{Lease/SF}} \times \boxed{\text{Install}} \times \boxed{\text{Removal}} \times \boxed{\text{Lease}}$$



## Professional Modular Building System

### Code compliant, affordable solutions.

Our multi-piece, building block system configuring 12' x 60' modular buildings create larger spaces.

#### FEATURES - Designed for business and educational use

- Resilient T-111 Wood Siding
- Large operable Double Paned Lowe E Vinyl windows
- Metal exterior doors with vision kit
- Washable Vinyl Covered Interior wall finish
- Commercial grade door hardware
- 2x2 acoustical ceiling tiles
- HVAC units compatible with 2" MERV 13 Filters
- Energy efficient LED lighting w/occupancy sensors
- Bright white VCT flooring

#### OPTIONS

- Modular Exterior Partitioning
- ADA Compliant Bathrooms
- Custom Cabinetry - hand washing or kitchenettes

Can be  
completely  
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#### MEASUREMENTS

- 12' wide x 60' long, 8' tall ceiling height, Spacious 720 sq feet (per unit)
- Open floor plan

Quickly expand your space with a modular building system to serve your short term needs.



Lease and Buy options.

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## Professional Modular Building System

Code Compliant/Standard Finishes/Standard Window Selection

This option incorporates standard features and specifications including:

- 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 \$15 - \$22 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 systems, 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.

	Standard Services	Enhanced Services		
Building Size (\$/sq ft)	Installation (\$/sq ft)	Installation (\$/sq ft)	Removal (\$/sq ft)	Lease
1,000 - 2,500	\$40	\$65	\$25	\$15 - \$22
2,500 - 5,000	\$35	\$62	\$20	\$15 - \$22
5,000 - and up	\$32	\$60	\$18	\$15 - \$22

How to Calculate Project Costs:

$$1 \quad \boxed{\text{Number of Modular Units}} \times \boxed{720 \text{ Sq Ft}} = \text{Building Size}$$

$$2 \quad \boxed{\text{Building Size}} \times \boxed{\text{Lease/SF}} \times \boxed{\text{Install}} \times \boxed{\text{Removal}} \times \boxed{\text{Lease}}$$

## Standard Services Scope 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.

## Standard Services Scope of Work

**DIVISIONS 2 - Site Work, 3 - Concrete, 4 - Masonry, 5 -Metals, 6 - Wood and Plastic, 7 - Thermal Moisture Protection, 13 (a)**

**Delivery, Set Up and Construction Services, at Installation**

**Triumph will provide the following as required:**

- General Conditions including: Adequate project management on site, safety signage, temporary lighting, portable restrooms, dumpsters and broom cleaning as required.
- Provide an appropriate foundation system of Solid Dry stack block on ABS pads with tie downs.
- Transport the modular units to the site, including route survey [if required], escort car (1) and State highway permits as required, included.
- Local police escorts, and special permits are included.
- 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 at all mate-lines.
- Placement of the modules by track machines. Crane is not included
- Anchoring of the building per PE design
- Furnishing and installation of white vinyl skirting materials around building perimeter and provide appropriate access and ventilation as required.
- Installation of 2 sets of OSHA compliant stairs.
- Check structure for all possible weather intrusions, caulk and fill as necessary. Flashing as required, install flashing between ramp, decks and modular building.

**Triumph Assumes the Following:**

- All underground obstructions and/or utilities, if any, within the building footprint are to be located and clearly marked by the Customer and appropriate utility companies. Customer is to provide a site survey to Triumph, when requested. Customer will designate building location and ensure compliance with zoning and setback requirements. Triumph will not be responsible for any unknown utilities beneath this structure.
- A soil bearing capacity of 2500 psf will be provided by others. If a soil test is required by dictate of local building official, the cost of the soil test and any foundation design changes resulting from the report will be the responsibility of Customer. Testing, removal and disposal of unsuitable materials and import of clean fill is not included in this proposal.
- A site with an approximate level grade not to exceed (+/-4 inches) across building footprint but that allows for drainage from beneath and away from the unit. Any remedial drainage issues following the building installation if required will be on the site contractor or Owner.
- A level grade building finish floor height not to exceed 30".
- Unobstructed and clear access to the site for trucking of the selected modules to the designated location.
- Demolition and removal of any site elements of any kind, e.g. buildings, trees, lamp posts, benches etc., if and when required, by others.
- A project site clear of obstructions and interference including other trades at the time of delivery.
- Landscaping, as required, by others.
- Paving of any kind, including curb cuts, sidewalks, striping etc., if required, by others.
- Storm water management, if required, by others.
- Vapor barrier / gravel cover beneath building if required, by others.

## Standard Services Scope of Work

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

Modular building plans will be sealed by a MA PE and approved and labeled by the State of MA  
They will include if applicable:

1. Cover page
  - 1.1. Mfg info
  - 1.2. Design loads
  - 1.3. Envelope
  - 1.4. Building Specification summary
2. Building Elevations
3. Production Floor Plan
  - 3.1. Door and Window Schedule
  - 3.2. Rated assembly details
4. Production Electrical Plan
  - 4.1. Wire size chart
  - 4.2. Lighting control detail
  - 4.3. Electrical riser diagram
  - 4.4. Total load, Panel load AMPS
5. Plumbing Schematic
  - 5.1. Drain, Waste and Water notes
  - 5.2. Fresh water supply notes
6. Production Mechanical Plan
  - 6.1. Duct legend
  - 6.2. Diffuser Detail
7. Building Cross Section
8. Steel Frame Plan
9. Floor Frame Plan
10. Roof Framing Plan
11. Blocking points and Foundation plan detail, Including Tie Downs
  - 11.1. MFG suggested min. foundation loads and support locations, min. crawl space access and assumed soil bearing provided by modular manufacturer.



## Standard Services Scope of Work

### Modular Building Removal services (if applicable)

- Complete disassembly of the modular units and removal from site by Triumph
- Removal of all building blocks, site built elements, and debris from the site by Triumph
- Disconnect from all utilities is by the customer, external and internal

### DIVISION 15 - Mechanical / Plumbing / Sprinkler

- Heating and Cooling System: Triumph to assure working condition, start up, field test and comfort balance system.
- Customer will be responsible to manifold in all water and sewer line to underground utility sources or to make provisions for water and sewer as required by code. Triumph will provide guidance for sizing and locations these utility connections. Additional plumbing services such as testing and sterilization of water are not included in this proposal.
- Sprinkler design and installation is not included. Fire watches, fire pumps, excess pressure pumps, if required, 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.
- All electrical connections within the building for power and lighting, switches and outlets, and testing are by Triumph.
- 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.
- 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 design and installation are not included

## Standard Services Scope of Work

### 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 and hitches remain on the modular building unless dictated by local official, tires to be left under the building , if tires are removed for any reason or if unusable at lease end the cost of replacements are not included “
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).

## Enhanced Services Scope of Work

Standard and be somewhat limited in the services provided, which can work well for many types of clientele; those with ample construction experience, those with active General Contractor's on site or whom they have deep connections with, or larger school districts with in house project managers. But for those who are seeing more all-encompassing services, a one stop shop, the level of services in Enhanced may be the right fit for you.

**Tier 2 Services will include the following in addition to all Standard service previously described:**

- Adequate Project management required to contact local building departments and compile required documentation required to acquire building permit and final occupancy permit for all services required
- Permanent in ground concrete pier foundation system required for more long-term leases
- Supply of ADA compliant means of egress for all doorways into your leased building
- Connection of all major utilities within and below modular building
  - Electrical: From customer supplied main disconnect Triumph will provide a main distribution panel, fed all sub panels located in the modular building and will make all required interior cross connections
  - Plumbing: From a customer supplied water and sewer service Triumph will make all required connection below and within the modular building and protect all services below the building as required for colder months
- Triumph will design and install a code compliant stand-alone fire alarm system

**Additional services that can provided in addition to Enhanced service can include but are not limited to:**

- Complete architectural and engineering service to generate all required permit documentation
- Various types of foundation systems to best suit customer needs
- Deliver all required utilities services from source to the modular building
- Site improvements, landscaping and hardscaping services

## Inclusions and Exclusions Narrative

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 Wastewater 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.



## Inclusions and Exclusions Narrative

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.

## Fully Custom Leased Buildings

Contact us today to learn more about custom modular buildings and available leases.



**Park Ave School**  
Webster, MA  
3 year lease



**Sprout Space**  
Washington, DC  
2 year lease



**Tufts**  
Somerville, MA  
10 year lease



**Newman Elementary**  
Needham, MA  
2.5 year lease



**Belmont Hill**  
Belmont, MA  
2 year lease



**Oak Hill Middle School**  
Newton, MA  
3.5 year lease



**Boston Renaissance Charter School**  
Hyde Park, MA  
8 year lease



**Harvard Yard Childcare**  
Cambridge, MA  
4 year lease