

RESOLUTION NO. 25-10-104

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, APPROVING THE FINAL
RANKINGS AND RECOMMENDATIONS OF THE RFP 25-06
EVALUATION COMMITTEE FOR SELECTION OF A CONTRACTOR
FOR THE POOL RESURFACING AND FACILITY IMPROVEMENTS
PROJECT; AUTHORIZING THE VILLAGE MANAGER AND VILLAGE
ATTORNEY TO NEGOTIATE AND EXECUTE AN AGREEMENT FOR
THE REQUESTED SERVICES; AUTHORIZING THE VILLAGE
MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING THE
VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, Islamorada, Village of Islands (the "Village") operates and maintains an Olympic size competitive swimming pool with a diving well (the "Pool") at the Ron Levy Aquatic Center in Founders Park; and

WHEREAS, the pool surface, deck and facilities, constructed in 2001, have a number of deteriorating conditions, primarily due to age; and

WHEREAS, the resurfacing, deck repairs, locker room facility renovations, facility upgrades including sports lighting, scoreboard, pool mechanical equipment, and the addition of an enclosed Lifeguard First Aid Station are necessary for improved function, cleanliness, and the comfort of visitors; and

WHEREAS, on July 11, 2025, the Village issued Request for Proposals (RFP) 25-06 in accordance with Sec. 2-327(b) and (c)(4) of the Village's Purchasing Guidelines in the Village Code of Ordinances to solicit proposals from qualified firms to complete the Pool Resurfacing and Facility Improvements Project (the "Project"); and

WHEREAS, an Evaluation Committee (the "Committee") was established to review responsive proposals to the RFP and make a recommendation to the Village Council for the selection of a Contractor to complete the Project; and

WHEREAS, the Committee reviewed the two (2) proposals received using the selection criteria detailed in RFP 25-06 and recommends selection of the highest-ranked proposal from StandGuard Aquatics INC for the Project for an amount not to exceed Two Million, Three Hundred Two Thousand, Five Hundred Ten and 00/100 Dollars (\$2,302,510.00) to complete the Project; and

WHEREAS, the Village Council finds that approval and selection of StandGuard Aquatics INC and entering into an Agreement for the Project is in the best interest of the Village and its residents.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The above recitals are true and correct and incorporated into this Resolution by this Reference.

Section 2. **Approval of Selection.** The Village Council hereby approves the selection of StandGuard Aquatics INC to complete the Project.

Section 3. **Authorization of Village Officials.** The Village Manager and/or his designee and the Village Attorney are authorized to negotiate an agreement with StandGuard Aquatics INC substantially in the form attached hereto as Exhibit "1", for completion of the Project.

Section 4. **Execution of Agreement.** The Village Manager is authorized to execute the Agreement with StandGuard Aquatics INC on behalf of the Village, to execute any required documents to implement the terms and conditions of the Agreement, and to execute any extension and/or amendments to the Agreement, subject to approval as to form and legality by the Village Attorney.

Section 5. **Authorization of Fund Expenditures.** Notwithstanding the limitations imposed upon the Village Manager pursuant to the Village's Purchasing Procedures Ordinance, the Village Manager is hereby authorized to expend budgeted funds for the Project.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

Motion to adopt by Deb Gillis, seconded by Anna Richards.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

Mayor Sharon Mahoney	Yes
Vice Mayor Don Horton	Yes
Councilman Steve Friedman	Yes
Councilwoman Deb Gillis	Yes
Councilwoman Anna Richards	Yes

PASSED AND ADOPTED ON THIS 7th DAY OF OCTOBER 2025.

Sharon Mahoney
SHARON MAHONEY, MAYOR

ATTEST:

Marne McGrath

MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS:

John J. Quick

JOHN J. QUICK, INTERIM VILLAGE ATTORNEY



RFP Response

RFP 25-06 **Pool Resurfacing and Facility Improvements** **Project**



For:

Islamorada Village of Islands

Submitted by:
Matt Satterly, President
StandGuard Aquatics
Phone: 844-651-1990
Fax: 855-693-8244
Email: matt@standguardaquatics.com
www.standguardaquatics.com

September 11, 2025

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ISLAMORADA VILLAGE OF ISLANDS
RON LEVY AQUATIC CENTER
POOL RESURFACING AND FACILITY IMPROVEMENTS
AT FOUNDER'S PARK

PROJECT BID SUMMARY

This document to be included as a cover sheet to Contractor's Proposal

Note: All portions of this Bid Form must be completed and the Bid Form must be signed before the Bid is submitted. Failure to do so will result in the Bid being rejected as non-responsive.

Date: 9/10/2025

Prime Contractor

Company Name: StandGuard Aquatics INC

Authorized Representative: Matt Satterly

Proposal Number: RFP 25-06

Proposed Subcontractors:

Aquatic Consulting and Equipment

Sauve Pools

Musco Lighting

Wire Nuts

Project Specific Information

Project Duration (from Site Turnover to Substantial Completion): 120 days

With the project start date of FEB 1, we will use the time once a contract is issued to order and inventory

Parts and needs at the location so work is ready to start on Feb. 1

Proposed Area required for Staging: We would propose to use the parking area just to the east of the pool. We will use several storage containers to store most items in this area. We welcome input from staff.

Proposed Pool Draining and Dewatering Plan: From experience working on Jacobs Aquatic Center, we will use sump pumps and drain hoses to reach storm drainage located on the property. Those pumps will be set up with floats so they may stay on through the resurfacing. This work successfully at Jacobs Aquatic Center. Replacing the sumps will allow us to have direct access to ground water at all times directly to remove.

Project Bid Total and Breakout

ISLAMORADA, VILLAGE OF ISLANDS, RON LEVY AQUATIC CENTER FLORIDA FOUNDER'S PARK POOL RESURFACING AND FACILITY IMPROVEMENTS PROJECT RFP 25-06 BID SCHEDULE DATED 7/11/2025				
Item	Item Description	Unit	Quantity	Total
1	Mobilization*	LS	1	\$210,000.00
2	Pool Resurfacing, Equipment, and Repairs (less Dive Stairs)	LS	1	\$1,148,400.00
3	Restroom/Locker Room Improvements	LS	2	\$252,490.00
4	Lifeguard Station Installation	LS	1	\$111,800.00
5	Site Work (less scoreboard)	LS	1	\$199,450.00
6	Site and Overhead Facility Lighting	LS	1	\$79,490.00
7	Competition Scoreboard and Frame/Foundation Budget Value	LS	1	\$64,880.00
8	3m Dive Platform Stairs Budget Number:	LS	1	\$36,000.00
TOTAL BASE BID (ITEMS 1-7)**:				\$2,102,510.00
9	Fixed Contingency	LS	1	\$200,000.00
TOTAL LUMP SUM BID PRICE PLUS CONTINGENCY (ITEMS 1-8):				\$2,302,510.00
* Mobilization shall be limited to no greater than 10% of the total bid price including contingency.				
** The total base bid shall be inclusive of all bonding, permit fees, etc.				

Alternate 1 (if applicable): _____

Alternate 2 (if applicable): _____

Add/Alt- Additional Proposed Deviations: _____
Installation of Defender Filter System by Neptune Benson. Details in proposal.

Add/Alt- Additional Proposed Deviations: _____

Notes: Change of filtration system will not add any additional costs to the project. Details on this alternate are located in proposal.

- 1) Base bid is as per the Contract Documents and inclusive of all equipment and specifications.
- 2) If proposing alternate equipment or vendors, please specify and provide credit or cost above.

Bidder, represents that a) Bidder and all Subcontractors, regardless of tier, has the appropriate current and active Contractor's licenses required by the State of Florida and the Bidding Documents; b) it has carefully read and examined the Bidding Documents for the proposed Work on this Project; c) it has examined the site of the proposed Work and all Information Available to Bidders; d) it has become familiar with all the conditions related to the proposed Work, including the availability of labor, materials, and equipment. Bidder hereby offers to furnish all labor, materials, equipment, tools, transportation, and services necessary to complete the proposed Work on this Project in accordance with the Contract Documents for the sums quoted. Bidder further agrees that it will not withdraw its Bid within {60} days after the Bid Deadline, and that, if it is selected as the prevailing and responsible Bidder, that it will, within 10 days after receipt of notice of selection, sign and deliver to Owner the Agreement in triplicate and furnish to Owner all items required by the Bidding Documents.

DECLARATION

I, Matt Satterly, hereby declare that I am the
(Printed Name)

President Of StandGuard Aquatics INC
(Title) (Name of Bidder)

submitting this Bid Form; that I am duly authorized to execute this Bid Form on behalf of Bidder; and that all information set forth in this Bid Form and all attachments hereto are, to the best of my knowledge, true, accurate, and complete as of its submission date.

I further declare that this bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not

collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was executed at:

Key Largo
(Name of City)

in the State of Florida, on 9/10/2025

(Signature) (State) (Date)

END OF BID SUMMARY DOCUMENT



September 10, 2025

Islamorada, Village of the Islands

ATTN: Village Clerk
86800 Overseas Highway
Islamorada, FL 33036

RE: Cover Letter for RFP 25-06 – Pool Resurfacing and Facility Improvements Project

To Whom It May Concern:

On behalf of StandGuard Aquatics, I would like to thank you for allowing us the opportunity to provide this information and compete for your business. StandGuard Aquatics was founded in 2011. We are incorporated in Georgia, are registered to do business in Florida, California, and Pennsylvania. Our Senior Management staff has 40 years of experience working with local government agencies to provide aquatic management construction and renovations.

Our office in Florida will be oversee this project, Our office is located at:

320 Laguna Avenue
Key Largo FL 33037

We are excited to demonstrate to the decision making team that StandGuard Aquatics is an experienced, professional organization that achieves full compliance with each and every aspect of the requirements for this request. After reviewing your RFP and plans extensively, we are confident that StandGuard Aquatics has the staff and experience to meet the objectives of this RFP.

Matt Satterly will serve as the point person for this project. He will work directly with Islamorada staff and engineers to ensure we are meeting all requirements of the RFP and construction requirements. Matt has 28 years of experience working on and with commercial aquatic facilities. His experience includes full/complete construction of commercial aquatic centers and numerous renovation projects similar to this project. Matt will be assisted by Bryan Dalton on this project. Bryan is an electrician with 25 years of experience working in the aquatics industry. Not only will does our team have the experience necessary to complete this work, we also have a core group of subcontractors that we have extensive experience with in these types of projects. Luis Osorio will be overseeing all pool related work on the project for our team. Luis has overseen all of our resurfacing projects and concrete work over the past 7 years.

Matt Satterly is the authorized agent for StandGuard Aquatics and is President of StandGuard Aquatics. We look forward to having the opportunity to meet with you and the decision making team to further discuss our program and how it is the best choice to fulfill the requirements of this operation.

Sincerely,

Matt Satterly
StandGuard Aquatics

COST PROPOSAL

We have included the details of our cost proposal in Exhibit B. Per the request of the RFP, our total cost for this project is **\$2,102,510.00**. This total does not include the additional \$200,000.00 in contingencies listed in Exhibit B.

LIST OF SIMILAR PROJECTS COMPLETED

Over the past 27 years, the full-time staff members of StandGuard Aquatics who will be assigned to this project have worked with many municipalities for construction and renovation services. To meet the requirements of the RFP, we are providing a list of recent projects that match the types of work and scope of this RFP. As you will see, our team has significant experience with these types of repairs. All of these projects were managed by Matt Satterly and assisted by Bryan Dalton and Luis Osorio. Below are a list of jobs completed in the past 12 months that mirror the work being requested in the RPP:

- **City of Atlanta – Renovations to all 12 outdoor facilities, two of which are 50 meter pools** – DEC, 2024 to April 2025. Project was \$2.5 million. Work included removing and replacing pool plaster surfaces and installing new Blue Quartz finishes for all pools. Additional work included renovations of the filtration systems for each facility and installation of Pulsar Systems for each body of water.
- **City of Atlanta – Anderson Park Facility** Renovation – August 15, 2025 to present. Expected completion Sept. 30, 2025. \$845,000.00. Complete renovation of all three buildings on site. Work includes removing and replacing existing roof, ceilings, all lighting, renovations to ADA accessible fixtures, removal and replacement of compromised portions of block walls on each building. Removed and replaced all plumbing lines. Work also includes painting entire facility interior and exterior.
- **Jacobs Aquatic Center, Monroe County FL** – March 15, 2025 to April 8, 2025. Project was \$275,000.00. Removal and replacement of filtration system for competition pool with new Neptune Benson Defender Filtration System and installation of new filtration system for Teaching Pool. Work was required due to lack of sewer line capacity to handle backwashing conventional sand filter systems.
- **Florida School for the Deaf and Blind** – July 14 to July 28, 2025. Project was \$190,000.00. Work included a complete filtration system renovation. We removed the existing filtration system and installed a new Neptune Benson Defender filter system we are proposing for this project as an alternate due to a lack of sewer line capacity.

- **City of Atlanta GA - Martin Luther King JR Aquatic Center**

Renovation. August 1 to August 29, 2025. Project was \$587,750.00. Work included remove and replacing Diamond Brite pool surface with a new Blue Quartz surface. Work also included removal and replacement of all tile inside the pool including lane lines. Work also included deck renovations to the entire surface and removal and replacement of 2500 square feet of decking that was not poured correctly when the pool was built. We also applied a waterproof coating to the surge tank.

We are confident that we have the experience and expertise to perform the work required for this RFP. In addition, as a company that is operates in Key Largo, our company has significant experience working in this area and the challenges presented with a lack of local suppliers and subcontractors. Working in Key Largo has provided us the experienced needed with ground water issues and how to handle dewatering for a project like this. Our team is full capable of bringing in the resources needed to get this project done on schedule and in line with our proposed price.

PROJECT APPROACH

Our team has significant experience in performing a project that requires the trades for this project. We have assembled a team that is ready to serve the Village staff in completing this project in a timely manner. We have broken up the project into phases. With the schedule start date of FEB. 1, 2026, our team will have a significant amount of prep time to have everything lined up well before FEB 1. This is how we will approach each phase:

Pre-Mobilization

This is the time period starting once we have received the contract and all necessary PO's to start. During this period of time (contract signing to JAN 1), we will be doing the following work:

- Perform site walk throughs with both Village Staff and Engineers to confirm full scope and address any inconsistencies in drawings and scope.
- Establish staging areas and locations for roll off dumpsters acceptable to Village Staff on site.
- Work with Village Staff and Engineers to ensure all permits applicatins are submitted and permits completed by JAN 1.
- Work with Vendors to place orders on all equipment that has significant lead times so that those materials are on site Jan 15, 2026. These materials include:
 - Outdoor lighting

- New Stair Case for Dive Tower
- Scoreboard and necessary timing Equipment
- Filtration System
- Pulsar Feed System
- Materials for new pool surface
- Heat Pumps

Mobilization

Mobilization will begin on FEB 1 and take about 10 days to complete. During that time, we will do the following work:

- Install erosion controls in all areas required by code and documented in the drawings.
- Set up approved staging areas to receive all equipment and materials needed for the project.
- Clear the pool deck and rooms of all equipment and store in approved locations onsite.
- Begin demo of all areas detailed in the scope.
- Set up meetings with Engineers to review areas requested per the drawings once demo is complete to ensure a proper plan for repairs as approved by the engineers.
- **Dewatering:** Treat swimming pool water with chemical neutralizers prior to draining. We will insure that the water has proper pH balance and zero levels of chlorine before draining. Set up 4 sump pumps and enough hose to reach storm drainage over overflow drainage areas nearest to the pool. We will monitor draining to ensure the pace does not overrun the drainage system. Once the pool is empty, we will demo the sumps quickly to exposed ground to allow ground water to freely flow in to sump areas where pumps will be located. Having completed a project at the Jacobs Aquatic Center, we were able to remove ground water through the sump areas throughout that project. In the event ground water is persistently collecting in the sump area preventing our team from complete the installation of the new sumps, two wells will be installed outside the pool area near the deep end of the pool to continue the dewatering process until sumps and pool surface is complete. We expect the pool shell work and resurfacing to take about 3 weeks to completely.

Job Site Work to Substantial Completion

We expect to reach substantial completion no later than 100 days (May 9, 2026) from start (FEB 1). This schedule includes a normal amount of weather days per assuming average weather for this area. We will be working on all

phases at the same time to ensure the entire project is completed on time. This schedule is subject to change if additional work is requested by the Village above and beyond the original scope. During this time, we plan to do the following in addition to the work:

- Schedule regular meetings with Village Staff and Engineers during this period to provide updates on our progress and address any issues or concerns that come up during the work progress.
- Ensure we are scheduling all required inspections timely to make sure work progress is not impacted by that schedule.

Completion

Once we have met substantial completion, we will begin the process of performing walkthroughs with the Village Staff and Engineers as each area comes online. These walkthroughs will be used to ensure the work is 100% complete to the satisfaction of the Village Staff. We will also perform training with Village Staff on all new systems installed. Also, any required final inspections will be completed at this time. Additional items to be done at this time:

- Removal of all erosion controls. Work will include replacement of any landscaping disturbed during the construction process.
- Removal of all staging equipment/storage facilities.
- Install all existing equipment that was stored at the start of the project.
- Clean each area once all work has been completed in that area.
- Hand over entire facility back to Village Staff on May 23, 2026 for operations.

TIMELINE

Based on a start date of FEB 1, 2026, we expect to have the project completed by May 23, 2026. Here is the schedule for each phase:

- Mobilization – FEB 1 to FEB 11
- Construction through Substantial Completion – FEB 1 – MAY 9, 2026
- Completion – MAY 9 to May 23, 2026

REFERENCES

City of Atlanta Parks and Recreation Design – Numerous Projects

Arthur Culbreath – Director, Park Design Projects
404-859-1560

ABCulbreath@atlantaga.gov

Monroe County Parks and Beaches – Jacobs Aquatic Center

John Allen – Director of Parks and Recreation
305-304-6711

Allen-John@monroecounty-fl.gov

Florida School for the Deaf and Blind – University of Florida

Jessica Voorhees – Construction Project Consultant II
904-827-2363
voorheesj@fsdbk12.org

Defender® Regenerative Media Filters: The Proven Choice for Superior Water Quality



NEPTUNE BENSON

Established in 1956, Neptune Benson has proudly served the commercial aquatics industry for over six decades. Our Defender® line of regenerative media filters has become synonymous with the term “RMF” in the industry. With over 20,000 installations in 50 countries, we have the filtration and disinfection experience to help meet your water quality needs, while keeping sustainability and safety of your guests top of mind.

REGENERATIVE MEDIA FILTRATION

Sand and regenerative media filters both operate on the principle of mechanical filtration. Sand filters trap particles in water throughout the depth of their bed. When the filter becomes dirty, it is cleaned by backwashing, a process that sends considerable amounts of water to drain. RMFs trap particles on the surface of flexible tubes coated with perlite media. When the perlite becomes loaded, RMFs regenerate by bumping, a process in which no water is lost except during periodic media replacement.

REMOVE PARTICLES DOWN TO 1 MICRON

Defender® filters produce sparkling, crystal clear water by removing particles down to 1 micron more effectively than sand. The difference in water clarity is like night and day. In addition, the dramatic reduction in turbidity improves transmission of UV light, which increases disinfection performance as well.

UP TO 90% WATER SAVINGS

Instead of backwashing, Defender filters automatically “bump”—regenerating media for a fresh start without wasting water to drain.

- Reduces footprint and operating weight
- Eliminates backwash holding tank

BENEFITS*

- Superior Water Clarity
- 90% Water Savings
- 75% Space Savings
- 50% Energy Savings
- 30% Chemical Savings



UP TO 50% IN ENERGY, FUEL AND CHEMICAL SAVINGS

By eliminating backwashing, significant operational savings can be achieved by not having to re-heat and chemically re-treat all of the water sent down the drain. Defender filters also operate at lower head pressures, reducing power demand and electrical costs.

UP TO 75% SPACE AND CONSTRUCTION SAVINGS

The footprint of Defender® filters can be up to 75% smaller than equivalently sized sand filters, saving both space and construction costs.

COST SAVINGS ANALYSIS

Defender filters reduce water, energy and chemical consumption, which translates into significant savings. Contact us to quantify savings for your facility.

DEFENDER FILTER SIZES/CONFIGURATIONS

Model #	Filter Area		Recommended Flow Rate Range			Overall Height		Tank Volume	
	ft ²	m ²	.5 - 1.4 gpm/ft ²	1.22 - 3.42 m ³ /hr/m ²	in	cm	gal	m ³	
ASSERO	SP-27-48-487	381	35.6	191 - 533	43.4 - 121.8	97.0	247.4	159	.6
	SP-33-48-732	572	53.1	286 - 801	64.8 - 181.6	103.25	262.2	250	.9
	SP-41-48-1038	812	75.4	406 - 1137	92.0 - 258.0	104.75	266.6	441	1.7
	SP-49-48-1548	1211	112.5	606 - 1695	137.3 - 384.8	109.25	277.5	615	2.3
	SP-55-48-2076	1625	151.0	813 - 2275	184.2 - 516.4	110.50	280.5	841	3.2
	SP-29-36-200	117	10.9	59 - 164	13.3 - 37.3	80.25	204	181	.7
	SP-29-36-250	146	13.6	73 - 204	16.6 - 46.5	80.25	204	181	.7
	SP-29-36-300	175	16.3	88 - 245	19.9 - 55.7	80.25	204	181	.7
	SP-29-36-350	204	19.0	102 - 286	23.2 - 65.0	80.25	204	181	.7
	SP-29-36-400	234	21.7	117 - 328	26.5 - 74.2	80.25	204	181	.7
	SP-29-36-450	263	24.5	132 - 368	29.8 - 83.4	80.25	204	181	.7
	SP-29-36-500	294	27.3	147 - 412	33.3 - 93.4	80.25	204	181	.7

Note 1: Recommended flow range is suggested to optimize performance. The filter is NSF listed for up to 2.0 gpm/sq.ft (4.89 m³/hr/m²) flow rate. Contact Neptune Benson for applications for higher than the recommended flow range.

Note 2: Tank connection sizes based on velocity not to exceed 10.0 fps (3.0 mps).

Note 3: The required perlite media is based on 1/8" (3 mm) thick cake which is recommended for optimal performance.

Note 4: All Defender Assero models available in automatic configuration.



334 Knight Street, Suite 3100, Warwick RI 02886

+1-800-832-8002 (toll-free) +1-401-821-2200 (toll) evoqua.com

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Defender RMF makes no claims of disinfection. Turbidity may be caused by factors other than particles.

All information presented herein is believed reliable and in accordance with accepted engineering practices. Evoqua makes no warranties as to the completeness of this information. Users are responsible for evaluating individual product suitability for specific applications. Evoqua assumes no liability whatsoever for any special, indirect or consequential damages arising from the sale, resale or misuse of its products.

State of Florida

Department of State

I certify from the records of this office that STANDGUARD AQUATICS INC is a Georgia corporation authorized to transact business in the State of Florida, qualified on December 11, 2018.

The document number of this corporation is F18000005763.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 26, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eleventh day of September,
2025*



A handwritten signature in black ink.

Secretary of State

Tracking Number: 9696942103CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

2025 / 2026
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2026

RECEIPT# 47161-138748

Business Name: STANDGUARD AQUATICS INC

Owner Name: MATT SATTERLY
Mailing Address:
5665 ATLANTA HWY STE 103-168
ALPHARETTA, GA 30004

Business Location: 320 LAGUNA AVE
KEY LARGO, FL 33037
Business Phone: 844-651-1990
Business Type: MISCELLANEOUS SERVICE (COMMUNITY POOL)

Employees 35

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
150.00	0.00	150.00	0.00	0.00	0.00	150.00

Paid WRB-24-00097982 09/03/2025 150.00

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Sam C. Steele, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.
YOU MUST MEET ALL
COUNTY AND/OR
MUNICIPALITY
PLANNING, ZONING AND
LICENSING
REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT

P.O. Box 1129, Key West, FL 33041-1129
EXPIRES SEPTEMBER 30, 2026

Business Name: STANDGUARD AQUATICS INC

RECEIPT# 47161-138748

Owner Name: MATT SATTERLY
Mailing Address:
5665 ATLANTA HWY STE 103-168
ALPHARETTA, GA 30004

320 LAGUNA AVE
Business Location: KEY LARGO, FL 33037
Business Phone: 844-651-1990
Business Type: MISCELLANEOUS SERVICE (COMMUNITY POOL)

Employees 35

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
150.00	0.00	150.00	0.00	0.00	0.00	150.00

Paid WRB-24-00097982 09/03/2025 150.00



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

THE COMMERCIAL POOL/SPA CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



SATTERLY, MATTHEW E

STANDGUARD AQUATICS INC
5665 ATLANTA HIGHWAY SUITE 103 168
APLPHERETTA GA 30004

LICENSE NUMBER: CPC1460906

EXPIRATION DATE: AUGUST 31, 2026

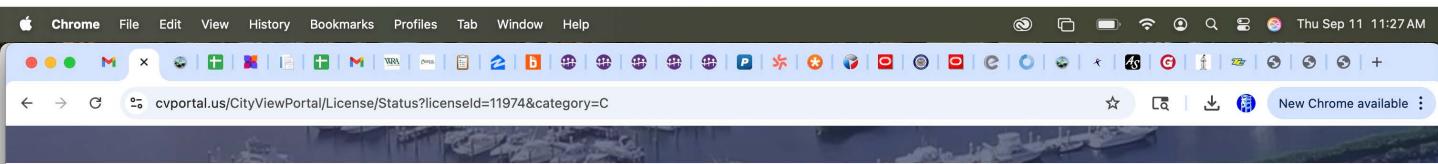
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ISSUED: 02/12/2025

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License Application Status

LC20250000183

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— License Application Summary

[Edit License Details](#)

Licensee Number: LC20250000183
Business Name: StandGuard Aquatics INC
License Type: Contractor
Application Status: Active
Description: Commercial Swimming Pool Construction and Renovations
Mailing Address: 320 Laguna Ave
Key Largo FL 33037
matt@standguardaquatics.com
Contact Numbers: Primary: (770) 354-4240
Work: (844) 651-1990 x301

— Fees

— Issuances

— Submittals





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Donald Morgan PHONE (A/C, No, Ext): 7709178477 FAX (A/C, No): 8667136171 E-MAIL ADDRESS: dmorgan@marginsurance.com	
Morgan & Associates Insurance Group - GA PO Box 5813		INSURER(S) AFFORDING COVERAGE	
Douglasville GA 30154		NAIC #	
INSURER A: KINSALE INSURANCE COMPANY		20010	
INSURER B: STARNET INSURANCE COMPANY			
INSURER C: SCOTTSDALE INSURANCE COMPANY			
INSURER D: CERTAIN UNDERWITERS AT LLOYDS			
INSURER E: BEASLEY EXCESS AND SURPLUS INSURANCE			
INSURER F: EVANSTON INSURANCE			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		0100236475-2	06/20/2025	06/20/2026	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input checked="" type="checkbox"/> Pool maintenance					MED EXP (Any one person)	\$ 10,000
	<input checked="" type="checkbox"/> Life Guard Services					PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG	\$ 1,000,000
A	<input checked="" type="checkbox"/> OTHER: Contractual Liability					\$	
	AUTOMOBILE LIABILITY		998266241	06/02/2025	06/02/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	ANY AUTO					BODILY INJURY (Per person)	\$
	OWNED AUTOS ONLY	<input checked="" type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$
	HIRED AUTOS ONLY	<input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident)	\$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR	CXS4049886	04/20/2025	04/20/2026	EACH OCCURRENCE	\$ 5,000,000
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE	\$ 5,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000					\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input checked="" type="checkbox"/> Y / N	BNUWC0162883	05/25/2024	05/25/2026	<input checked="" type="checkbox"/> PER STATUTE	OTH- ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	<input checked="" type="checkbox"/> Y				E.L. EACH ACCIDENT	\$ 1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
						E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
D/E	Physical and Sexual Abuse Pollution Liability		D3976C250101/ ECOC826065	04/20/2025	04/20/2026	Physical and Sexual Pollution Liability	\$1,000,000 \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

State of Florida Florida School for the Blind 207 San Marco Ave St Augustine FL 32084	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Donald J Morgan

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Sign and Submit

12. SUSPENSION AND DEBARMENT

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by Islamorada, Village of Islands. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to Islamorada, Village of Islands, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.


Signature of Authorized Certifying Official

Matt Satterly - President
Name and Title of Authorized Certifying Official

9/10/25
Date

Sign and Submit

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.


Signature of Authorized Certifying Official

Matt Satterly, President
Name and Title of Authorized Certifying Official

9/10/25
Date

ADDITIONAL CONTRACT TERMS FOR FEDERAL AND FEMA FUNDED PROJECTS

The following clauses will form part of the agreement between Islamorada, Village of Islands and the Contractor resulting from this RFP.

A. Access to Records:

The following access to records requirements shall apply to the contract.

1. The Contractor agrees to provide Islamorada, Village of Islands, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representative's access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
2. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
3. The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.
4. In compliance with the Disaster Recovery Act of 2018, Islamorada, Village of Islands and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

B. Changes to the Contract:

Any changes to the contract between Islamorada, Village of Islands and the Contractor modification, change order, or constructive change must be allowable, allocable, within the scope of the grant or cooperative agreement, and reasonable for the completion of project scope.

C. Non-use of DHS Seal, Logo, and Flags:

The Contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of HSS agency officials without specific FEMA pre-approval.

D. Compliance with Federal Law, Regulations, and Executive Orders:

This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures and directives.

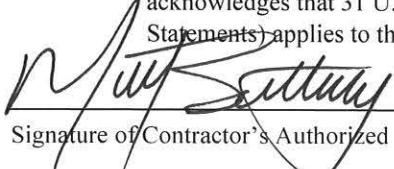
E. No Obligation by Federal Government:

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-

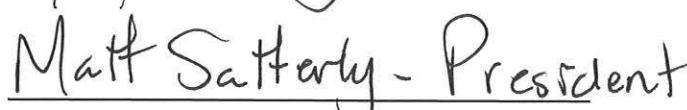
F. Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

G. Program Fraud and False or Fraudulent Statement or Related Facts:

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.



Signature of Contractor's Authorized Official



Matt Satterly - President

Name and Title of Contractor's Authorized Official

Affidavit
For Certification as a Local Business

State of Florida

County of Monroe

BEFORE ME, the undersigned authority, personally appeared Matt Satterly
(Affiant's Name), as President (Title) of StandGuard Aquatics
(Name of Company), a Corporation (Type) of Entity), who after having
been sworn, deposes and states:

1. My name is Matt Satterly StandGuard Aquatics INC
2. I am the President (Title) of StandGuard Aquatics (Name of Firm), and I have personal knowledge of the facts stated herein.
3. (Name of Firm) seeks certification as a local business pursuant to Ordinance 2-327(e), Islamorada, Village of Islands, and RFP 19-08; and
4. (Name of Firm) has a current Monroe County occupational license or business tax receipt, with a principal office located at 320 Laguna Ave (Physical Address), which is Key Largo FL between MM 72.658 and the Miami-Dade County boundary line; and 33037
5. The principal office has been established a minimum of 18 consecutive months prior to the date of the solicitation and operates or performs business on a day- to-day basis that is a substantial component of the goods or services being offered to the Village; and
6. A minimum of 51 percent of the labor or personnel used to perform the purchase or contract reside in the Upper Keys (MM72.658 to the Miami-Dade County boundary line) at the time of submittal; and
7. A minimum of 51 percent of the business' owners reside in the Upper Keys (MM 72.658 to the Miami-Dade County boundary line) at the time of submittal.

Matt Satterly
Affiant

Sworn to and subscribed before me, this 11 day of September, 2025.

Marina Ustimova
Notary Public



MARINA USTIMOVA
Notary Public, State of Ohio
My Comm. Expires Nov. 07, 2026

Personally known
 Produced identification
 Type of identification produced

OK Dr. license

maria bagiotti

From: Stefanie Peel
Sent: Monday, September 22, 2025 8:24 AM
To: Sheila Denoncourt; maria bagiotti; Robert Mather; Andrew Engelmeyer
Subject: FW: Village of Islamorada RFP 25-06 Inquiry

Good morning,

Here are the list of subcontractors for StandGuard.

Please let me know if you have any questions.

Best,

Stefanie M. Peel

Procurement/Capital Assets Administrator
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
o: 305-664-6420 | e: Stefanie.peel@islamorada.fl.us
[Website](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)

From: Matt Satterly <matt@standguardaquatics.com>
Sent: Friday, September 19, 2025 5:24 PM
To: Stefanie Peel <stefanie.peel@islamorada.fl.us>
Subject: Re: Village of Islamorada RFP 25-06 Inquiry

This Message Is From an Untrusted Sender

Report Suspicious

You have not previously corresponded with this sender.

Hello Stefanie

Per your request, please see the following list of subcontractors we will use for this project.

General Contractor
CBT Construction
Chris Trentine
chris@cbtconstruction.com
305-481-5857
CGC1513423

Plumbing Contractor
Townsend Plumbing
Heath Townsend

townsendplumbing44@gmail.com

305-783-5163

CFC1427099

Electrical Contractor

Wire Nuts

Marni Caputo

slcmmc@aol.com

305-451-0939

EC13005805

Mechanical Contractor

Air Novation

Rolando Mesa

info@airnovation.pro

786-307-4374

CAC1823664

StandGuard has the Commercial Pool Contractor's license and that information was provided with our bid response.

Please let me know if you have any questions or need additional information.

Have a great weekend.

Thanks,

Matt Satterly

StandGuard Aquatics

Office: 844-651-1990

Fax: 855-316-1054

www.standguardaquatics.com

On Thu, Sep 18, 2025 at 11:38 AM Stefanie Peel <stefanie.peel@islamorada.fl.us> wrote:

Good morning,

In reviewing bid documentation for RFP 25-06, it was noted that you all did not provide proof of a general contractor or subcontractors for the project.

We ask that you provide the following information no later than Tuesday, September 23 for consideration:

- General Contractor (including name, contact information, and Florida license number as registered with the DVPR)

- Plumbing Sub-contractor (including name, contact information, and Florida license number as registered with the DVPR)
- Mechanical Sub-contractor (including name, contact information, and Florida license number as registered with the DVPR)
- Electrical Sub-contractor (including name, contact information, and Florida license number as registered with the DVPR)

Please let me know if you have any questions.

Best,
Stefanie

Stefanie M. Peel

Procurement/Capital Assets Administrator

Islamorada, Village of Islands

86800 Overseas Highway

Islamorada, FL 33036

o: 305-664-6420 | e: Stefanie.peel@islamorada.fl.us

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Please Note: Florida Public Records Law provides that most written communications to or from municipal employees regarding Village business are public records, available to the public and media upon request. Therefore, this email may be subject to public disclosure.