

# STANDARD PRODUCT SPECIFICATIONS



- Building Type
  - Educational Product Line
  - Health Care Product Line
  - Commercial Product Line
  - Special Product Line
- Building Size
  - Please Refer to Form "D" as the size requirements vary by product line
- Building Specifications
 

Special Notes: VESTA has provided details for both Type "IV" and "V" construction.  
All building specifications are assumed VESTA Standard.
- Frame System: (nominal sizes)
  - Designed to meet 50# live load
  - Steel Outrigger Type Frame on Type V; Perimeter Type on Type IV
  - 6,000# Axles; Idler and brake combination per mfg design
  - Outriggers 48" O.C.
  - Demountable Hitch
- Floor System: (nominal sizes)
  - Structural: 50# Live Load
  - Transverse floor joist per code
  - Plastic Vapor Barrier attached to frame system
  - Decking: ViRock Concrete Board on Type IV; ¾" T&G Plywood on Type V
  - Coverings:
    - 1/8" Vinyl Composition Tile in Classrooms, corridors, dining, storage, and closets
    - 20 OZ Commercial Grade Carpet in offices and conference rooms
    - Resilient flooring in kitchen and clinic areas
- Exterior Walls:
  - Faming per applicable building code
  - Bottom Plate: Single Steel on Type IV; Wood on Type V
  - Top Plate: Single Steel on Type IV; Double Wood on Type V
  - Studs: 2"x 4" Steel on Type IV; 2"x 4" Wood on Type V
  - Covering/Finishes: VCG w/4' FRP Wainscot in Restrooms
  - Height: 8' Nominal Finish Height
  - Sheathing: Per MFG Engineering
  - Siding: Hi-Rib Steel on Classrooms; Smart Panel Vertical siding on remaining buildings
- Interior Walls
  - Bottom Plate: Single Steel on Type IV; Wood on Type V
  - Top Plate: Single Steel on Type IV; Double Wood on Type V
  - 1 Hour construction per mfg design in rated areas and corridors per floor plan
  - Studs: 2"x 4" Steel on Type IV; 2"x 4" Wood on Type V
  - Covering/Finishes: VCG w/4' FRP Wainscot in Restrooms
  - Height: 8' Nominal Finish Height
- Doors:
  - EXT: 3/0 x 6/8 Steel Doors w/Vision Kits, Closer and weather stripping
  - INT: 36"x 80" Pre-finished HC Doors w/Metal Frames and door stops
  - 20 Minute label door and closer at fire rated corridors
  - Keyed locksets at offices
  - Privacy locksets at restrooms
  - Passage on remaining
- Windows:
  - Bronze aluminum Clear Glass single pane w/screens
  - 1" Horizontal Mini-Blinds
- Trim
  - 4" Cove Base throughout w/6" Cove Base in Restrooms
  - Matching Trim at exterior corners, doors, windows, top and bottom
  - Wall Battens at VCG joints
  - Standard Trim Package (Wood Around Doors, Windows and Casings)

# STANDARD PRODUCT SPECIFICATIONS



- Roof System:
  - 20# Live Load
  - Peak Style on double module; Single Slope on single module; Transverse Ridge Style on complexes
  - Mate-beam: Per Manufacturer Engineering steel on Type IV; wood on Type V
  - Span: 32' Max
  - Sheathing: Per MFG design
  - Roofing: EPDM on complexes; Galvanized Steel on singles and double-wide modules
  - Ceiling: 2'x 4' Suspended Ceiling Type factory installed @ 8' Nominal Height
  - Ventilation per MFG design
- Electrical System:
  - Service: Single Phase 120/240
  - Panel Loads designed per code; layouts to allow for manifold at site
  - Receptacles 12' spacing w/plastic covers
  - Toggle Switches as required w/plastic covers
  - 2'x 4' Lay-In Fluorescent Lights, T-8 Bulbs w/Plastic Diffusers
  - Raceways: EMT or MC Cable #12 min; Romex used in locations applicable by code
  - Porch Lights with Photocells at Entry
  - Exit/Emergency light combos w/battery back-up
  - Fan/Light Combos in restrooms as required
  - Junction Boxes and whips at mate-lines for crossovers
  - Junction Boxes for Fire Alarm System, TV and PA System (4 per module)
- Plumbing System: (quantities per floor plan)
  - Copper/CPVC Supply Lines per code
  - PVC Waste Lines
  - Electric Water Heater sized as required
  - HC Elongated Tank Type Water Closets (White China)
  - HC Wall Mounted Lavatories (White China)
  - HC Wall Mounted Urinal (White China)
  - Wall Mounted HC Drinking Fountains
  - Steel Modesty Partitions in multi-occupant restrooms
  - Fiberglass Janitors Sink
  - Soap Dispensers, Paper Towel Holders and Toilet Paper Holders supplied by client sanitary supplier
  - Mirrors
  - Grab Bars
- HVAC System:
  - Wall Mount, Electric sized per code
  - Fiberglass Duct System
  - Plenum Wall for sound reduction where required
  - Adjustable Diffusers
  - Programmable T-Stat
  - Light/Fan Combo in restrooms
  - Insulation:
    - Floor: R-11
    - Exterior Walls: R-11
    - Interior Walls: None
    - Roof: R-19
- Casework:
  - All furnishings such as tack boards, marker boards, desks, tables, cabinets or appliances, etc. should all be shown as Options.
- Furnishings:
  - All furnishings such as tack boards, marker boards, desks, tables, cabinets or appliances, etc. are all shown as Options.
- VESTA Services
  - General: Building coordination and management of project
  - Skirting: Matching siding w/ventilation per code (option pricing)
  - Freight: From factory/storage lot to above site location (see option pricing)
  - Block / Level / Tie: Dry stack system utilizing 4"x 16"x 16" Solid Pre-cast Base Pads, 8"x 8"x 16" 2-Cell CMU Pre-cast Blocks, and treated wood shims. Anchors will consist of auger type on dirt surface under building foot print. Based on 2,500 PSF surface.
  - Buildings will be set at 30-36" above grade. Flood insurance heights for location will be supplied by client.

# STANDARD PRODUCT SPECIFICATIONS

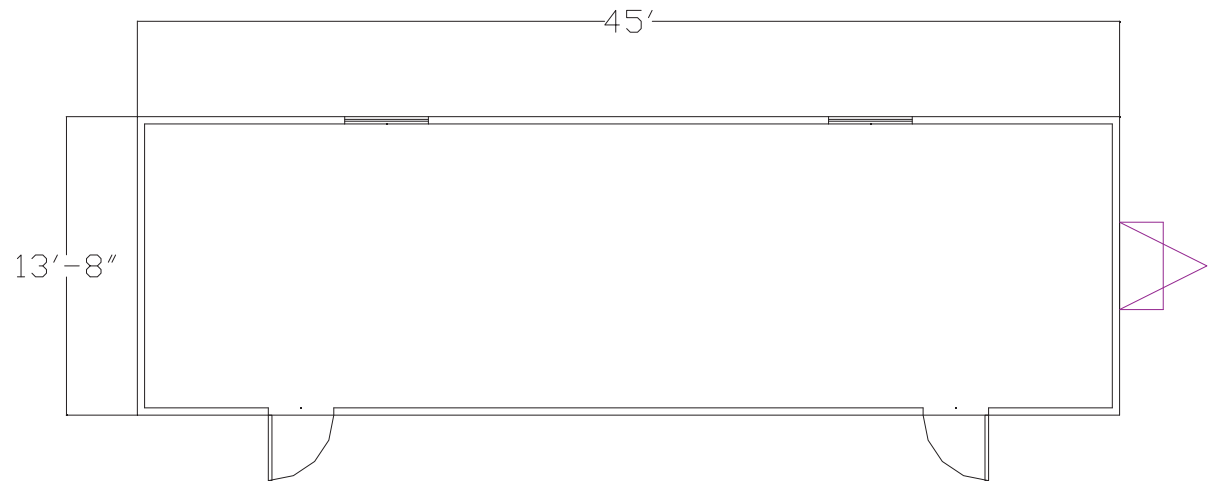


- Codes / Labels:
  - Modular buildings are built in accordance with federal building mechanical, plumbing and electrical codes as well as state codes where the building will be temporarily or permanently located.
  - 90 MPH Wind Loads
  - State Requirement per Form "D"
  - MBI Seal
  - Base Price based on codes for TX, OK, LA, AL, GA, AR, MO, KS, MS
- Standard Notes
  - Pricing excludes all state, federal and local tax.
  - Pricing is based on unit availability and delivery to the stated delivery address.
  - Pricing does not include unknown or unforeseen events such as lack of natural resources, driver wait time, escorts, customer readiness, or site preparation, which may affect the pricing included herein.
  - Permits, footings, site preparation, electrical and plumbing connections and disconnections are not included unless specified in this proposal. Pricing does not include dumpster charges or hauling of debris or removal of blocks.
  - Block & level and delivery price is based on level site with clear, unobstructed access. Additional charges will be applied for blocking required for finished floor height in excess of the standard 30"-36" or on un-level sites, where additional blocking is required. Minimum soil density is required prior to delivery of unit(s). This Quote is subject to standard Rock and Utility clause.
- Pricing is based on non-union, non-prevailing wages.
- Customer is responsible for:
- Proof of insurance for the full value of the equipment for the entire lease/rental term.
- Site conditions and costs to re-block and level the building if necessary
- Personal property taxes quoted with the operating lease rates and shall be added to the contract.
- Changes required by local code or building inspectors.
  - All items not specifically addressed in this Quote are excluded from this proposal.
- Key Clients Responsibilities; if required (VESTA Exclusions)
  - Permits and Inspections
  - A/E services for site
  - Surveys; if required
  - Soils Testing and Analysis; if required
  - Foundation system
  - Gutters and Downspouts
  - Decks, Canopies Walkways (see options)
  - Fire Alarms and smoke detectors
  - Fire Extinguishers
  - PA, MASS, and Telecom systems
  - Parking Lots
  - Site Lighting
  - Utilities (electric, telecommunication, water, waste, etc.)
  - Landscaping
  - Furniture and Classroom equipment
  - Performance and Payment Bonds
  - Site Fencing
  - Inspections



## 14' x 45' Single Classroom

Exterior	
Siding:	Aluminum
Roofing:	Steel
Exterior Doors:	Steel Door, Steel Jamb with View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	None
Misc:	Marker and Tack board (optional)
Misc:	ADA Restroom (optional)

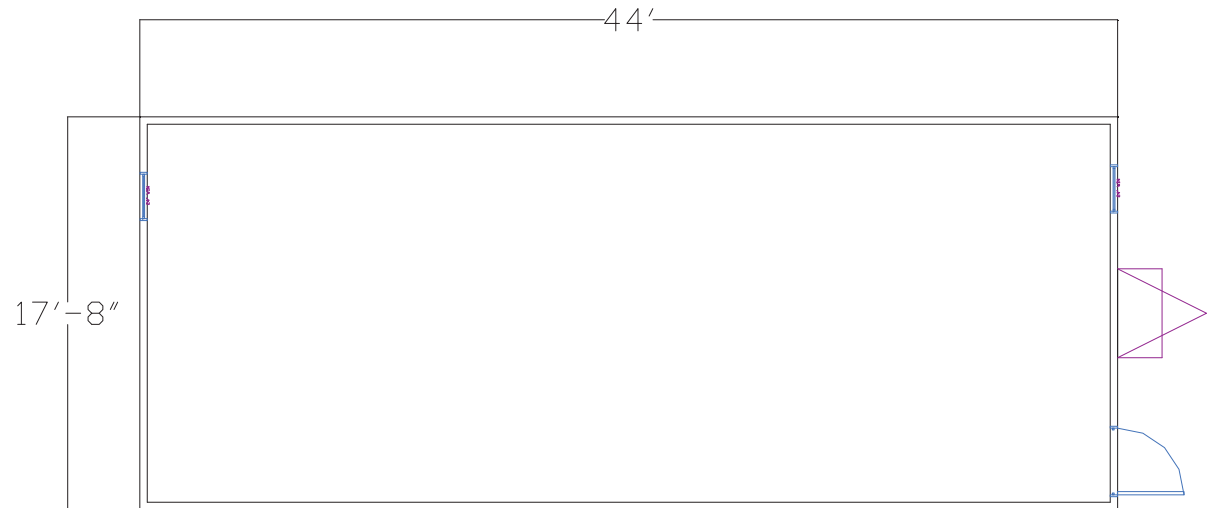


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## 18' x 44' Single Classroom

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	Overhang (optional)
Misc:	
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	None
Misc:	Marker and Tack board (optional)
Misc:	ADA Restroom (optional)



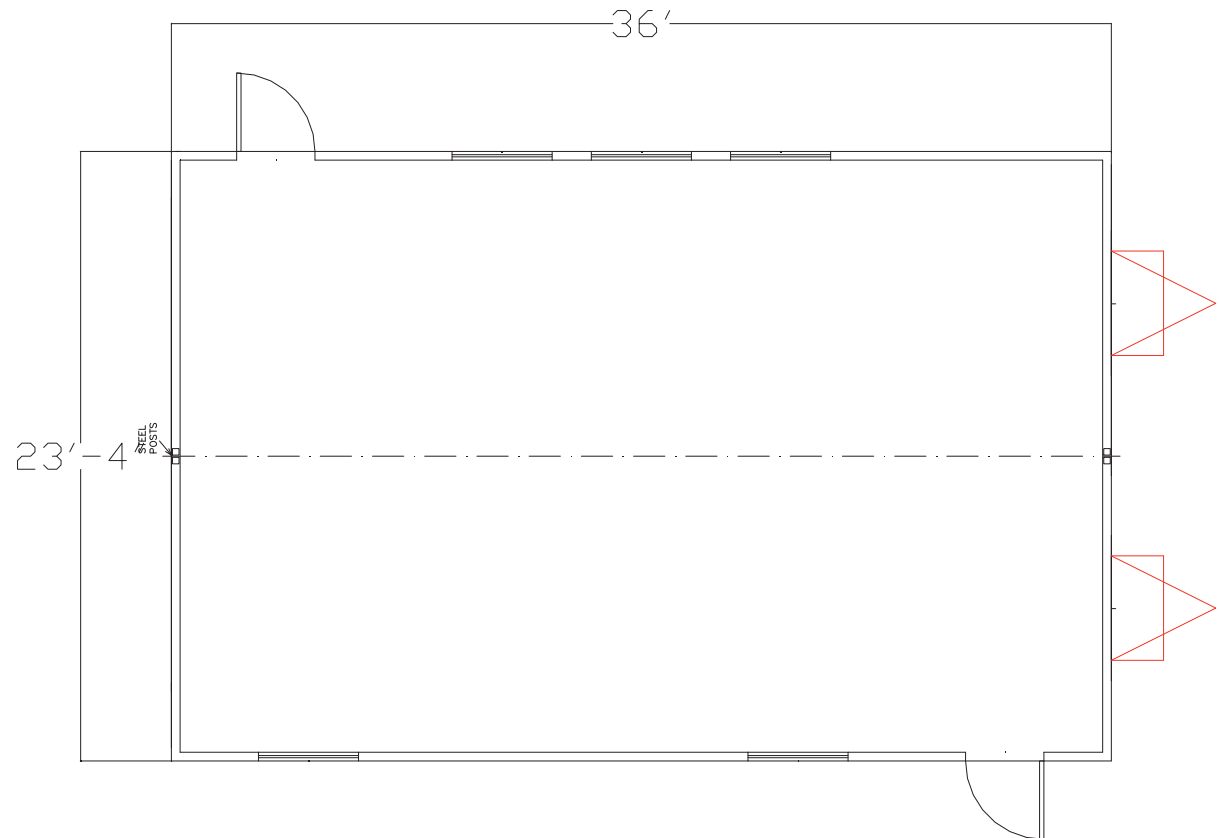
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## 24' x 36' Single Classroom

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib
Roofing:	45mil EPDM or Steel
Exterior Doors:	Steel Door, Steel Jamb with View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	None
Misc:	Marker and Tack board (optional)
Misc:	ADA Restroom (optional)



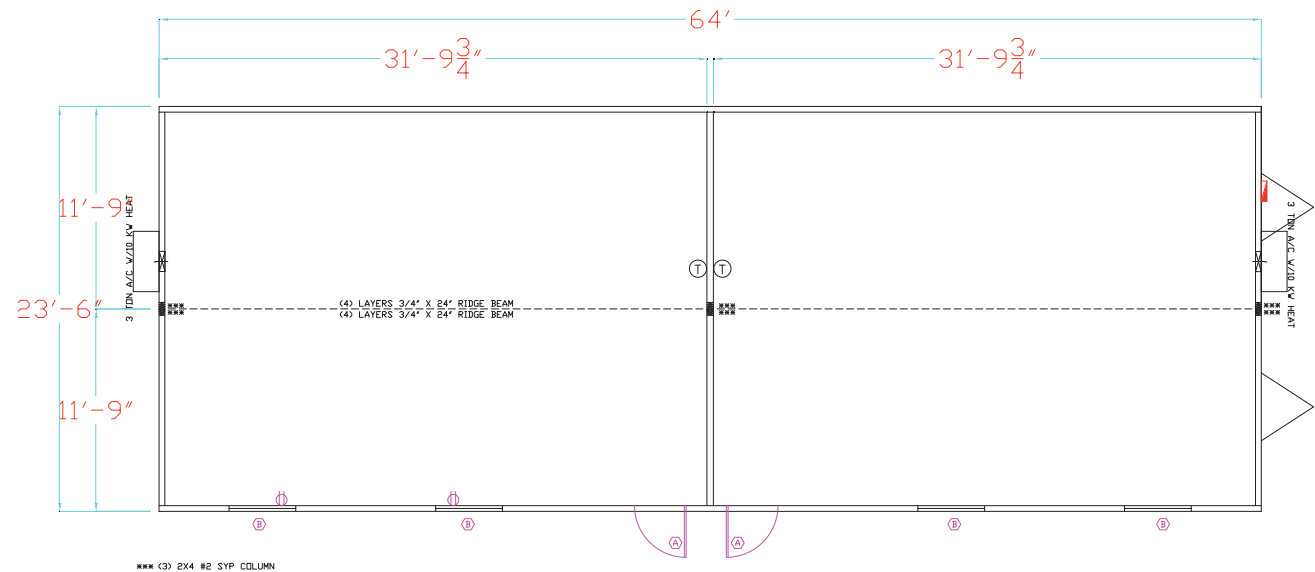
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## 24' x 64' Double Classroom

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib
Roofing:	Steel or 45 Mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	None
Misc:	Marker and Tack board (optional)
Misc:	ADA Restroom (s) (optional)



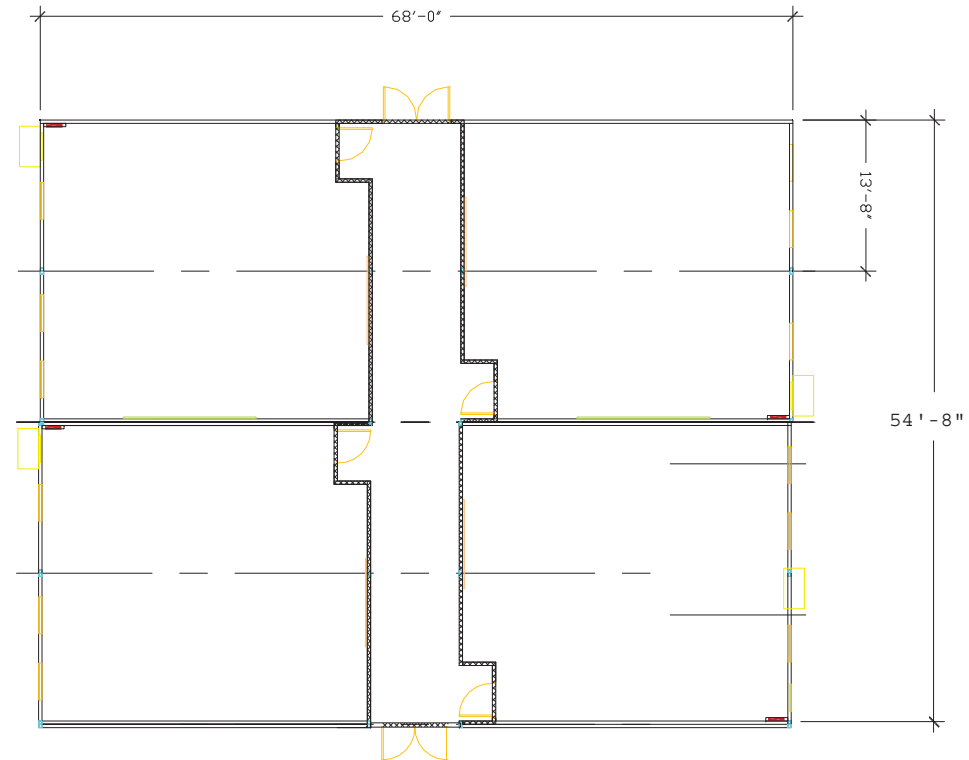
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## 56' x 68' (4) Classroom

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	Marker and Tack boards (optional)
Misc:	ADA Restrooms



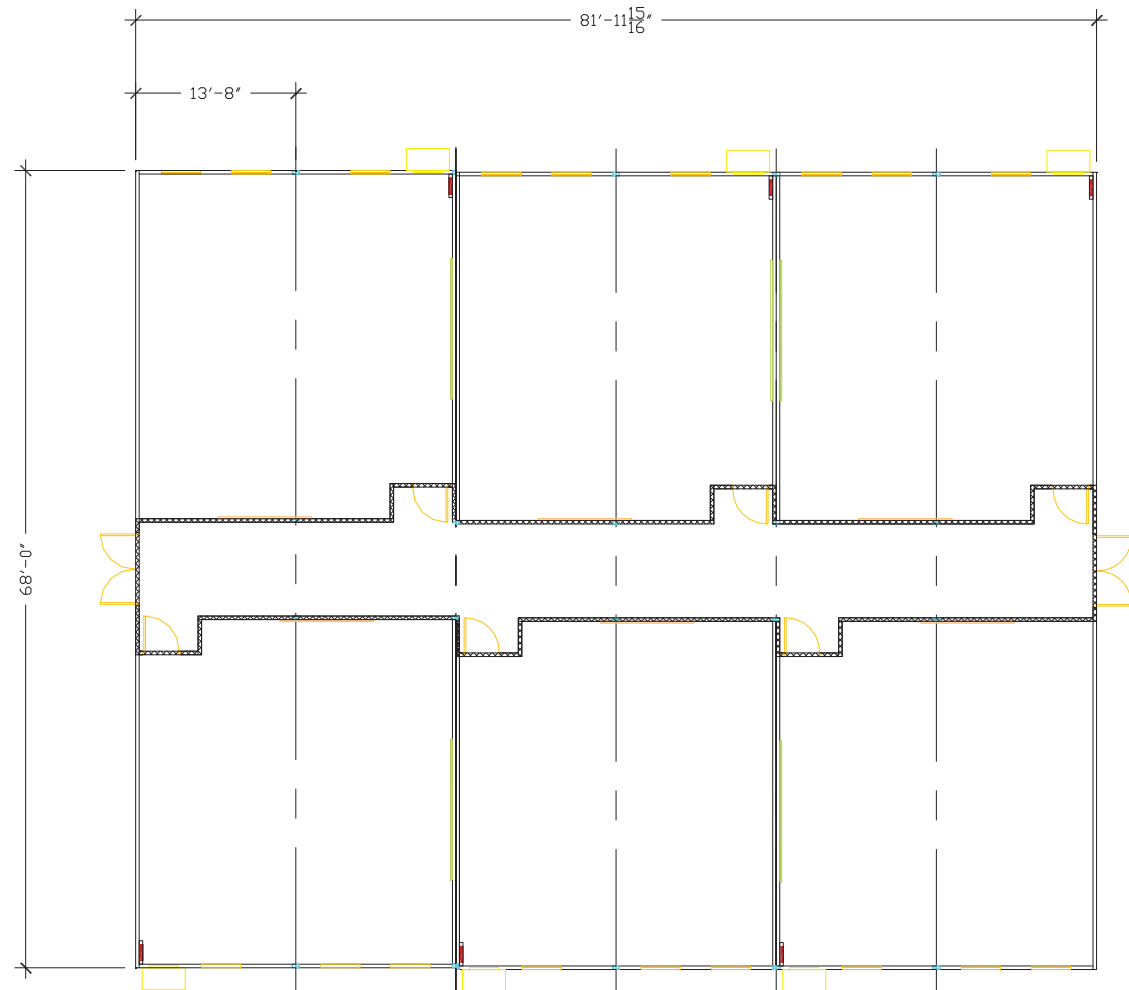
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## 84' x 68' (6) Classroom

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	Marker and Tack boards (optional)
Misc:	ADA Restrooms

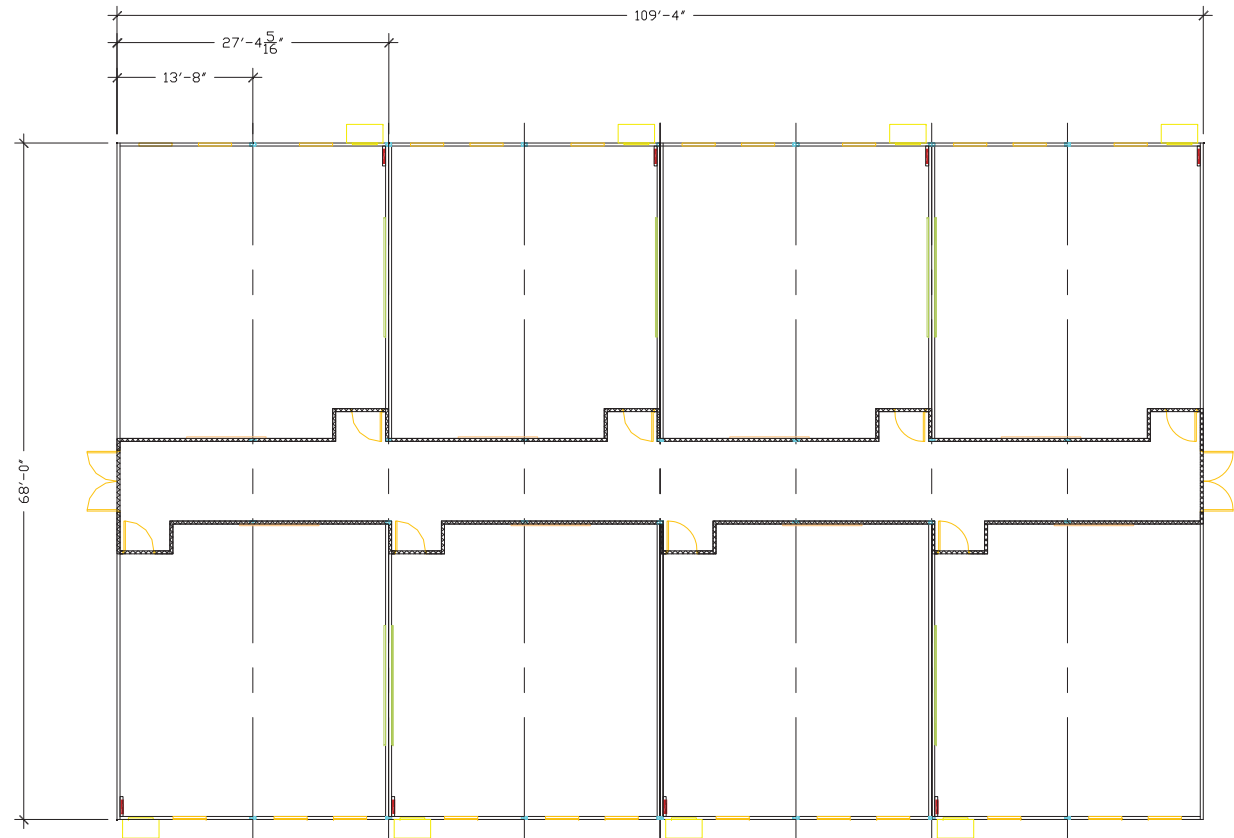


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# 112' x 68' (8) Classroom

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	Marker and Tack boards (optional)
Misc:	ADA Restrooms

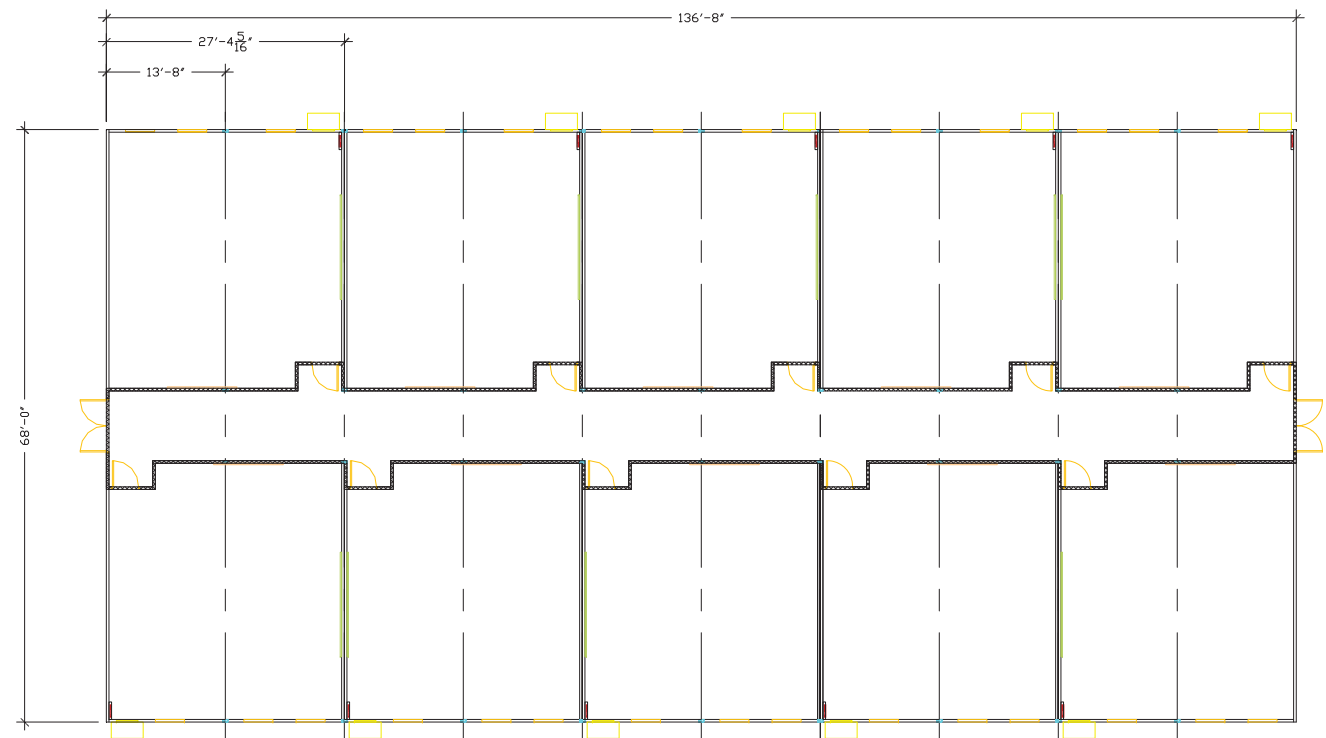


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# 140' x 68' (10) Classroom

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	Marker and Tack boards (optional)
Misc:	ADA Restrooms

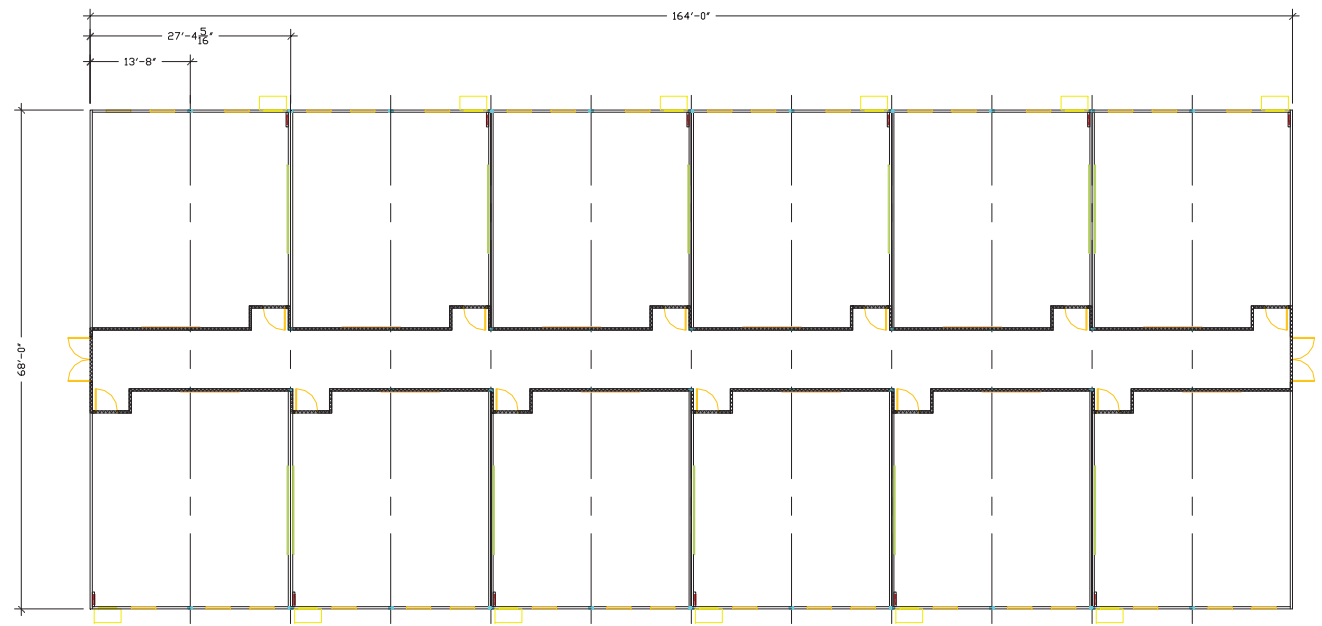


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## 168' x 68' (12) Classroom

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	Marker and Tack boards (optional)
Misc:	ADA Restrooms

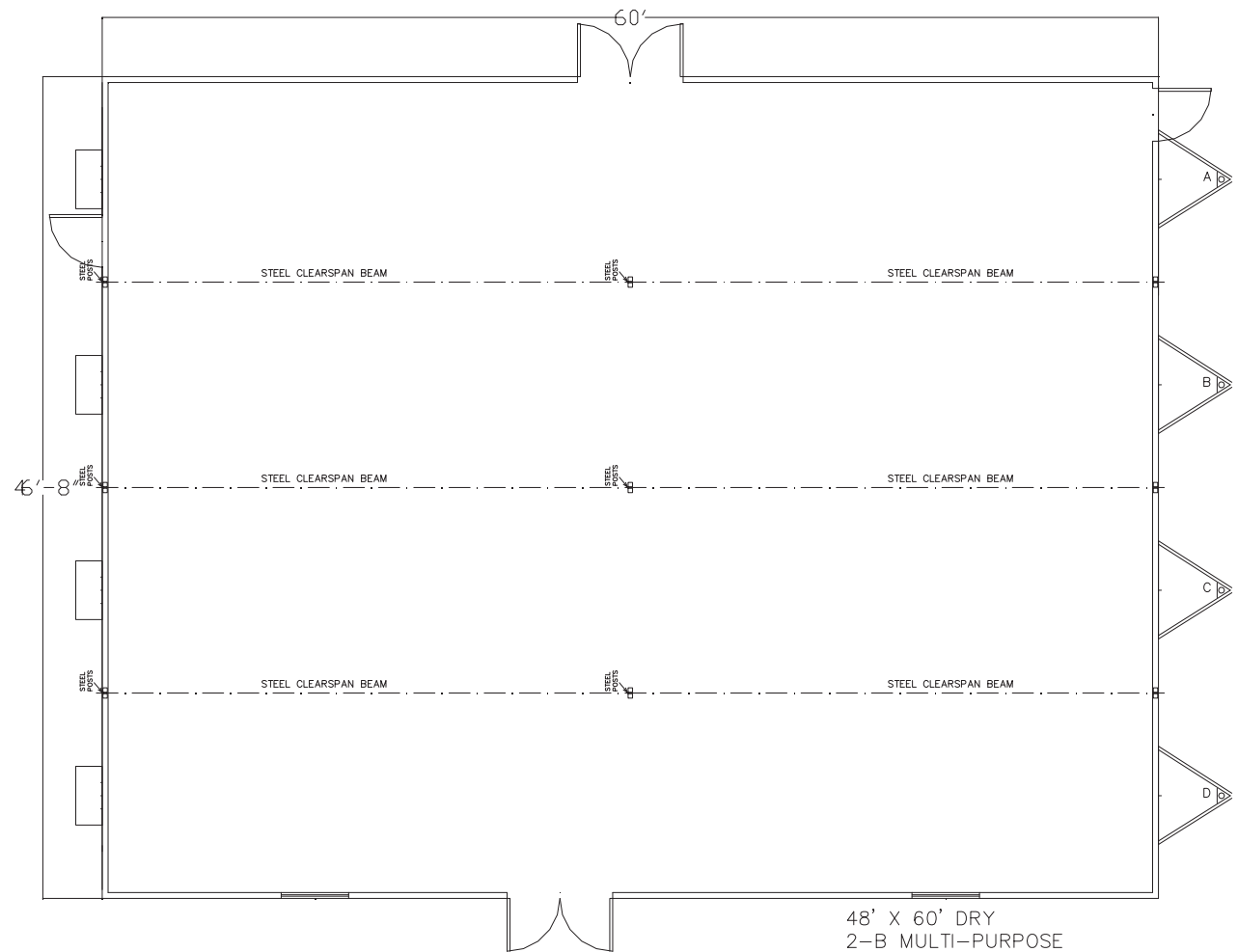


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## 48' x 60' Multi-Purpose Building

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	None
Misc:	ADA Restroom (optional)
Misc:	Marker and Tack boards (optional)



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# 36' x 60' Food Service Building

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Marker and Tack board (optional)
Misc:	ADA Restroom (optional)

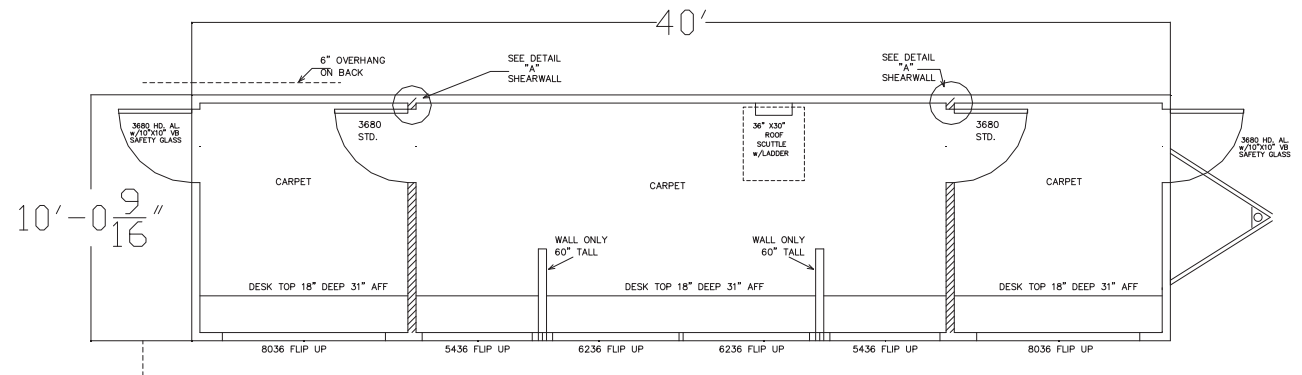


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## 10' x 40' Press Box

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM or Steel
Exterior Doors:	Steel Door, Steel Jamb with View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile, Vinyl Rolled Goods
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Marker and Tack boards (optional)
Misc:	None

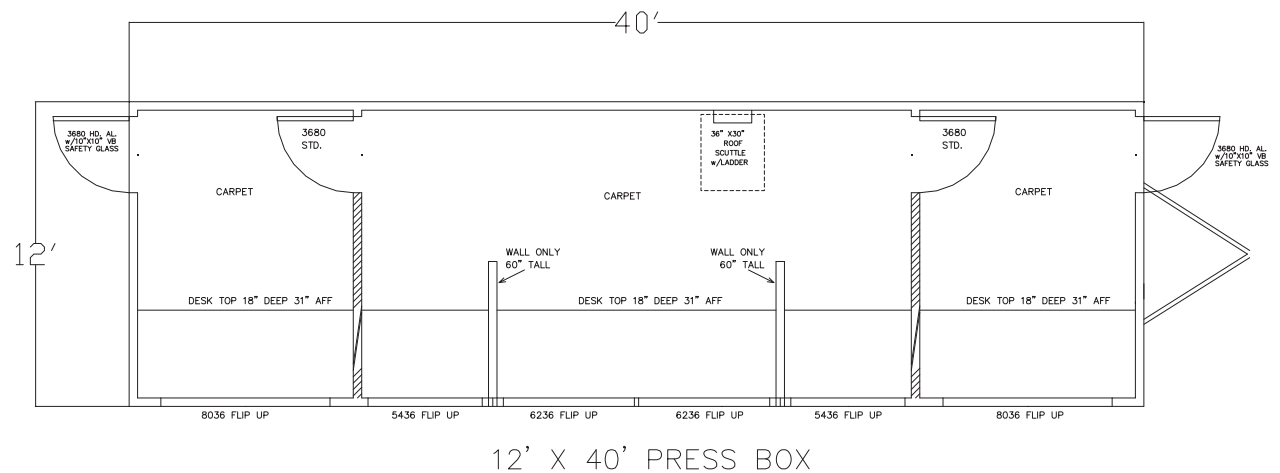


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## 12' x 40' Press Box

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM or Steel
Exterior Doors:	Steel Door, Steel Jamb with View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile, Vinyl Rolled Goods
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Marker and Tack boards (optional)
Misc:	None



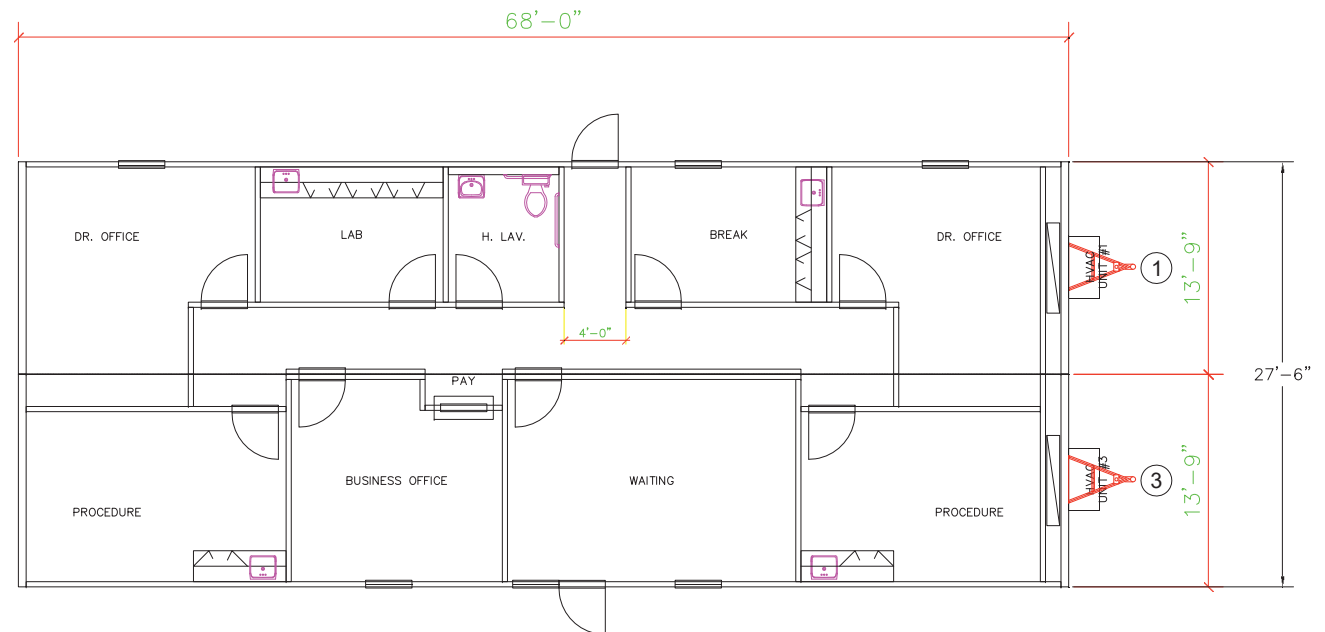
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## (1) Doc Clinic

Exterior	
Siding:	Hardi-Panel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	26 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile, Vinyl Rolled Goods
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	Case Work
Misc:	None

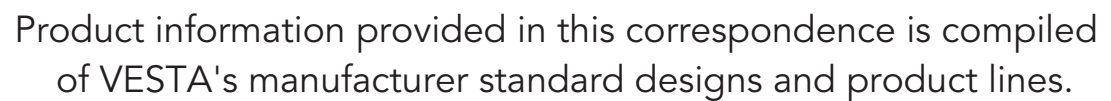


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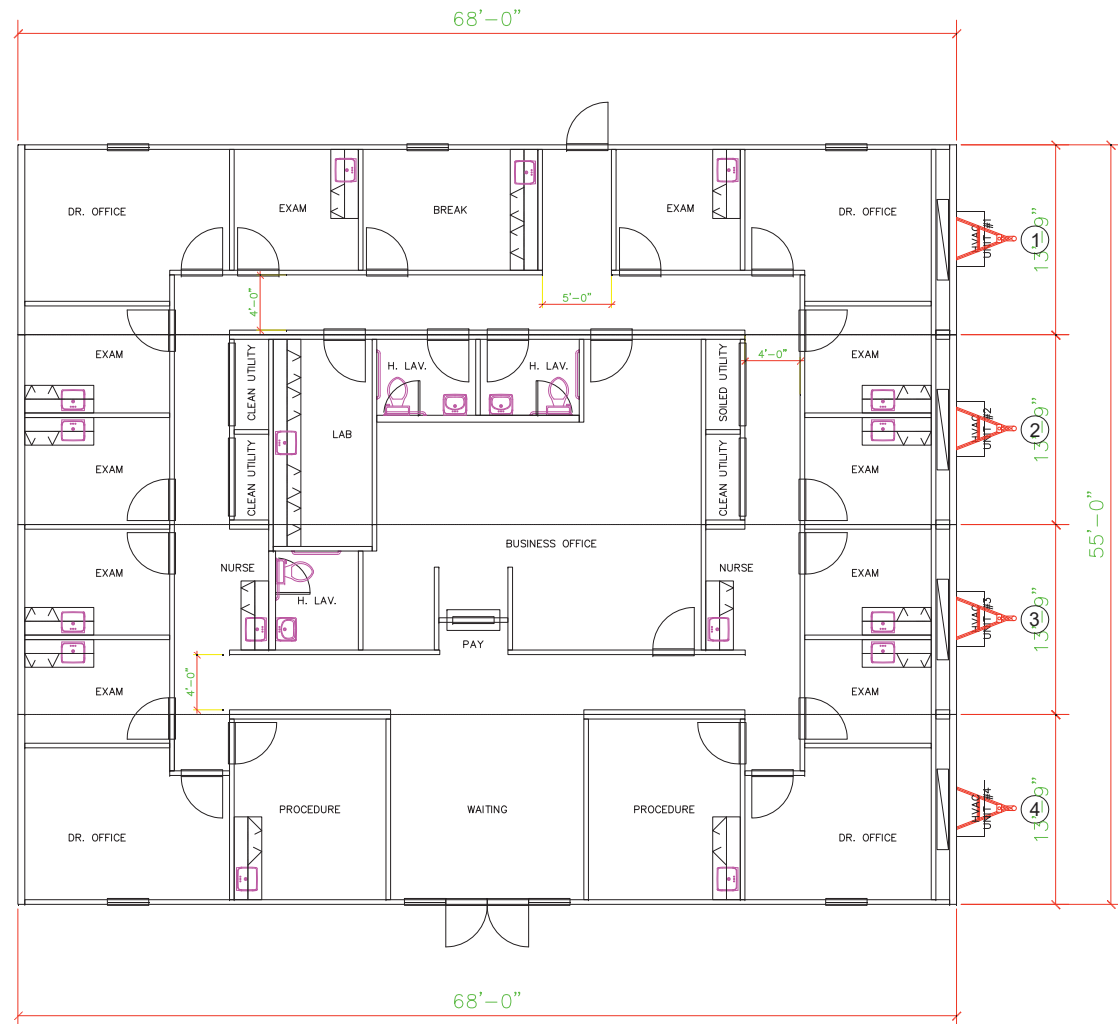
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### (3) Doc Clinic

Exterior	
Siding:	Hardi-Panel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	26 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile, Vinyl Rolled Goods
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	Case Work
Misc:	None

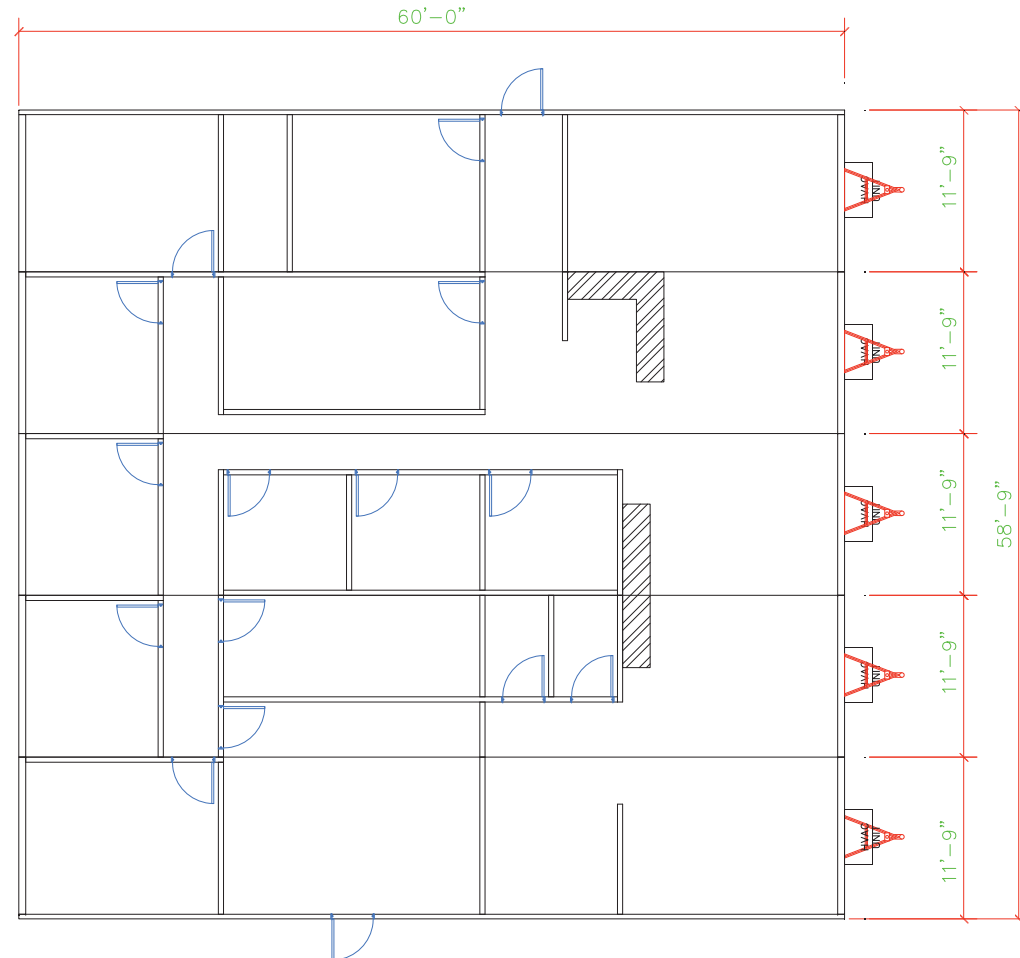


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# 60' x 60' Dialysis Clinic

Exterior	
Siding:	Hardi-Panel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	26 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile, Vinyl Rolled Goods
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	Case Work
Misc:	None

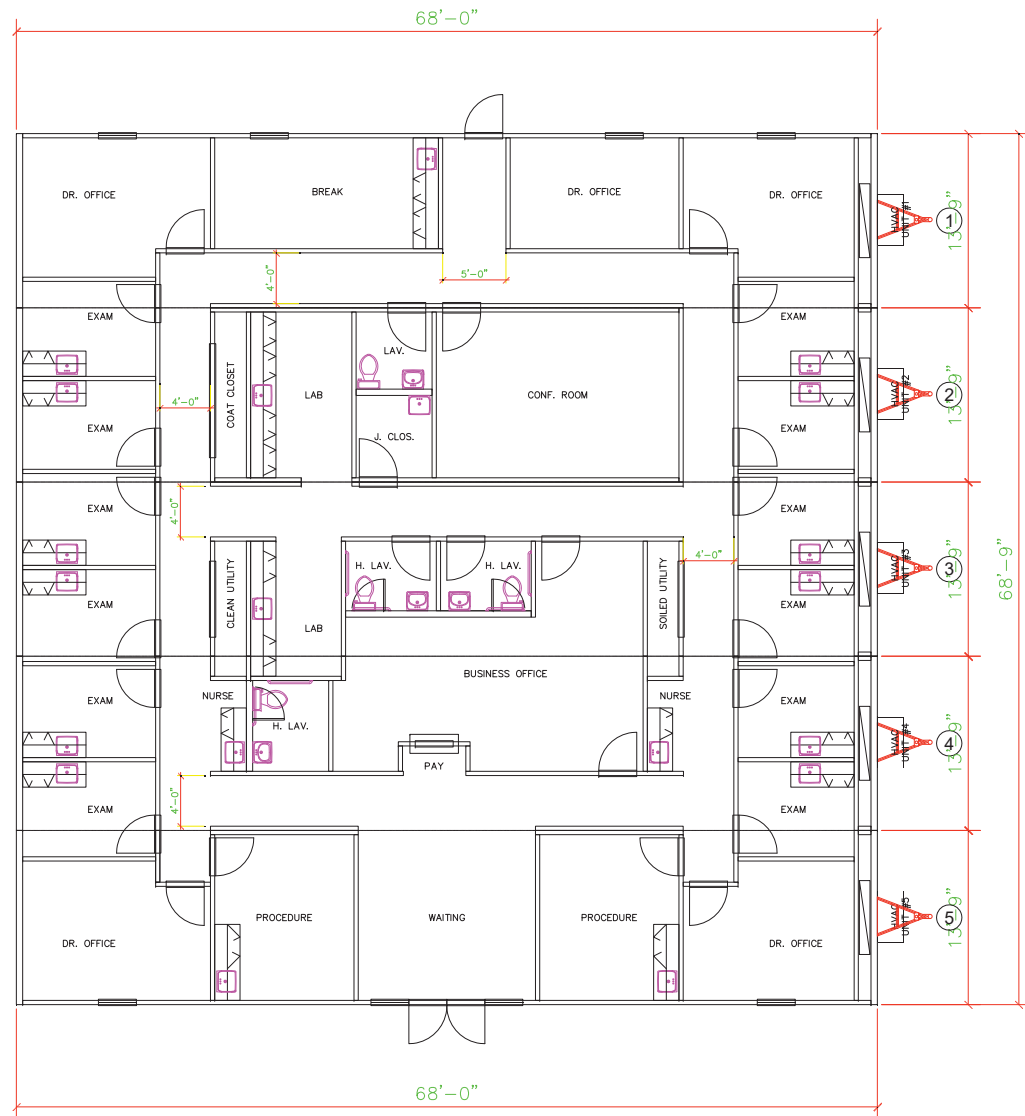


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## (4) Doc Clinic

Exterior	
Siding:	Hardi-Panel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	26 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile, Vinyl Rolled Goods
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	Case Work
Misc:	None

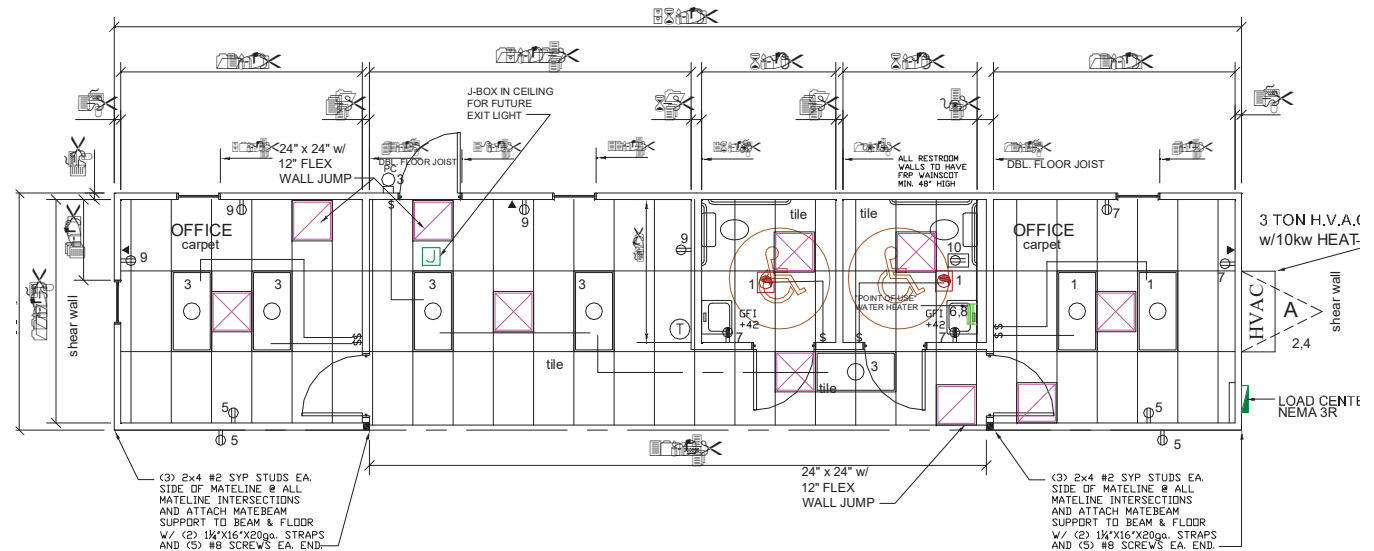


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## 12' x 60' M-Plex "A"

Exterior	
Siding:	Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Closets
Misc:	None

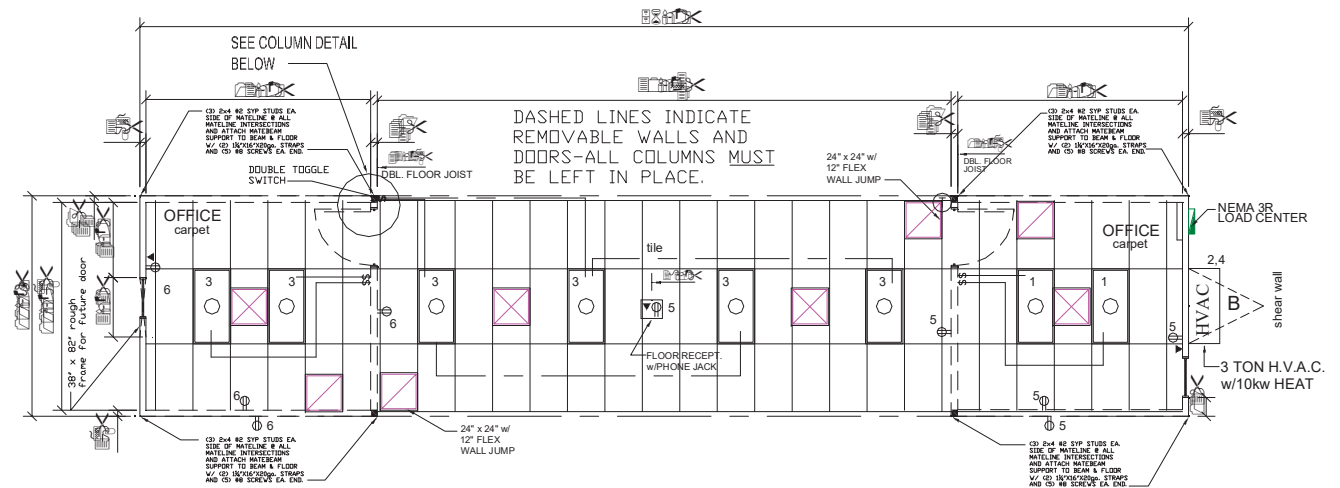


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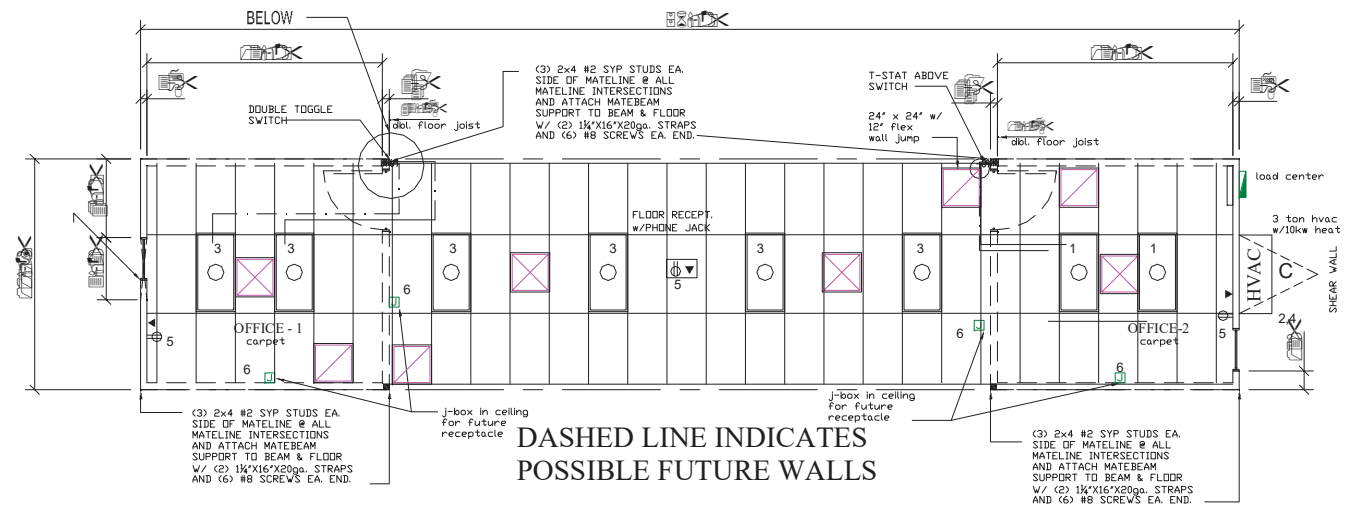
12' x 60' M-Plex "B"

Exterior	
Siding:	Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Closets
Misc:	None



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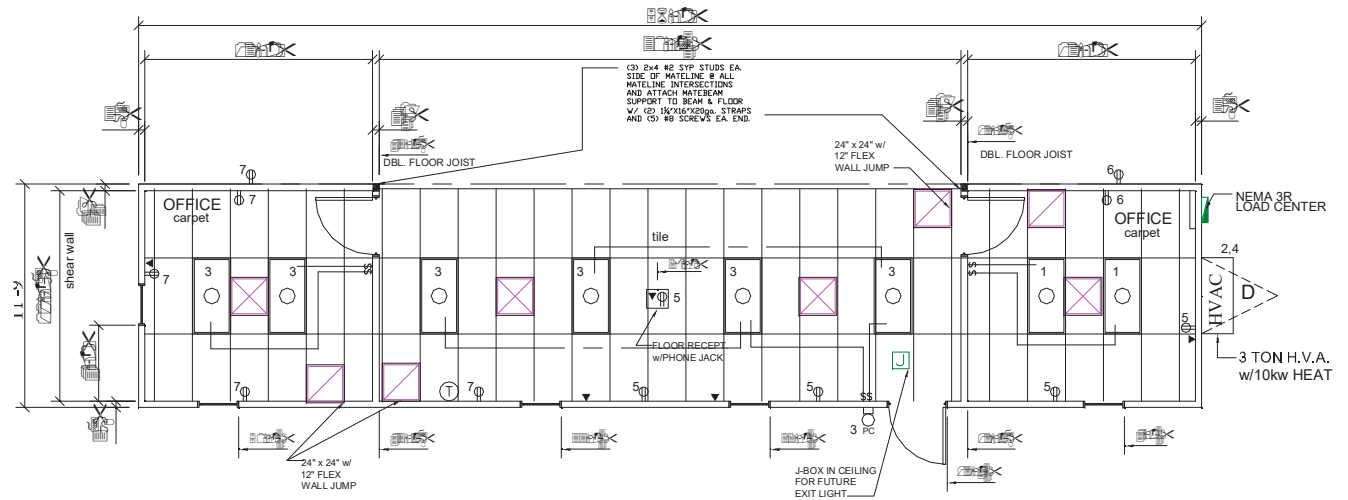






12' x 60' M-Plex "D"

Exterior	
Siding:	Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Closets
Misc:	None



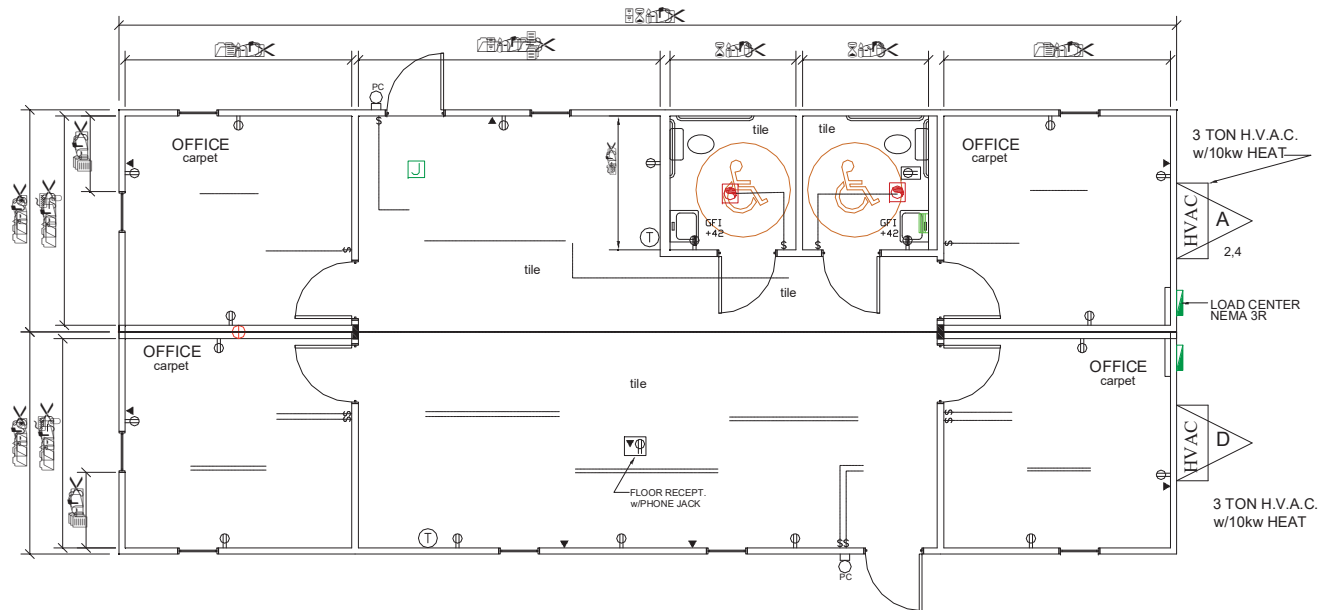
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## 24' x 60' (4) Office Building

Exterior	
Siding:	Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Closets
Misc:	None

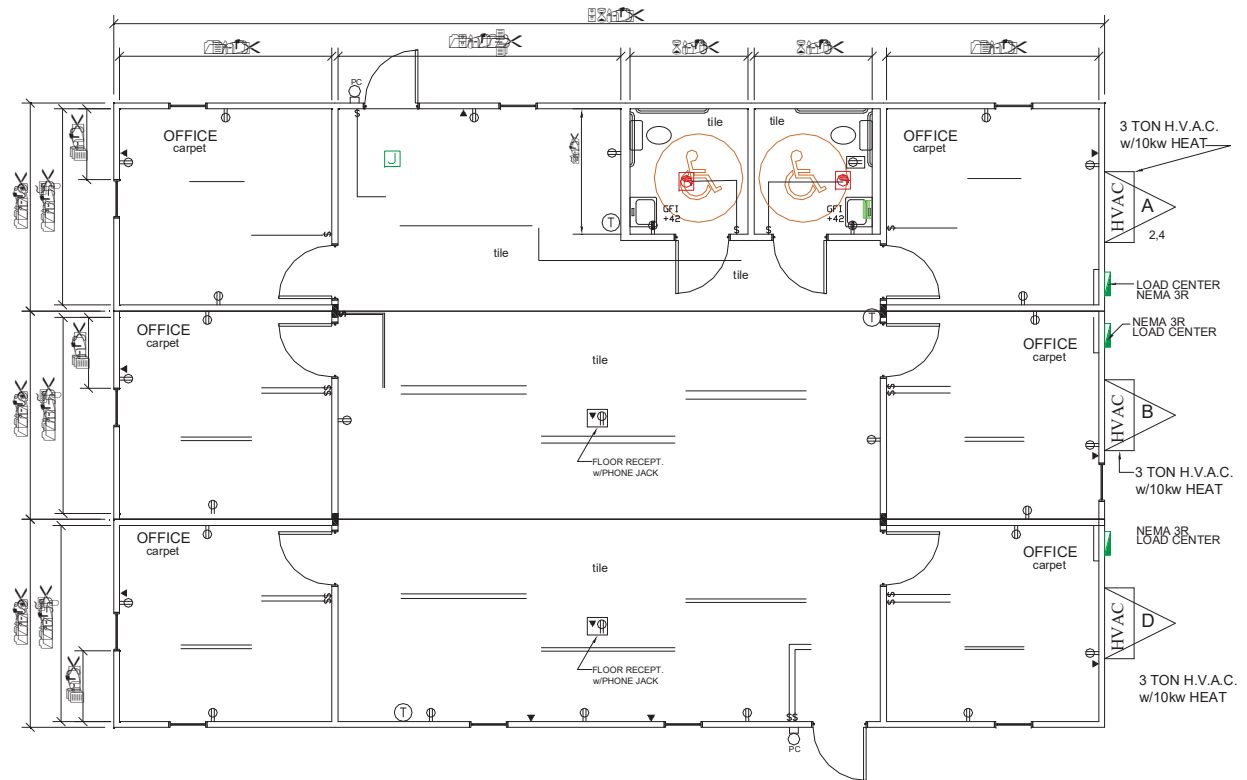


Product information provided in this correspondence is compiled of VESTA's manufacturer standard designs and product lines.



## 36' x 60' (6) Office Building

Exterior	
Siding:	Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Closets
Misc:	None



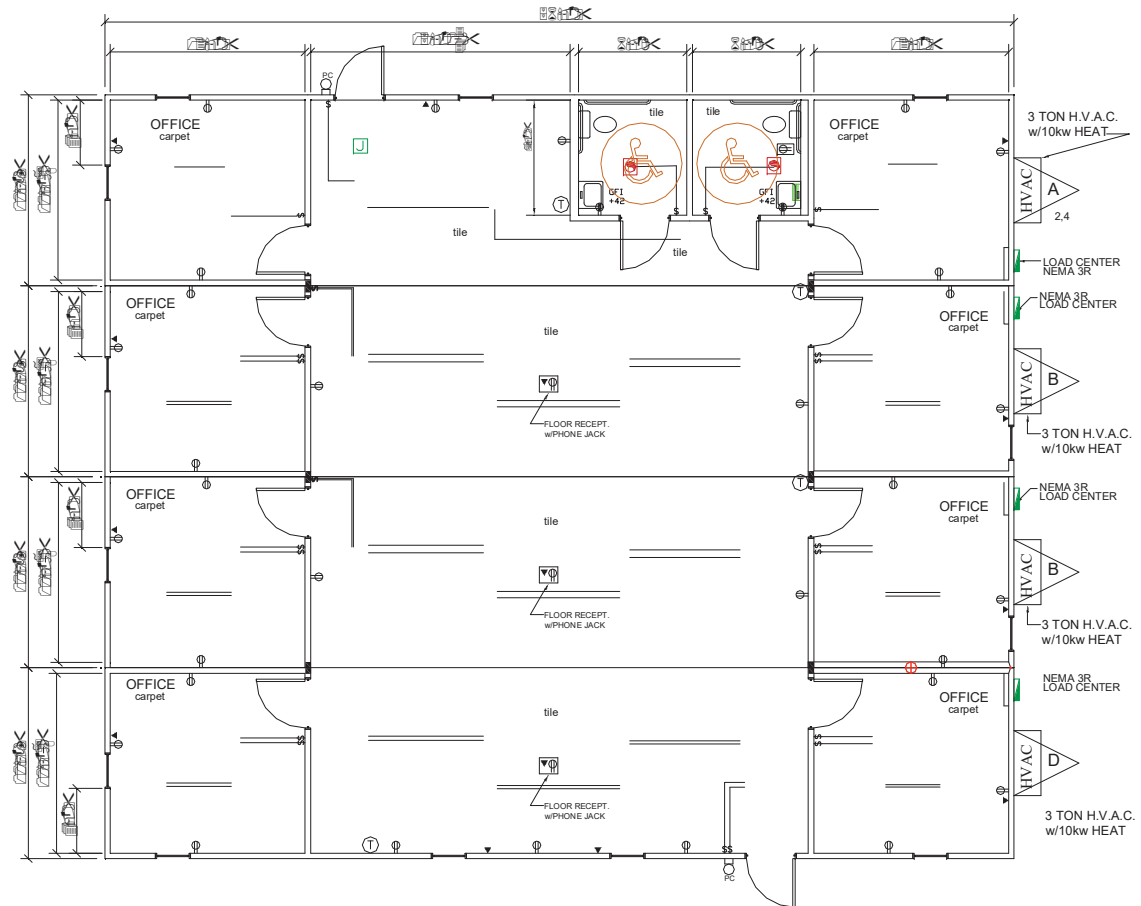
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## 48' x 60' (8) Office Building

Exterior	
Siding:	Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Closets
Misc:	None

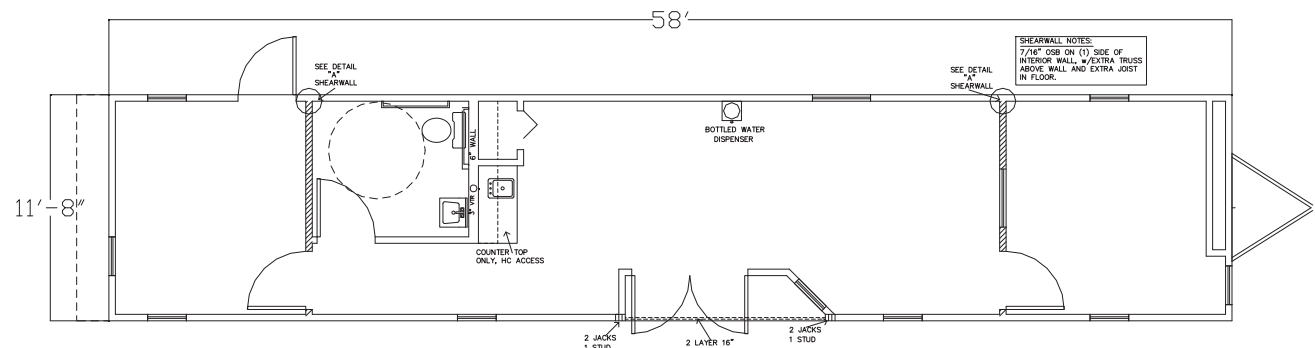


Product information provided in this correspondence is compiled of VESTA's manufacturer standard designs and product lines.



## 12' x 60' Designer/Sales Center

Exterior	
Siding:	Smart Panel
Roofing:	45mil EPDM
Exterior Doors:	French Doors
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	Overhang (optional)
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	26 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Coffee Bar (optional)
Misc:	Vision Window in Front Office



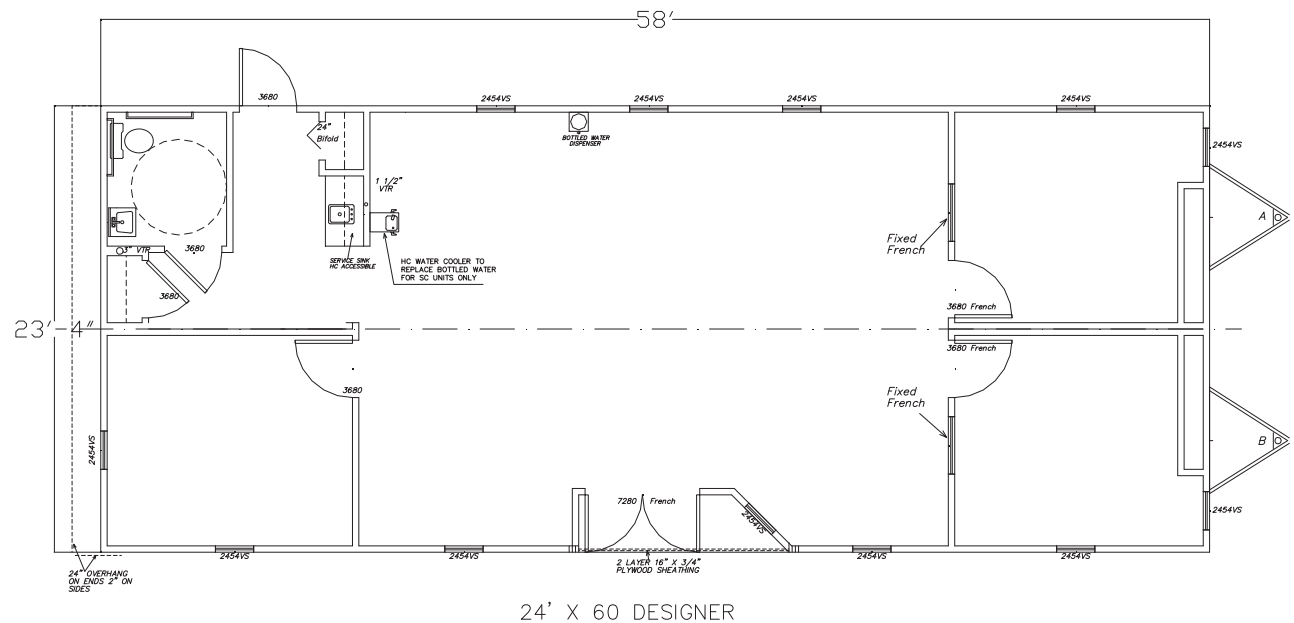
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## 24' x 60' Designer/Sales Center

Exterior	
Siding:	Smart Panel
Roofing:	45mil EPDM
Exterior Doors:	French Front Door; Steel Door, Steel Jamb with View Block
Windows:	Double Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	Overhang (optional)
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	26 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Coffee Bar (optional)
Misc:	None



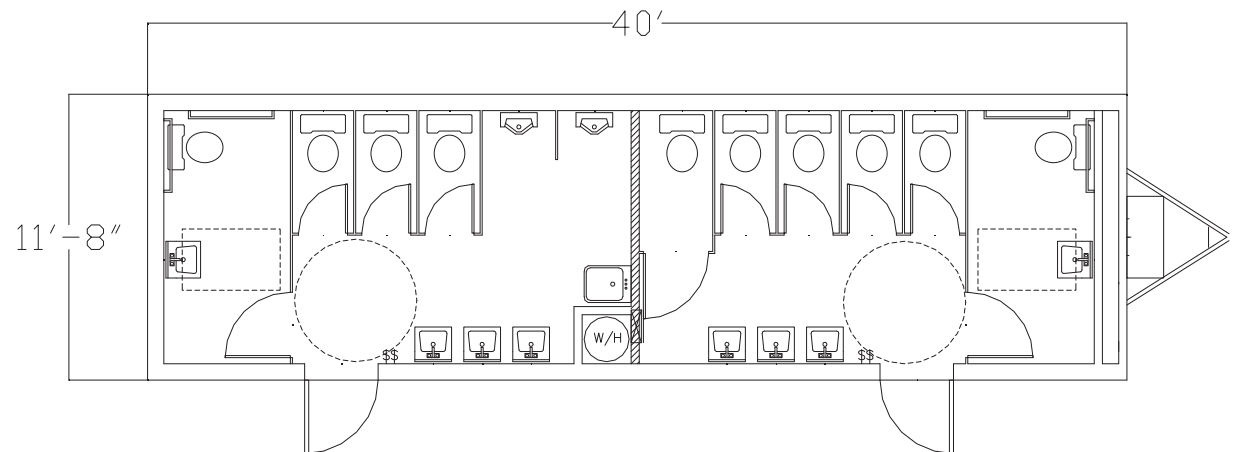
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# 12' x 40' Toilet Trailer

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM or Steel
Exterior Doors:	Steel Door, Steel Jamb
Windows:	None
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	FRP
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	Vinyl Composition Tile
Floor Finish:	Vinyl Rolled Goods
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	None
Misc:	None



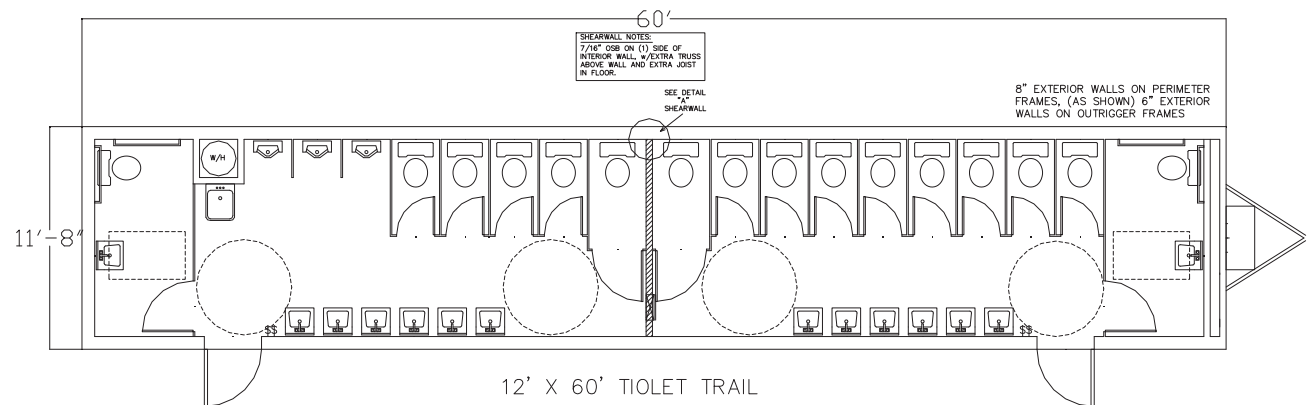
Product information provided in this correspondence is compiled of VESTA's manufacturer standard designs and product lines.





# 12' x 60' Toilet Trailer

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM or Steel
Exterior Doors:	Steel Door, Steel Jamb
Windows:	None
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	FRP
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	Vinyl Composition Tile
Floor Finish:	Vinyl Rolled Goods
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	None
Misc:	None



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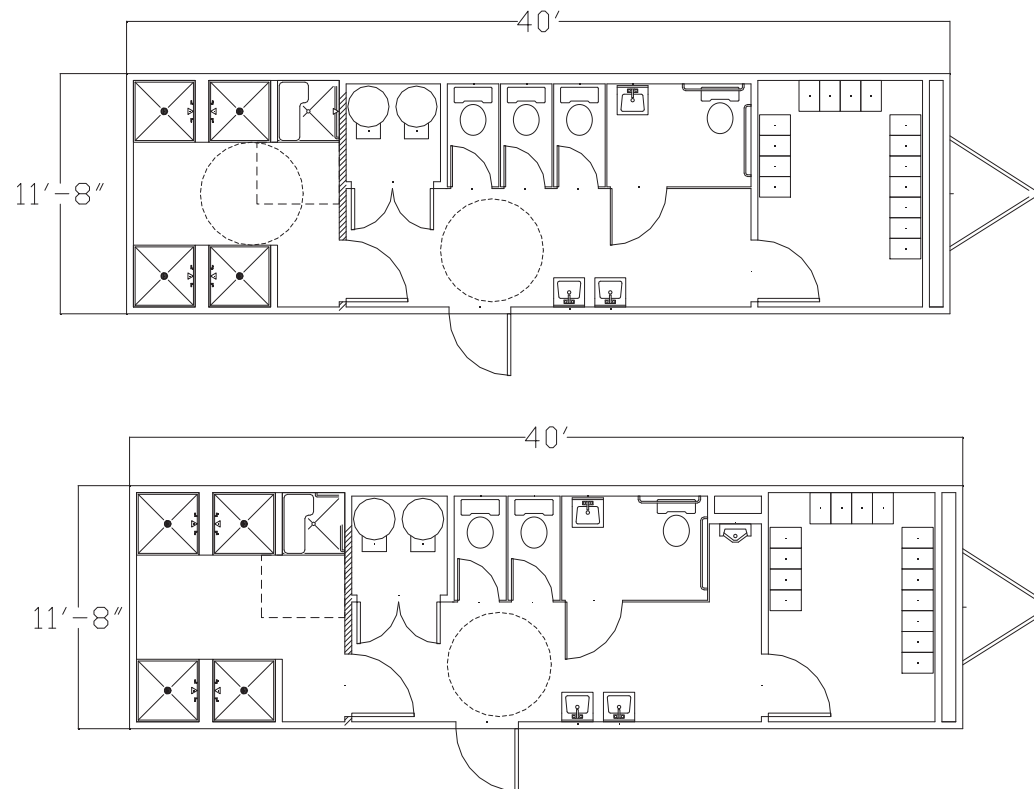






## 12' x 40' Shower Trailer

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM or Steel
Exterior Doors:	Steel Door, Steel Jamb
Windows:	None
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	FRP
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	Vinyl Composition Tile
Floor Finish:	Vinyl Rolled Goods
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Lockers (optional)
Misc:	None

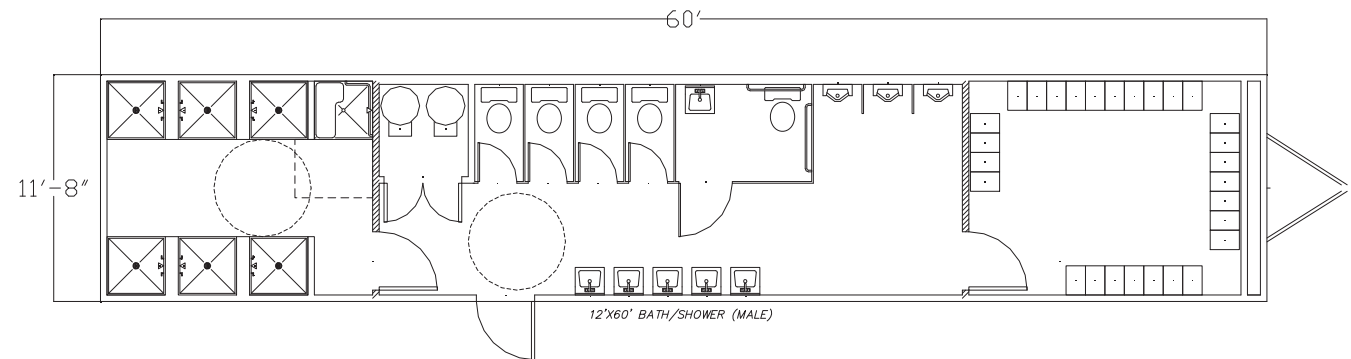
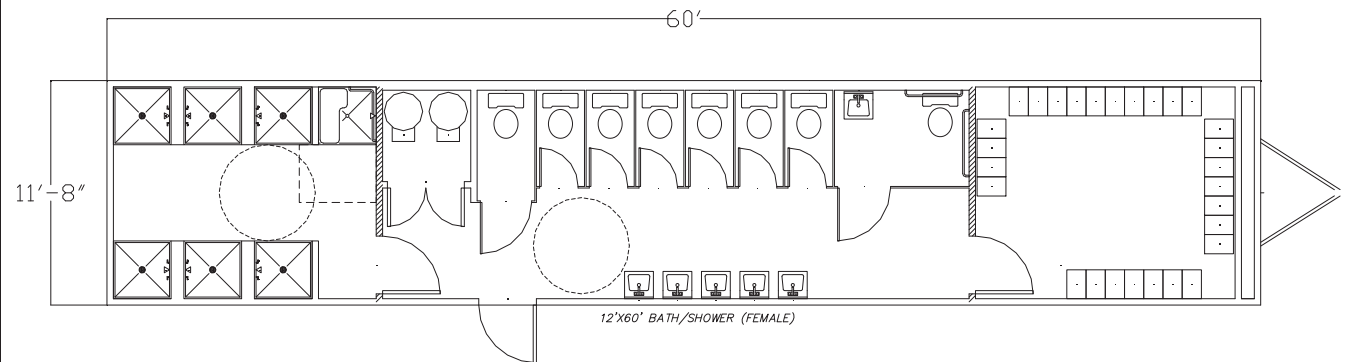


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## 12' x 60' Shower Trailer

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM or Steel
Exterior Doors:	Steel Door, Steel Jamb
Windows:	None
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	FRP
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	Vinyl Composition Tile
Floor Finish:	Vinyl Rolled Goods
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Lockers (optional)
Misc:	None

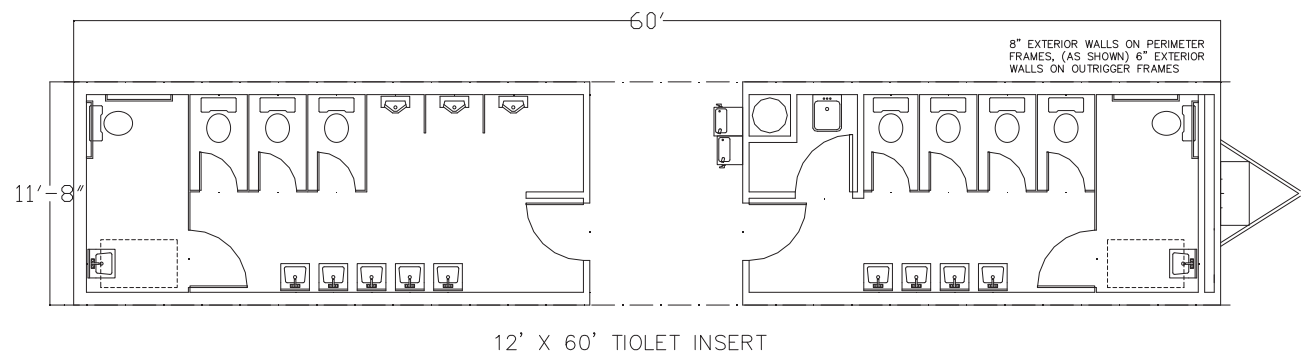


Product information provided in this correspondence is compiled of VESTA's manufacturer standard designs and product lines.



# 12' x 60' Toilet Insert Module

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	None
Windows:	None
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
None	
Interior	
Wall Finish:	Vinyl Clad Gypsum / FRP
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	Vinyl Composition Tile
Floor Finish:	Vinyl Rolled Goods
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	None
Misc:	None

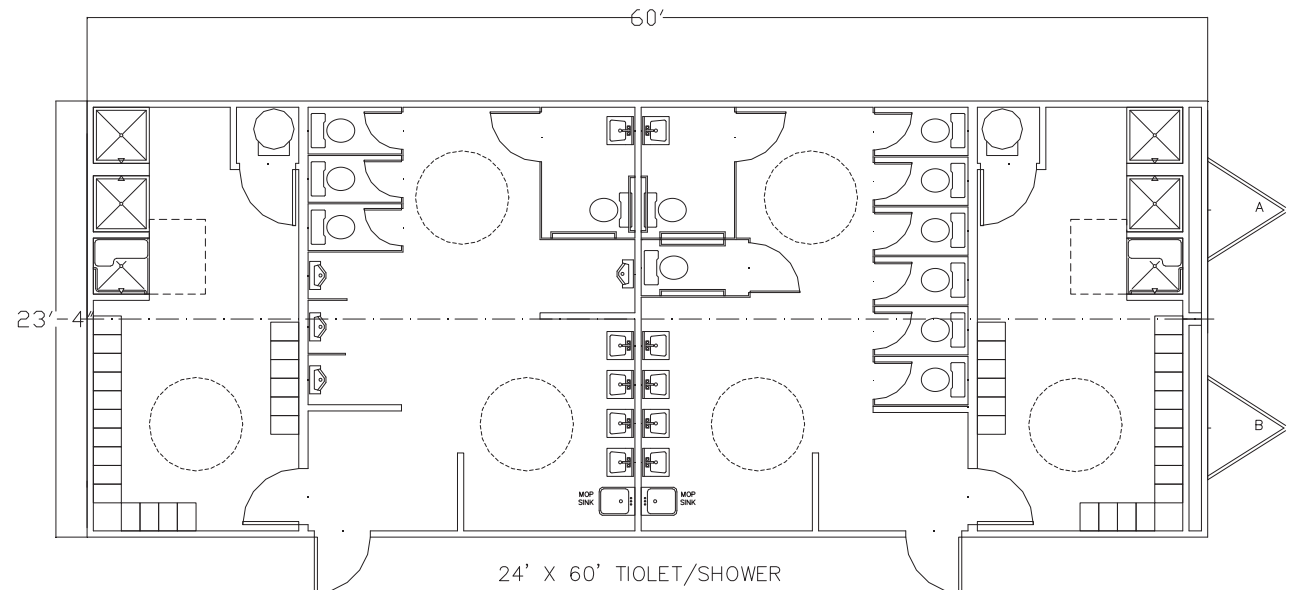


Product information provided in this correspondence is compiled of VESTA's manufacturer standard designs and product lines.



## 24' x 60' Locker / Shower Building

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM or Steel
Exterior Doors:	Steel Door, Steel Jamb
Windows:	None
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	FRP
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	Vinyl Composition Tile
Floor Finish:	Vinyl Rolled Goods
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Lockers (optional)
Misc:	None

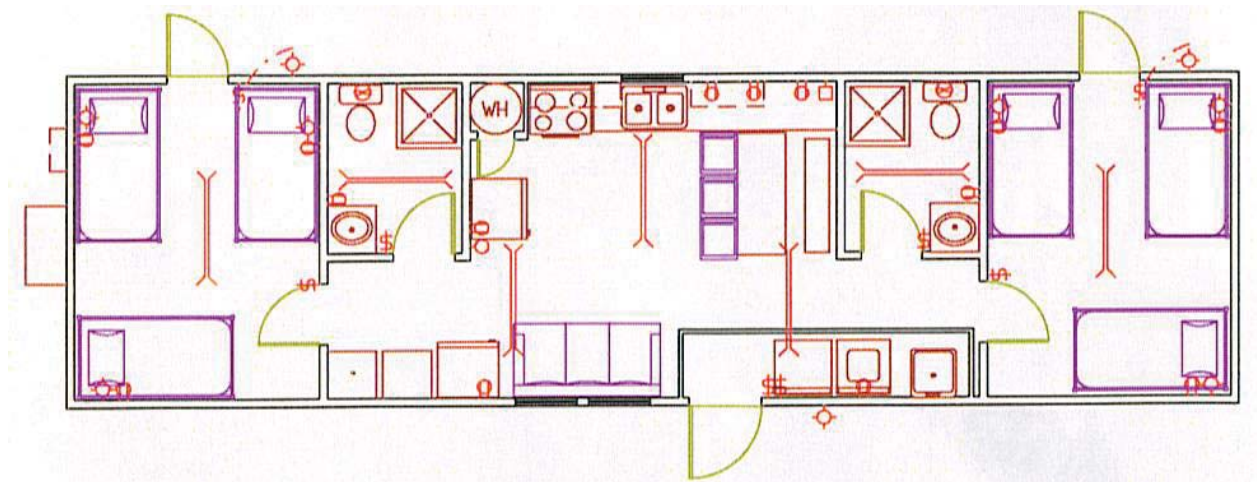


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## 14' x 48' Bunkhouse

Exterior	
Siding:	Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile
Interior Doors:	Hollow Core/Steel Jamb Doors
Misc:	Coat Hooks with Storage Shelves
Misc:	Appliances and Beds

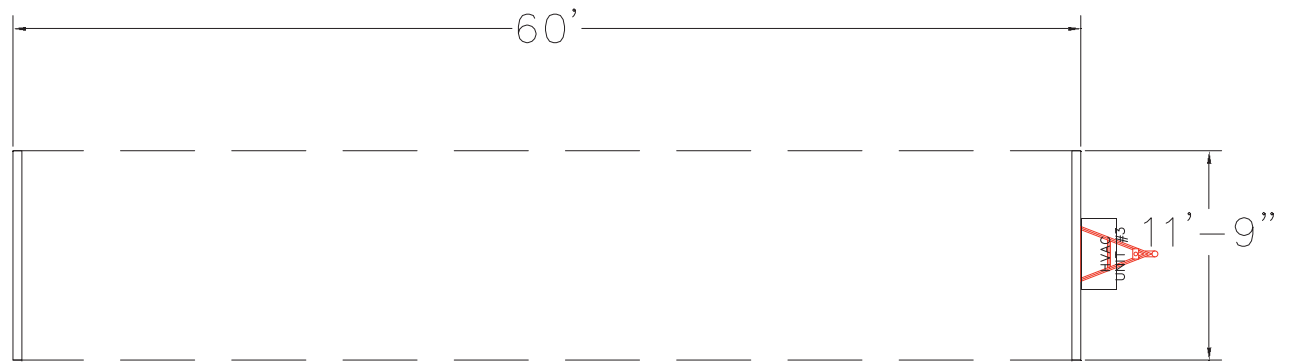


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## 12' x 60' Open Module

Exterior	
Siding:	Hardi-Panel, Smart Panel or Hi-Rib Steel
Roofing:	45mil EPDM
Exterior Doors:	Steel Door, Steel Jamb with 5" x 20" View Block
Windows:	Insulated Glass with Aluminum Frame
HVAC:	Wall Mount with Heat Strip, Sized as Required
Misc:	None
Misc:	None
Interior	
Wall Finish:	Vinyl Clad Gypsum
Ceiling:	Prefinished Gypsum, 2 x 4 Suspend Ceiling
Floor Finish:	20 oz Level Loop Carpet
Floor Finish:	Vinyl Composition Tile, Vinyl Rolled Goods
Interior Doors:	Solid Core/Steel Jamb Doors
Misc:	ADA Restrooms
Misc:	None



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# CONSTRUCTION TYPES



## Steel Frames

There are many key benefits to choosing a steel frame modular unit. Steel frame systems offer a superior strength-to-weight ratio for wider building options. It also utilizes a fastening system that can lower the risk of movement during high winds and earthquakes. This non-combustible construction type also resists corrosion, rust and eliminates the chance of dry rot. Steel frames will not absorb water, mold or mildew and won't swell and shrink with fluctuations in humidity. Additionally, steel frames resist against boring insects such as termites which can cause costly structural damage to buildings.

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# CONSTRUCTION TYPES



## Wood Frames

The construction of modular wood framing takes place indoors. This is extremely beneficial because the lumber and other materials are all kept dry and safe from the outside elements. Since moisture never has a chance to become trapped inside the cavities of the structure, there is no opportunity for it to cause issues such as buckling and squeaking floors, cracking walls and ceilings, and growth of mold or mildew. Indoor construction also eliminates any delays caused by weather which significantly speeds up the entire process and can lower your overall project cost. All framing lumber is clamped onto flat, square, engineered adhesives to prevent loosening or separation. The sections are then insulated and lifted carefully into position with hydraulic cranes.

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# EXTERIOR ALUMINUM FINISHES



## Standard Colors



POLAR WHITE



LIGHT GRAY



DARK GRAY



SAGE



COLONIAL WHITE



CREAM WHITE



MOCHA



EARTH BROWN



FOREST GREEN



PIKE GREEN



HERON BLUE



SABINE BLUE

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# EXTERIOR STEEL FINISHES



## Standard Colors



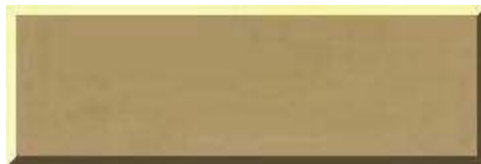
WHITE



LIGHT GRAY



LIGHT STONE



TAN



DARK GRAY



RED



DARK BROWN



DARK GREEN

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# EXTERIOR WALL SIDING



## Hardiepanel Vertical Siding

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures.



Stucco



Cedarmill



Sierra 8



Smooth

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# EXTERIOR WALL SIDING

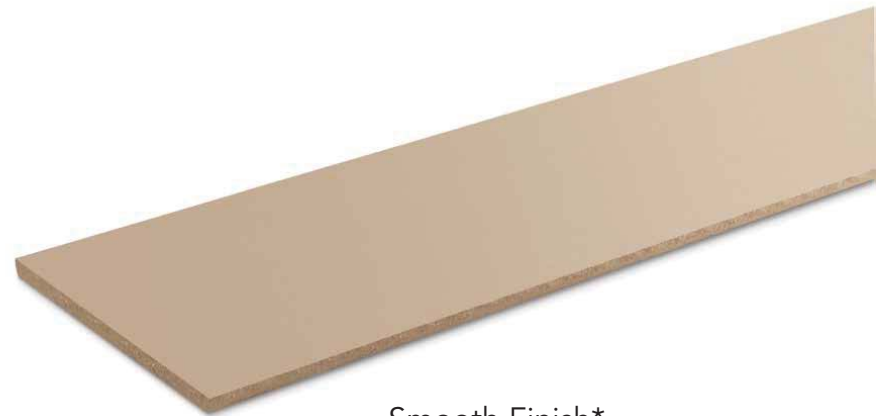


## SmartSide® Siding

SmartSide® Siding offers the warmth and beauty of traditional wood with the durability of LP engineered wood.



Cedar Texture\*



Smooth Finish\*

\*Actual colors may vary

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# EXTERIOR OPTIONS



## Mansard Samples

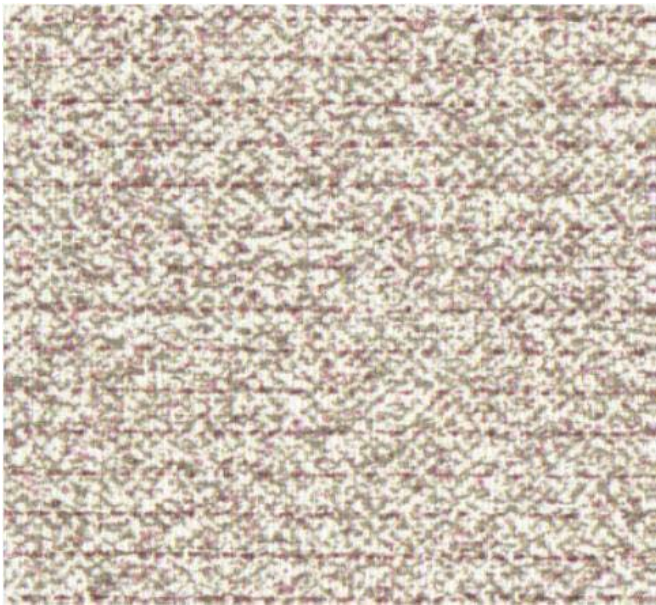


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# INTERIOR WALL COVERINGS



## Vinyl Covered Gypsum



Hampton Gray



Tasia Seamist



Ruff Stuff White

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# INTERIOR WALL COVERINGS



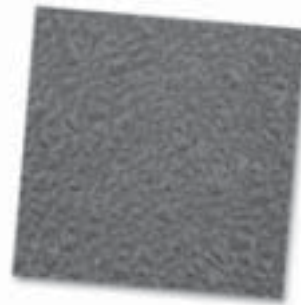
## FRP Panels



Almond



Beige



Black



Bright White



Gray



Ivory








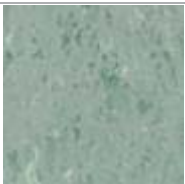
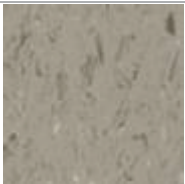




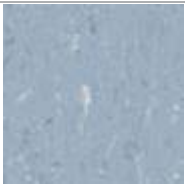

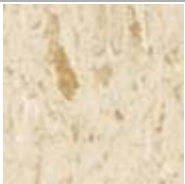


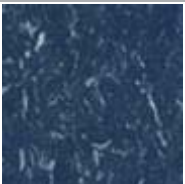

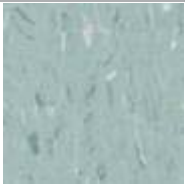


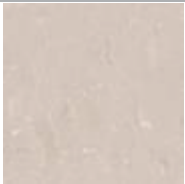

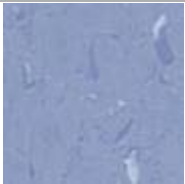
Silver

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# INTERIOR FLOORING OPTIONS



## Vinyl Composition Tile

 V-310	 V-312	 V-323	 V-824	 V-848	 V-857
 V-358	 V-362	 V-863	 V-865	 V-866	 V-867
 V-871	 V-873	 V-874	 V-885	 V-887	 V-889
 V-910	 V-913	 V-914	 V-917	 V-922	 V-923

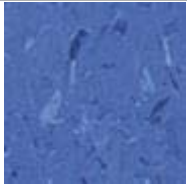



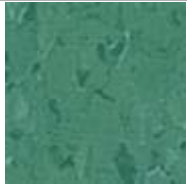
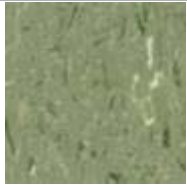

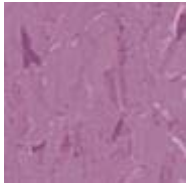

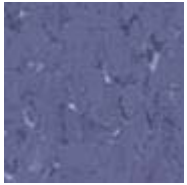

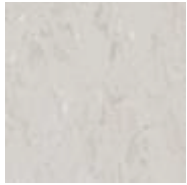


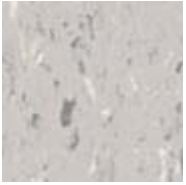
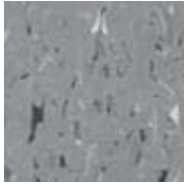











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# INTERIOR FLOORING OPTIONS



## Vinyl Composition Tile (continued)

 V-927	 V-931	 V-933	 V-934	 V-935	 V-937
 V-938	 V-944	 V-946	 V-947	 V-951	 V-952
 V-956	 V-957	 V-960	 V-962	 V-965	 V-968
 V-971	 V-973	 V-976	 V-982	 V-984	 V-985
 V-986	 V-987	 V-988			

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# INTERIOR FLOORING OPTIONS



## Commercial Carpet

 Charcoal	 Pewter	 Sand Pebbles	 Rain Forest	 Pale Cedar	 Aztec
 Spice	 River Rock	 Folklore	 Serenity	 Country Tweed	 Tapestry
 Mulberry	 Mocha Tan	 Sycamore	 Fiesta	 Spruce	 Pine Needles

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# WARRANTY INFORMATION



## New & Used/Refurb Sale Warranty

When the equipment listed herein is New Equipment, all assignable manufacturers' warranties will be assigned to Buyer. VESTA will repair or replace all defective parts of the equipment (excluding HVAC filters, fire extinguishers, fuses/breakers, and light bulbs) for a period of twelve (12) months beginning with the date of delivery of the equipment to Buyer. Replacement or repair of equipment that fails due to normal though excessive use, Buyer's alteration of the equipment, or use of the equipment for a purpose for which it was not intended or other misuse, is excluded. All mechanical and electrical systems shall be subject only to manufacturers' warranties and are not warranted by VESTA. Except as expressly stated herein, Seller disclaims and all other warranties, either express or implied, including without limitation to all warranty of merchantability, fitness for a particular purpose or usage of trade.

## Lease Warranty

There are no warranties, express or implied, other than any warranties issued by the manufacturer of the units. Lessor disclaims all warranties of any kind, including specifically any implied warranty of merchantability or fitness for a particular purpose, both as to units and as to any delivery, installation, demobilization, maintenance or repair work performed by VESTA. VESTA shall not be bound by any statements, agreements or representations not specifically set out herein, unless the same be reduced to writing and signed by any authorized officer of VESTA. All units are leased "as is".

# STANDARD OPERATING PROCEDURE



## Required Maintenance Schedule

Lessee agrees, at Lessee's sole cost and expense, to maintain the units at all times in good repair and condition, reasonable wear and tear excepted. Lessee shall ensure that the units comply with all applicable laws, rules, and regulations as of the commencement of the initial term, and Lessee shall be responsible for ensuring that the units remain in compliance with such laws, rules, and regulations. If Lessee contracts with anyone other than VESTA to perform any work or repairs, the work or repairs shall be performed by competent contractors/subcontractors of whom VESTA shall have approved in writing prior to the work.

### WEEKLY

- General cleaning
- Vacuum carpets
- Mop Floors
- Clean and sanitize restrooms and kitchens
- Inspect for damage after all storms

### MONTHLY

- Change HVAC filters
- Clean and wax floors
- Inspect and adjust doors, windows and locks
- Clean all hard surfaces thoroughly

### QUARTERLY

- Have HVAC units serviced by a licensed mechanical contractor
- Seasonal service includes systems check, coil cleaning, filter change, thermostat adjustments
- Clear leaves and any other items or debris from around HVAC units

### BI-ANNUALLY

- Have carpets professionally cleaned

# STANDARD OPERATING PROCEDURE



## Required Maintenance Schedule (cont.)

### ANNUALLY

- Exterior
  - o Clear debris out of window wells, storm drains, gutters, downspouts and downspout extenders
  - o Inspect gutters for signs of sagging, disconnection or damage and confirm down-spout extenders are firmly attached.
  - o Trim tree limbs and shrubs that are overgrown around building(s)
  - o Clean and inspect all window and door screens
  - o Check caulking around all windows, doors, matelines and seams
  - o Check weather stripping on windows and doors for fit and condition.
  - o Test all ground-fault interrupters (GFI) receptacles
  - o Check painted areas for damages
  - o Inspect roof for damages including curled, lose or missing shingles or seams lifting
  - o Inspect roof curbs, pipe penetration and exhaust fan caps for damage including curled, loose or damaged flashing material
  - o Inspect vents and louvers to ensure they are clear and operating properly
  - o Inspect and clean all screens on vents and louvers
  - o Inspect door operation and locks
  - o Check grading around unit to ensure proper water drainage
  - o Check under building and foundation walls for any water or dampness
- Interior
  - o Drain hot water heater and remove any sediment build up
  - o Check pipes, faucets, hoses and toilets for leaks
  - o Test smoke alarms, fire extinguishers, exit signs/emergency lights, and all ground-fault circuit interrupters
  - o Inspect tile floors for loose or cracked tiles
  - o Clean all walls
  - o Inspect door operation, door hardware and trim