

CLEVELAND PUBLIC LIBRARY

Board Meeting

February 18, 2021

**RESOLUTION AUTHORIZING AGREEMENT WITH APPLE MOBILE LEASING, INC.
FOR OFFICE TRAILER RENTAL**

WHEREAS, In order to allow for the construction work to proceed on the Central Distribution Facility, which will occupy the space currently housing the Woodland branch and garage, the carpenters and trades that are currently located at the Woodland branch garage will need to be relocated to the Lakeshore Facility; and

WHEREAS, The Library sought quotes for a two-year lease of a double-wide mobile office trailer to provide needed office, administrative, and meeting space for the carpenter and trade staff being displaced during construction; and

WHEREAS, The Library received the following three quotes for a two-year lease of a mobile office trailer: Apple Mobile Leasing (\$27,710), Sommers Modular Buildings (\$38,880), and Williams Scotsman Inc. (\$75,337); and

WHEREAS, Apple Mobile Leasing's quote includes delivery, set-up, tear-down, and return, and the Library Administration finds that the quote from Apple Mobile Leasing is fair and reasonable; now therefore be it

RESOLVED, That the Board of Trustees authorizes the Executive Director, CEO or his designee, to enter into an agreement with Apple Mobile Leasing, Inc. for a two-year lease of a mobile office trailer in an amount not-to-exceed \$27,710, with such amount being charged to the General fund account 14110053-53510 (Rent/Leases), and such agreement being subject to the approval of the Library's Director of Legal Affairs.



Prepared By Katie Greene
 Phone (330) 722-2004
 Email katie@applemobileleasing.com

Created Date 1/25/2021
 Quote Number 00007887

Bill To Name Cleveland Public Library

Ship To Name Cleveland Public Library
 Ship To Memorial-Nottingham
 17109 Lake Shore Boulevard
 Cleveland, OH

Product	Comments	Sales Price	Quantity	Rental Period	Total Rental Amount
60 x 24 Double Wide Office - Rental Rate		\$750.00	1.00	24	\$18,000.00
2 Sets OSHA Steps - Rental Rate		\$40.00	1.00	24	\$960.00
Delivery		\$500.00	1.00	1	\$500.00
Block, Level and Seam		\$2,300.00	1.00	1	\$2,300.00
Tie Down Anchors Installed / Removed	Optional	\$85.00	10.00	1	\$850.00
Skirting	Optional	\$2,500.00	1.00	1	\$2,500.00
Tear Down		\$2,100.00	1.00	1	\$2,100.00
Return		\$500.00	1.00	1	\$500.00

Quote Subtotal \$27,710.00

Terms and Conditions

<p>Site Conditions Prices quoted are based on easy access, level, dry, firm site conditions.</p> <p>Insurance Lessee responsible for property and liability insurance. Requests to name lessee as additional insured will result in additional charges.</p>	<p>Tax & Other Fees Sales, property or other taxes are not included unless specifically noted.</p> <p>Lease Pricing is based on a three month minimum rental term unless otherwise specified and is subject to inventory availability. This quote is subject to the terms and conditions of the standard Apple Mobile Leasing lease agreement. Billing Cycle Per 4 Weeks.</p>
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Quote Acceptance Information

Signature _____
 Name _____
 Title _____
 Date _____



Your Sommer's Mobile Leasing Rep

Brian Ellison
 440-324-2400 ext 235
 bellison@sommersmobileleasing.com

Quote Number SMLQ7633
Date Jan 8, 2021

Sommer's Mobile Leasing, Inc.
 1800 Lorain Blvd
 Elyria, Ohio 44035
www.sommersmobileleasing.com

Company	Contact	Ship To
Cleveland Public Library Cleveland	David Dial Phone (216)406-8027 Fax David.Dial@CPL.org	

Description	Term	Unit Price	Extended
Monthly Rental Charges for Field Office			
24 x 60 (56' Floor) Monthly Rental	24	\$1,300.00	\$31,200.00
Steps (Quantity of 2)	24	\$70.00	\$1,680.00
Installation & Delivery Charges			
Delivery	1	\$500.00	\$500.00
Block & Level	1	\$2,700.00	\$2,700.00
Removal & Return Charges			
Pickup	1	\$500.00	\$500.00
Teardown	1	\$2,300.00	\$2,300.00

Options **Items not included in total

Security Package (per month)	<input type="checkbox"/> Accept <input type="checkbox"/> Decline	24	\$35.00	\$840.00
Anchors	<input type="checkbox"/> Accept <input type="checkbox"/> Decline	12	\$85.00	\$1,020.00
Skirting	<input type="checkbox"/> Accept <input type="checkbox"/> Decline	1	\$2,280.00	\$2,280.00

Please ask us about our Ground Level Offices and Storage Containers

Quote good for 30 days.



1800 Lorain Blvd
Elyria, Ohio 44035
www.sommersmobileleasing.com

Quote Number

SMLQ7633

Lessee Information

Cleveland Public Library

Subject to availability and account approval. This quotation is subject to the terms and conditions of SML's Master Lease Agreement. Renter is responsible for identifying anything underground that could interfere with anchoring this building. SML is not responsible for hitting any lines. Additional charges will be billed in the event site is not ready or for any reason Sommer's is not allowed to do their scope of work upon arrival at site.

If ABS Pads are required for installation, pricing is \$11.00 each. Additional charges will be incurred if cleaning and/or repairs are needed to return rented equipment to original condition. First months invoice is to include first month's rent, all setup and teardown fees, delivery and return fees. Pickup/teardown costs will be billed on first invoice.

Permits, utility hookups and site preparations are the responsibility of the Renter, State, local, CAT (Commercial Activity Tax) and any additional applicable taxes are not included in above pricing. Monthly billing cycle not every 28 days. Quote based on easy access, level, firm and dry site. Additional charges may be incurred for poor site conditions. Quote good for 30 days.

****A Fee of 3% will be charged on any invoices over \$1,000.00 paid by credit**

Please initial for acceptance _____

Ground Conditions

[] Asphalt [] Concrete [] Gravel [] Grass [] Other

Please initial for acceptance _____

Damage Waiver

Physical Damage Waiver \$ per month. (\$2,500.00 deductible)

Physical Damage waiver not applicable if certificate is provided prior to unit being delivered.

Please initial for acceptance _____

Insurance Requirements

Renter to supply Sommer's Mobile Leasing, Inc. with a Certificate of Insurance naming Sommer's as LOSS PAYEE and ADDITIONAL INSURED (rented equipment only). *Term, minimum lease period.

PO Number:

Total \$38,880.00

ACCEPTED BY:

TITLE:

DATE:

Please ask us about our Ground Level Offices and Storage Containers

Quote good for 30 days.



SOMMER'S Mobile Leasing, Inc.

1800 Lorain Blvd. • Elyria, Ohio 44035 • 1-800-826-5654
(440) 324-2400 Elyria • (440) 324-2405 Fax

website: www.sommersmobileleasing.com • e-mail: sales@sommersmobileleasing.com

“Service, Solutions, Satisfaction”

Business Account Application

Business Information:

Business Name: _____ Bill To Address: _____

Address: _____

Phone: _____

Do invoices require a PO / Job # for payment? ____ yes ____ no
Is your company tax exempt? ____ yes ____ no

Fax: _____

(If yes, please provide a tax exempt certificate)

Business Type: ____ Corporation ____ LLC ____ Sole Proprietor ____ Partnership ____ Other _____

State of Incorporation/Registration: _____ Years in business: _____ Tax ID Number: _____

Owner/Partner Information (if not a corporation):

Name: _____ Home Address: _____ Phone: _____ Title: _____

Contacts:

Accounts Payable Contact: Name: _____ Phone: _____ e-mail: _____

Purchasing Contact: Name: _____ Phone: _____ e-mail: _____

References:

Bank Name: _____ Contact: _____ Title: _____ Phone: _____

Trade Reference Names: _____ Fax # or E-mail Contact Address: _____

The above information is submitted for the purpose of opening a business account; I hereby certify the information to be true.

Signed: _____

Printed Name: _____

Title: _____

Date: _____

Terms are net 30 days from the date of the invoice.



Williams Scotsman, Inc.
 1271 Industrial Parkway
 Brunswick, OH 44212-4316

Your Williams Scotsman Representative
 Tonia Parker
Phone: (330)273-3991 Ext. 77526
Email: tonia.parker@willscot.com
Toll Free: 800-782-1500

Contract Number:1391730
Revision: 1
Date: November 30, 2020

Lease Agreement Summary - Q#1391730

Lessee:

Cleveland Public Library
 325 SUPERIOR AVE E
 CLEVELAND, Ohio 44114-1271

Contact:

David Dial
 325 SUPERIOR AVE E
 CLEVELAND, OH 44114-1271
 Phone: (216) 406-8027
 Fax:
 Email: david.dial@cpl.org

Ship To Address:

17109 Lakeshore Blvd Cleveland Public Library
 CLEVELAND, OH
 44110 US

Product Descriptions

QTY	PRODUCT
1	SM6424

Pricing Summary - All Options (excluding taxes)

MONTHLY CHARGES:	\$2,589.00
INITIAL FEES:	\$8,296.35
FINAL CHARGES:	\$4,905.01
TOTAL CHARGES WITH ALL OPTIONS:	\$75,337.36

Comments

PERMITS, FOUNDATION, UTILITY AND ELECTRICAL CONNECTIONS BY OTHERS. RESTROOM IS NOT SELF CONTAINED, THEREFORE WILL NEED HOLDING TANKS BY OTHERS. SITE MUST BE LEVEL, DRY, CLEAR AND EASY ACCESSIBLE UPON ARRIVAL.



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 1271 Industrial Parkway
 Brunswick, OH 44212-4316

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Email: tonia.parker@willscot.com
Toll Free: 800-782-1500

Contract Number: 1391730
Revision: 1
Date: November 30, 2020

Lease Agreement

Lessee: Cleveland Public Library 325 SUPERIOR AVE E CLEVELAND, Ohio, 44114-1271	Contact: David Dial 325 SUPERIOR AVE E CLEVELAND, OH, 44114-1271 Phone: (216) 406-8027 E-mail: david.dial@cpl.org	Ship To Address: 17109 Lakeshore Blvd Cleveland Public Library CLEVELAND, OH, 44110 Delivery Date(on or about): 12/17/2020
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Rental Pricing Per Month	Quantity	Price	Extended
64x24 Modular (60x24 Box) Unit Number:	1	\$1,419.30	\$1,419.30
Desk 5 ft	6	\$24.00	\$144.00
Manager Chair	6	\$10.00	\$60.00
Bas. Entrance-Steps T2	1	\$68.00	\$68.00
Property Damage Waiver (11/12)	2	\$89.00	\$178.00
ADA/IBC Ramp -w/ switchback	1	\$374.40	\$374.40
Window/Door Security Bundle - 40+	1	\$68.00	\$68.00
General Liability - Allen Insurance	1	\$22.00	\$22.00
Data Hub Rental T2	2	\$49.00	\$98.00
Bas. Office Package T2	8	\$15.40	\$123.20
Prof. Cafe Package T2	1	\$34.10	\$34.10
Minimum Lease Term: 24 Months			
		Total Monthly Building Charges:	\$1,419.30
		Subtotal of Other Monthly Charges:	\$1,169.70
		Total Rental Charges Per Month:	\$2,589.00

Delivery & Installation	Quantity	Price	Extended
Ramp - Delivery & Installation	1	\$1,176.47	\$1,176.47
HVAC Filters	24	\$15.00	\$360.00
Tiedowns into concrete	12	\$89.04	\$1,068.48
Block and Level	1	\$3,234.44	\$3,234.44
Delivery Freight	2	\$370.00	\$740.00
Vinyl skirting	168	\$10.22	\$1,716.96
		Total Delivery & Installation Charges:	\$8,296.35

Final Return Charges*	Quantity	Price	Extended
Skirting Removal - Vinyl LF	168	\$2.86	\$480.48
Ramp - Knockdown & Return	1	\$1,058.82	\$1,058.82
Teardown	1	\$2,625.71	\$2,625.71
Return Freight	2	\$370.00	\$740.00

		Due On Final Invoice*:	\$4,905.01
Total Charges Including (24) Month Rental, Delivery, Installation & Return**:			\$75,337.36

Summary of Charges			
Model: SM6424	QUANTITY: 1	Total Charges for (1) Building(s):	\$75,337.36



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INSURANCE REQUIREMENTS ADDENDUM

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	SM6424	\$72904.00	\$4000.00

Lessee:CLEVELAND PUBLIC LIBRARY

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

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

By signing below, the Lessee agrees to the terms and conditions stated herein. All other general Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

Commercial General Liability Insurance

Lessee elects to participate in the Commercial General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily insurance and property damage arising from the proper use and occupancy of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, Lessee understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

Signature of Lessee: _____ Print Name: _____ Date: _____

Damage Waiver Program

Lessee elects to participate in the Lessor's Damage Waiver Program. Lessee understands and agrees that under this program, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in the Lease Agreement. Lessee remains liable to Williams Scotsman for the amount of the damage deductible per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Property Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: _____ Print Name: _____ Date: _____

Please return this signed document with the signed lease agreement



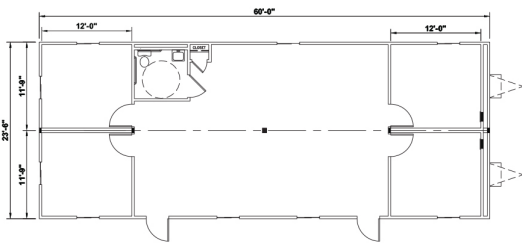
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Floorplan

64' x 24' Section Modular



Dimensions

- 64' Long (including hitch)
- 60' Box size
- 24' Wide
- 8' Ceiling height
- Other double-wide sizes are available

Exterior Finish

- Aluminum siding
- I-Beam frame
- Standard drip rail gutters

Interior Finish

- Paneled walls
- Vinyl tile floor
- Gypsum ceiling

Electric

- Fluorescent ceiling lights
- Breaker panel

Heating/Cooling

- Central HVAC

Windows/Doors

- Horizontal slider windows
- (2) Vision panel doors with standard locks or (2) steel doors with dead bolt lock

Other

- Private office(s)
- Optional restroom

* Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability

800.782.1500 | willscot.com