

RESOLUTION NO. 19-05-33

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE RECOMMENDATION OF THE RFP 19-02 EVALUATION COMMITTEE FOR A MODULAR OFFICE SPACE FOR PLANTATION YACHT HARBOR MARINA; AUTHORIZING THE VILLAGE MANAGER AND VILLAGE ATTORNEY TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH ADVANCED MODULAR STRUCTURES, INC. FOR THE REQUESTED SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, since 2008, the Village has rented a trailer from Mobile Mini to serve as the Dockmasters Office for the Plantation Yacht Harbor Marina; and

WHEREAS, the Village Council has previously agreed that the Marina needs a new office space to accommodate current staff and marina operations; and

WHEREAS, on March 26, 2019, the Village advertised a Request for Proposals for Modular Office Space for Plantation Yacht Harbor Marina (“RFP 19-02”) from March 26, 2019 through April 26, 2019 (Exhibit A); and

WHEREAS, the Village Manager created an Evaluation Committee (the “Committee”) to review responsive proposals and make a recommendation to the Village Council for the selection of a supplier/contractor; and

WHEREAS, the Committee reviewed the one (1) proposal received using the selection criteria and point system detailed in the RFP; and

WHEREAS, the Committee has recommended Advanced Modular Structures, Inc. for selection; and

WHEREAS, the Village Council of the Village desires to approve the recommendation and select Advanced Modular Structures, Inc. for the construction and installation of the modular office space for Plantation Yacht Harbor Marina; and

WHEREAS, the Village Council has determined that the procurement and utilization of these services 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 Ranking.** The Village Council of Islamorada, Village of Islands (the “Village Council”), hereby approves the Committee’s recommendations and selects Advanced Modular Structures, Inc. to construct and install the new office space for Plantation Yacht Harbor Marina; and

Section 3. **Authorization of Village Officials.** The Village Manager and/or his designee and the Village Attorney are authorized to enter into and negotiate the terms and conditions of an Agreement with Advanced Modular Structures, Inc., to construct and install the modular office space for the Marina, at a cost not-to exceed \$120,000.00.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon adoption.

Motion to adopt by Councilwoman Cheryl Meads, second by Mayor Deb Gillis

FINAL VOTE AT ADOPTION
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

Mayor Deb Gillis	YES
Vice Mayor Mike Forster	YES
Councilman Ken Davis	YES
Councilwoman Cheryl Meads	YES
Councilman Jim Mooney	YES

PASSED AND ADOPTED ON THIS 30TH DAY OF MAY, 2019.

Deb Gillis
DEB GILLIS, MAYOR

ATTEST:

Kelly S. Toth
KELLY TOTH, VILLAGE CLERK

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



ROGET V. BRYAN, VILLAGE ATTORNEY



ISLAMORADA, VILLAGE OF ISLANDS

**REQUEST FOR PROPOSALS
MODULAR OFFICE SPACE
FOR PLANTATION YACHT HARBOR MARINA
(RFP 19-02)**

Issue Date: March 26, 2019

Islamorada, Village of Islands (the "Village"), is soliciting proposals from qualified and licensed contractors experienced in the design, acquisition and installation of modular buildings for one (1) modular office space to serve as the administrative facility for its Plantation Yacht Harbor (PYH) Marina located in Founders Park, 87000 Overseas Highway, Islamorada, Florida.

Attached to this Request for Proposals ("RFP") as Exhibit B is an aerial image showing the proposed location for the modular building.

Interested firms are invited to submit Proposals for consideration in accordance with this RFP to the Village Clerk. Original signed Proposal Documents, an electronic copy in Adobe Acrobat PDF format, and five (5) hard copies of the Proposal Documents must be received prior to **3:00 p.m. Eastern Standard Time (EST) on April 26, 2019** by:

Village Clerk
Islamorada, Village of Islands
86800 Overseas Highway, 3rd Floor
Islamorada, Florida 33036
Telephone: (305) 664-6412
Fax: (305) 664-6466

It is the sole responsibility of the firm to ensure that their submittal is received in a timely manner. Any proposal package submitted past the deadline and/or submitted to other locations or offices shall be deemed non-responsive and will be rejected.

I. PURPOSE

The purpose of this RFP is to solicit sealed proposals from qualified firms or contractors to acquire and install one (1) modular building to serve as office space for the Village's PYH Marina staff and operations. The anticipated size of the building is to be determined based on a recommendation of the contractor after evaluation of the site is made.

II. BACKGROUND AND HISTORY

Islamorada, Village of Islands (the "Village") is a municipality located in the upper Florida Keys and is comprised of four (4) islands spanning approximately eighteen (18) miles. The Village was incorporated in 1997, and the current population is approximately 6,300.

Founders Park is located at 87000 Overseas Highway, Islamorada, Florida. The Village's Marina office is located inside Founders Park. Currently, the Marina office is a 10' x 30' open bay mobile unit. The current mobile unit is not equipped with a bathroom or kitchen facilities. The Village is part of a centralized wastewater system and all new structures must connect to the sewer system. Four (4) employees are assigned to the Marina with varying work schedules seven days per week from 7:00 a.m. to 7:00 p.m.

III. DEFINITIONS

Definitions below are provided to clarify the intent of the RFP and are not directive in anyway.

1. **Modular Building:** A building, equipped with interior walls, constructed on a chassis in three-dimensional sections (or modules) in a factory environment. Sections include electrical connections HVAC, sewer, and lighting. Smaller sections or modules are constructed separately at the factory using conventional commercial wall, floor, roof, and ceiling materials. All major systems include HVAC, electrical, plumbing, and finishes are completed prior to shipping and installation at the site in semi-permanent or permanent condition.
2. **Re-locatable Stairs and Ramps:** Assemblies for ingress and egress, constructed of aluminum to withstand prolong usage, relocation and the environment of the Florida Keys.
3. **Related Services:** Services often not provided by the Modular Building Contractors, such as, but not limited to regulatory agencies approvals, permitting, utility connections, etc.

IV. SCOPE OF WORK

This work includes acquisition and installation of one (1) fully occupiable modular office space with bathroom and small kitchen facilities, including a sink, small refrigerator, and counterspace for small appliances. The contractor shall provide all items, articles, materials, operations, services, and or methods mentioned, listed or required on or by any plans or drawings. The contractor is solely responsible to determine the extent of accessory components required for a complete installation and shall undertake coordination with its sub-trades for a smoothly sequenced project.

Exhibit B to this RFP is an aerial view of the current site and the available alternative location for the Marina office in close proximity to the current location. The Contractor is responsible for placement of the new modular office as agreed to by the Village in compliance with federal, state and local codes, regulations, laws and ordinances. Contractor may suggest site alternatives which the Contractor believes would represent an advantage to the Village with respect to site impact, costs, etc. All costs associated with alternative sites shall be included in the Contractor's Bid. Village permitting fees will be waived.

The general scope of work is as follows:

1. The modular building is intended to come from existing stock. Alternatives should be presented to the Village for consideration and selection. While existing (used) modular offices are acceptable for the proposal as an alternative, the finishes within these facilities should be clean and appear like new. The entire modular facility must be ADA-compliant and meet any applicable Florida architectural accessibility standards. Modular fabrication and installation shall meet or exceed all Modular Building Institute (MBI) standards for Office Modular Buildings, and Americans with Disabilities Act.
2. Costs of transportation, foundation, installation and finishing work should be included in the proposal. The Contractor shall prepare, submit for approval and gain approval for any and all detailed drawings, cut sheets, and/or other documents which may be required for approval by the authorities having jurisdiction over the project.
3. Contractor shall secure all permits, inspections, certificates, licenses for the occupancy of the Modular Building. All permit fees required by the Village's Building Department will be waived.
4. Contractor shall include in their proposal all items necessary to make a turn-key, occupiable installation.
5. Contractor shall conduct a site evaluation to ensure Modular Building installations are fully coordinated with existing conditions, including hard surfaces, vegetated surfaces, utilities and site furnishings. Contractor is solely responsible for site

preparation.

6. The proposal should include all insurance requirements typically required for the transportation, erection and installation of a modular office building. Minimum insurance requires of the Village for the contractor are attached as Exhibit A.
7. The proposal should include a sample warranty for the modular building.

Project Schedule

The project should commence no later than thirty (30) days after execution of an agreement with the Village that will be prepared and provided by the Village Attorney's Office.

RFP Proposal Deadline & Bid Openings	April 26, 2019
Selection Committee Meeting	May 14, 2019
Selection Committee Meeting	May 15, 2019
Approval of Contractor Selection by Village Council	May 30, 2019
Agreement for Services Execution/NTP	June 28, 2019

V. ELIGIBILITY CRITERIA

To be eligible for selection consideration, interested consultants/firms must submit one (1) original printed package, five (5) printed copies, and one (1) electronic copy on CD or flash drive. The electronic copy should be identical to the original printed package, in natively converted PDF format. The Proposal shall be enclosed in a sealed envelope and be plainly marked on the upper left-hand corner with the name and address of the Bidder and bear the following title: **Islamorada, Village of Islands "Request for Proposals - Modular Office Space for Plantation Yacht Harbor Marina (RFP 19-02).**

Bid packages must contain the following information:

1. **Cover Letter:** Provide a cover letter introducing your firm and proposal.
2. **Company Overview:** Provide an overview of the company detailing the total number and expertise of professional staff, describing staff credentials, and identifying office locations and staff assigned to those offices throughout the Florida Keys or the nearest locations to the Florida Keys. Please note that the Village prefers to contract directly with prime entities and the use of sub-consultants in your submission may affect proposal scoring.
3. **Project Examples:** Provide at least three (3) examples of successfully implemented projects that demonstrate experience with the services described in the scope of work, preferably in a local government setting. Include the client name, project name, project location and summary of services performed.
4. **Project Approach:** Provide in specific detail the method that will be used to acquire and install the modular building.

5. **Project Timeline and Fee Schedule:** Provide a unit cost and total fees for the service areas identified in the Scope of Services section of this RFP. Provide a timeline for start and completion of the project.
6. **State Authorization to Transact Business:** Provide proof of authorization to transact business in the State from the Florida Secretary of State, if applicable.
7. **Firm References:** Provide a list and description of at least three (3) of the most recent contracts the firm has had where services similar to those contemplated by this RFP were provided.
8. **Insurance:** Provide proof of professional liability insurance, commercial general liability insurance, commercial automobile liability insurance, and worker's compensation insurance coverage as required by law as explained in Exhibit A to this RFP.
9. **Local Preference:** Local preference shall apply to this procurement process. Points allocated for qualified local contractors is explained in Section V, Evaluation Scoring and Timeline. Exhibit C to this RFP is a copy of the Village's local preference ordinance. Exhibit D to this RFP is an affidavit that shall be submitted with the bid package to request local preference.

VI. EVALUATION SCORING AND TIMELINE

An Evaluation Committee will convene after the opening of the proposals to evaluate proposals for recommendation to the Village Council.

The point system for scoring of proposals will be as follows:

<u>Company Overview</u>	0-20 Points
<u>Similar Project Experience/References</u>	0-30 Points
<u>Approach</u>	0-40 Points
<u>Fee Schedule</u>	0-50 points
Total Points	140 Points

Local preference scoring:

Purchase or contract value	Points added to final score
< \$100,000	+14 points
\$100,000 to <\$500,000	+7 points
\$500,000 +	+ 3.5 points

The Village reserves the right to accept or reject any or all Bids; to waive irregularities, technical errors and formalities; and to select a qualified firm(s) to provide the Services as it deems will best serve the interest of the Village.

All inquiries and requests for clarification or interpretation regarding this Invitation to Bid shall be made in writing to the attention of the Procurement and Grants Administrator by mail to 86800 Overseas Highway, Islamorada, Florida 33036; by email to ana.hernandez@islamorada.fl.us; or by fax to (305) 664-6464 no later than April 22, 2019.

The Village shall issue appropriate addenda as necessary via DemandStar at <https://www.demandstar.com/> and on the Village's website at <http://www.islamorada.fl.us/>. No oral change or interpretation of the provisions contained in this Invitation to Bid is valid. Written addenda shall be issued when changes, clarifications or amendments to the Invitation to Bid document are deemed necessary. The issuance of a written addendum is the only official method whereby interpretation, clarification or additional information can be given.

VII. CONFIDENTIALITY AND PUBLIC RECORDS

The Proposal Documents and related materials received from the Firms in response to this RFQ will become the property of the Village and will not be returned. The Village is a public agency subject to the Florida Public Records Law.

Upon the Village's notice of a decision or intended decisions on selection of a Proposer or within ten (10) days after the opening of the Proposal Documents, whichever is earlier, any material submitted in response to this RFP will become a "public record" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes (Florida Public Records Law). All documents submitted to the Village pursuant to this RFQ are public records or documents subject to disclosure, except as specifically exempted by Florida law or Applicable Law. The Village reserves the right to make all final determination(s) of the applicability of the Florida Public Records Law.

By submitting their Proposals, each Firm expressly acknowledges and agrees that the Village will not be responsible or liable in any way for any losses that the Firm may suffer from disclosure of information or materials to third parties and the Firm agrees to defend, indemnify, and hold harmless the Village from all costs (including reasonable attorneys' fees) arising from or related to any action under Florida Public Record's Law.

RFP 19-02
EXHIBIT A

Islamorada, Village of Islands
Insurance Requirements

Contractor shall, at its own expense, procure and maintain throughout the duration of a contract or agreement with Islamorada, Village of Islands (the "Village"), with insurers acceptable to the Village, the types and amounts of insurance conforming to the minimum requirements set forth herein. With respect to the Professional/Pollution policy(ies), Contractor shall provide to the Village a certified copy of the insurance policy or policies which provide the coverage described below. With respect to all other coverages, as evidence of compliance with the insurance required herein, Contractor shall furnish the Village with:

- (a) a fully completed satisfactory Certificate of Insurance evidencing all coverage required herein. Also, a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of the Village and the Village's council members, officials, officers and employees as additional insureds in the Commercial General Liability coverage;
- (b) the original of the policy(ies); or
- (c) other evidence satisfactory to the Village.

Until such insurance is no longer required by the contract or agreement, Contractor shall provide the Village with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance.

If requested to do so by the Village, Contractor shall, within thirty (30) days after receipt of a written request from the Village, provide the Village with a certified, complete copy of the policies of insurance providing the coverage required.

Workers' Compensation/Employer's Liability Insurance

Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council on Compensation Insurance, without restrictive endorsements. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The policy must be endorsed to provide the Village with 30 days' notice of cancellation. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One: "Statutory"

Part Two:	\$ 1,000,000	Each Accident
	\$ 1,000,000	Disease - Policy Limit
	\$ 1,000,000	Disease - Each Employee

The Workers' Compensation Policy must be endorsed to waive the insurer's right to subrogate against the Village, and its members, officials, officers and employees in the manner which would result from the attachment of the NCCI Waiver of Our Right To Recover From Others Endorsement (Advisory Form WC 00 03 13) with the Village, and its council members, officials, officers and employees scheduled thereon.

Commercial General Liability Insurance

Such insurance shall be no more restrictive than that provided by the most recent version of standard Commercial General Liability Form (ISO Form CG 00 01) as filed for use in the State of Florida without any restrictive endorsements other than those required by ISO or the state of Florida or those described below. The coverage may include restrictive endorsements which exclude coverage for liability arising out of:

- Mold, fungus, or bacteria
- Terrorism
- Sexual molestation

The Village and the Village's council members, officials, officers, agents and employees shall be included as an "Additional Insureds" on a form no more restrictive than ISO Form CG 20 10 (Additional Insured - Owners, Lessees, or Contractors). The policy must be endorsed to provide the Village with 30 days' notice of cancellation. The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

\$ 1,000,000	General Aggregate
\$ 1,000,000	Products/Completed Operations Aggregate
\$ 1,000,000	Personal and Advertising Injury
\$ 1,000,000	Each Occurrence

Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of standard Business Auto Policy (ISO Form CA 00 01) without any restrictive endorsements, including coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. The policy must be endorsed to provide the Village with 30 days' notice of cancellation. The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

\$ 1,000,000 Each Occurrence - Bodily Injury and Property Damage Combined

Professional Liability Insurance

Such insurance shall be on a form acceptable to the Village and shall cover Contractor for liability arising out of the rendering or failure to render professional services in the performance of the services required in the Agreement including any hold harmless and/or indemnification agreement. The policy must be endorsed to provide the Village with 30 days' notice of cancellation.

The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

\$ 1,000,000 Each Claim
\$ 1,000,000 Annual Aggregate

The insurance provided by Contractor shall apply on a primary basis. Any insurance, or self-insurance, maintained by the Village shall be excess of, and shall not contribute with, the insurance provided by Contractor.

Except where prior written approval has been obtained hereunder, the insurance maintained by Contractor shall apply on a first dollar basis without application of a deductible or self-insured retention. Contractor shall pay on behalf of the Village or the Village's council members, officials, officers, agents and employees any deductible or self-insured retention applicable to a claim against the Village or the Village's council, officials, officers, agents and employees.

Compliance with these insurance requirements shall not limit the liability of Contractor. Any remedy provided to the Village by the insurance provided by Contractor shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of Contractor) available to the Village under the Agreement or otherwise.

Neither approval nor failure to disapprove insurance furnished by Contractor shall relieve Contractor from responsibility to provide insurance as required by this Agreement.

Certificates of Insurance must be completed as follows:

1. Certificate Holder

**The Village of Islamorada
86800 Overseas Highway
Islamorada, Florida 33036**

2. Additional Insured for Commercial General Liability

The Village of Islamorada and its Council members, officials, officers and employees

RFP 19-02
EXHIBIT B



RFP 19-02
Exhibit C

Islamorada, Village of Islands, Code of Ordinances

Section 2-327

(e) *Preference for local businesses.*

- (1) Local preference shall apply for purchases of or contracts for material, supplies, equipment, improvements, or services in the following manner:
 - (a) Any local business shall receive a preference bonus of ten percent for purchases or contracts less than \$100,000.00.
 - (b) Any local business shall receive a preference bonus of five percent for purchases or contracts which are \$100,000.00 or more but less than \$500,000.00.
 - (c) Any local businesses shall receive a preference bonus of two and one-half percent for purchases or contracts which are \$500,000.00 or more.
- (2) For purposes of this subsection, the term "local business" shall mean the following:
 - (a) A business with a current required Monroe County occupational license or business tax receipt, which has a principal office located within the Upper Keys (Upper Keys shall be defined as that geographical area located from the southern boundary of the village at MM 72.658 north to the Miami-Dade County boundary line); and
 - (b) The principal office has been established a minimum of 18 consecutive months prior to the date of the solicitation of the purchase or contract 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
 - (c) A minimum of 51 percent of the labor or personnel used to perform the purchase or contract reside in the Upper Keys at the time of submittal; and
 - (d) A minimum of 51 percent of the business' owners reside in the Upper Keys at the time of submittal.
 - (e) Post office boxes are not verifiable and shall not be used for the purpose of establishing a physical address pursuant to this subsection.
 - (f) Any business seeking certification as a local business shall execute and submit to the village an affidavit, in a form provided by the village, certifying that it meets the criteria established for a determination as a local business. The affidavit shall be submitted and kept on file with the village and updated at the time of submittal of any bid or proposal.
- (3) Exemption: The local preference provided for by this subsection shall not be applied where the application of the preference would conflict with federal law, state law or the conditions of any funding source for the purchase or contract.
- (4) Waiver: The application of local preference to a particular purchase or contract for which the village council is the awarding authority may be waived by the village council prior to the solicitation of the purchase or contract.

- (5) Notice: Both bid documents and request for proposal documents shall include notice of the local preference policy and any applicable waiver in accordance with subsection 2-237(e)(4) above.
- (6) Penalties:
 - (a) Misrepresentation. Any vendor, contractor, or firm who fails to act in good faith and misrepresents the local preference status as determined by the village manager in any bid or proposal submitted to the village for the purchases of or contracts for materials, supplies, equipment, improvements, or services shall:
 - (1) Lose the privilege to submit a bid or proposal to the village for a period of up to one year from the date the misrepresentation was discovered; and
 - (2) Pay a penalty equal to the difference between the original purchase or contract award and the next lowest responsive, responsible bidder and pay an additional ten percent penalty based upon the original value of the purchase or contract awarded.
 - (b) Failure to maintain local business preference qualifications. Any vendor, contractor, or firm that fails to maintain its local preference status which resulted in the awarded contract shall be in breach of the contract and may be subject to termination of the contract, suspension of payments under the contract, and loss of the local preference status on the contract.
 - (c) Prior to the imposition of penalties provided for in 2-237(e)(6)(a) or (b) above, any vendor, contractor, or firm shall be entitled to notice from the village and an evidentiary hearing before the village council. Such hearing request shall be filed with the village clerk within 20 calendar days from receipt of the notice.

RFP 19-02
Exhibit D

Affidavit
For Certification as a Local Business

**State of Florida
County of Monroe**

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

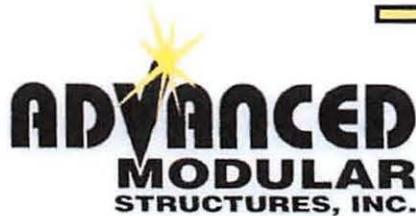
1. My name is _____.
2. I am the _____ (Title) of _____
(Name of Firm), and I have personal knowledge of the facts stated herein.
3. _____ (Name of Firm) seeks certification as a local business pursuant to Ordinance 2-327(e), Islamorada, Village of Islands, and RFP 19-04; and
4. _____ (Name of Firm) has a current Monroe County occupational license or business tax receipt, with a principal office located at _____
(Physical Address), which is between MM 72.658 and the Miami-Dade County boundary line; and
5. The principal office has been established a minimum of 18 consecutive months prior to the March 26, 2019 date of solicitation of RFP 19-02 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 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 (MM72.658 to the Miami-Dade County boundary line) at the time of submittal.

Affiant

Sworn to and subscribed before me, this _____ day of _____, 2019.

Notary Public

____ Personally known
____ Produced identification
____ Type of identification produced



Capability Statement

ATTACHMENT 2

Advanced Modular Structures Inc. specializes in prefabricated commercial modular construction. We complete many modular building projects for the federal government, state, city and local municipalities, private businesses, developers, churches and private schools each year.



1911 NW 15th St
Pompano Beach, FL 33069
Office: (954) 960-1550
Fax: (954) 960-0747
www.advancedmodular.com

Commercial Modular Construction Specialists

- High-quality customizable modular buildings
- Permanent and temporary space solutions
- Cost-effective turn-key projects
- Specialized finance options: Purchase, Operating Lease and Lease-Purchase

The AMS Difference:

- Locally owned and operated
- Same management team since 1990
- Extensive industry experience
- Reputation for integrity and loyalty

We Offer:

- Turn-key service— from design to occupancy
- Project management supervision & services
- Code compliance review
- In-house service department

Certifications:

- Federal and State of Florida Small Business Certification
- Broward County Business Enterprise and Small Business Enterprise

Contract Vehicles:

- Miami Dade County 9013-1119
- Miami Dade County RTQ-00266



DUNS # 602527640

Tax ID #: 65-1092574

General Contractor
FL License #: CGC057488

Electrical Contractor
FL License #: ECA001954

Advanced Modular Sample Clients	
General Services Administration	State of Florida Dept of Agriculture
University of Miami	Miami-Dade County Internal Services
Royal Caribbean International	Tropical Shipping
City of Lauderhill	City of Tamarac
City of Delray Beach	City of Coral Gables
City of Miramar	City of Davie
Florida International University	Broward County

Our prefabricated modular buildings can be customized for a wide variety of government uses, including office space, modular fire stations, medical facilities, barracks, dormitories, guardhouses, security checkpoint buildings, restroom, shower and laundry facilities and more. Contact us today to learn how our innovative building designs offer economical, durable and attractive solutions for your government project.

For more information contact us at (954) 960-1550 or via email at buildings@advancedmodular.com



1911 N.W. 15th Street
Pompano Beach, FL 33069
CGC057488

Phone: 954-960-1550
Fax: 954-960-0747
ECA001954

Company Overview

Full Legal Name: Advanced Modular Structures, Inc. dba Advanced Modular Systems
Corporate Address: 1911 NW 15th Street

Telephone: (954) 960-1550

Facsimile: (954) 960-0747

Business Email: Buildings@advancedmodular.com

Website: www.AdvancedModular.com

Organization Type: Corporation

Hours of Operation: Monday-Friday 8:30 AM – 5:00 PM

Emergency/After Hours: Project Management Team available via cell phone

Date of Incorporation: March 12, 2001

Years in Business: 31

Business Founded: May 1988

Advanced Modular was founded in 1988 by Sidney Dworkin, formerly CEO of Revco Drug Stores. Gary Willis became president of the company in 1990 and has remained so ever since. In 2001 the management team acquired most of the assets of the Advanced Modular from the estate of Sidney Dworkin.

13 years as Advanced Modular Systems

18 years as Advanced Modular Structures, Inc.

Our Specialty:

Advanced Modular Structures is a locally owned and operated company located in Pompano Beach, Florida. We specialize in the design, sale, leasing, and installation of modular buildings throughout the state of Florida and the Caribbean. We perform many economical, turn-key modular construction projects for the government, private businesses, churches, and private schools each year.

Certifications:

Federal Small Business

Broward County Business & Small Business Enterprise

Florida Small Business

Licensing:

General Contractor's FL License #: CGC057488

Electrical Contractor's FL License #: ECA001954

Principals:

Gary Willis - President / Secretary

Patricia Willis - Treasurer

Martin Madura - General Contractor

Frank Cardinale - Electrical Contractor

Project Team:

Project Manager:	Martin Madura	Email: mmadura@advancedmodular.com
Estimates Contact:	Gary Willis	Email: gwillis@advancedmodular.com
Estimates Contact:	Patti Willis	Email: pwillis@advancedmodular.com

Gary M. Willis, CBC1260700

Education:
Bachelor's Degree John Carroll University Cleveland, OH

Experience:

President of Advanced Modular Systems since 1990. Gary has sold and supervised numerous modular building projects. He has also developed several innovations in the modular building industry. Some of his most notable innovations include hinged roofs for elevated ceilings and concrete floors that many thought could not be done. Many of his ideas are designed around making a more durable, attractive, and cost effective buildings. Gary frequently visits modular building factories to observe construction and recommended improvements. Gary also has extensive experience as a project manager in the field.

Modular Building projects Completed Include:

- Jesus People Ministries - Modular Church and Administrative Offices
(Largest modular building in Florida when completed in 1994)
- Academy at Davie - Classrooms
- Temple Kol Ami - Daycare Facility
- Pizza Place - Modular Pizza Restaurants
- Department of State - Modular Offices
- Bahamas Electricity - Modular Building for Export
- Boca Resort - Various buildings including Golf School, Club Storage Rooms and Commercial Offices
- Tropical Shipping - Various Commercial Modular Offices
- Department of Juvenile Justice - Modular Prison Complex (Three separate projects)
- Assisted Living Facility - Two story 72,000 Sq. Ft. Modular Building

Patricia A. Willis

Education:
Hospitality Management Southeastern Academy Kissimmee, FL

Experience:

Advanced Modular Systems: Office Manager and Project Sales. Developed company policy and procedural manual. Completed all accounting tasks including tax returns and financial statements. Designed company brochure and website. Sold modular building projects from \$18,000 to \$1,200,000.

Patti also operated a modular lease fleet for twenty-six years, thus becoming experienced with long term quality problems. She helped develop a program to build high end "stock" buildings based on maintenance experience. Patti created innovations to increase longevity and reduce ownership costs of modular buildings for lease fleet operations.

Modular Building Projects Completed Include:

- Broward County Board of Commissioners - Several Commercial Office Buildings
- Engle Homes - Commercial Office Buildings
- Air Force Special Operations Command - Commercial Office Building
- URS/O'Brien Kreitzberg - 10,000 Sq. Ft. Commercial Modular Building
- Florida International University – 6,000 Sq. Ft. Commercial Modular Building
- Church of the Kingdom of God – 5,000 Sq. Ft. Church Facility
- New Christian Life Church – 8,000 Sq. Ft. Church Facility

Martin Madura, CGC057488

Education:

Red Vector Inc. - General Contracting Continuing education every 2 years and reported to the State of Florida Department of Business and Professional Regulation

Experience:

Marty brings more than forty years of construction experience to the table. He reviews specifications and drawing for code compliance. Marty coordinates all project scheduling, supervises the installation and all project site development. During project completion, he promptly resolves any punch out issues. Most importantly he maintains records and files for each project, so that accurate information is available to our customers long after project completion.

Project Manager for the following Completed Projects:

- Jesus People Ministries - Modular Church and Administrative Offices
- Academy at Davie - Classrooms
- Temple Kol Ami - Daycare Facility
- Department of Juvenile Justice - Modular Prison Complex
- Boca Resort - Various Buildings
- Tropical Shipping – Various Buildings
- American Heritage Schools - Classrooms
- Miami Fusion - Buildings for Major League Soccer Stadium
- Florida International University - Commercial Office Building
- URS/O'Brien Kreitzberg - 10,000 Sq. Ft. Modular Office Building
- Assisted Living Facility - Two story 72,000 Sq. Ft. Modular Building
- Church of the Kingdom of God – 5,000 Sq. Ft. Church Facility

Frank Cardinale, ECA001954

Frank has over 30 years of experience as an electrical contractor and is the electrical qualifier for Advanced Modular Structures, Inc.

Robert Faluski – Project Sales

Bob has extensive experience in modular building sales and has worked with Advanced Modular since 2009.

Kenny Willis – Project Sales

Kenny started with Advanced Modular in 2018, he specializes in used modular building sales and project sales.

Nick Fredella – Superintendent

Nick has over 30 years of construction experience. He has worked as site supervisor for numerous jobs with Advanced Modular since 2005.

Thakoor Persaud – Modular Service and Repair

Thakoor has extensive experience in modular building service and repair. He has been with Advanced Modular since 2002.

Deodat Ramjeed – Modular Service and Repair

Deodat has extensive experience in modular building service and repair. He has been with Advanced Modular since 2007.

Allison Rush – Office Manager

Allison manages the daily office operations and provides administrative support to sales and project management. She has been with Advanced Modular since 2016.

Key Points:

Stability- AMS has same management team since 1990.

Experience- AMS completes many turn-key projects including churches, schools, daycares and offices.

Integrity- AMS has an excellent reputation for delivering on promises.

Loyalty- AMS stays in touch with customers assisting in routine maintenance long after project completion.



1911 N.W. 15th Street
Pompano Beach, FL 33069
CGC057488

Phone: 954-960-1550
Fax: 954-960-0747
ECA001954

April 22, 2019

Project Examples

Client Name: Miami Dade County Internal Services Department

Project Name: Miami Dade Police Training Center

Location: Miami, FL

Description of Work Contracted: Designed, fabricated and installed (1) 4,536 sf modular classroom building including utility connections and site improvements.

Client Name: Town of Southwest Ranches

Project Name: Fire Rescue Station Modular Facility

Location: Southwest Ranches, FL

Description of Work Contracted: Removed existing modular building and installed (1) 2,880 sf modular fire station including utility connections.

Client Name: Miami Dade Parks and Recreation Department

Project Name: Tropical Park

Location: Miami, FL

Description of Work Contracted: Replaced existing modular building with (1) new 1,044 sf modular office building including utility connections.

Client Name: City of Miramar

Project Name: Temporary Fire Station #107

Location: Miramar, FL

Description of Work Contracted: Design, fabricate and install (1) 2,880 sf modular fire station including utility connections.

Client Name: General Services Administration

Project Name: Modular SSA Office

Location: West Palm Beach, FL

Description of Work Contracted: Construct and install modular office building including utility connections and site improvements.

Client Name: Miami Dade Water and Sewer Department

Project Name: Modular Office for Westwood Lakes

Location: Miami, FL

Description of Work Contracted: Construct and install 1,440 sf modular office building including handicap ramp and utility connections.



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CGC057488

Phone: 954-960-1550
Fax: 954-960-0747
ECA001954

April 22, 2019

Firm References

Project Name: Miami Dade Police Training Center

Location: Miami, FL

Description of Work Contracted: Designed, fabricated and installed (1) 4536 sf modular building.

Contract With: Miami Dade County Internal Services Department, 111 NW 1st St, Ste 2410, Miami, FL 33128

Individual to Contact: Frank Suarez, (305) 375-1125

Contract Amount: \$216,593.00

Completion Date: 2017

Project Name: Royal Palm Academy

Location: Naples, FL

Description of Work Contracted: Designed, fabricated and installed (1) 4144 sf modular school building including site work.

Contract With: Royal Palm Academy, 16100 Livingston Rd, Naples, FL 34110

Individual to Contact: Dennis Frodsham, (239) 594-9898

Contract Amount: \$402,193.00

Completion Date: 2018

Project Name: Temple Beth Emet

Location: Cooper City, FL

Description of Work Contracted: Designed, fabricated and installed (1) 4320 sf modular school building including site work.

Contract With: Temple Beth Emet, 4807 S. Flamingo Rd, Cooper City, FL 33330

Individual to Contact: Rabbi Greenspon, (954) 680-1882

Contract Amount: \$596,443.00

Completion Date: 2016

Project Name: Redland Christian Academy

Location: Homestead, FL

Description of Work Contracted: Design, fabricate and install (2) 1104 sf modular school buildings.

Contract With: Redland Christian Academy, 17700 SW 280th St, Homestead, FL 33031

Individual to Contact: Mike Hoots, (305) 247-7399

Contract Amount: \$115,724.00

Completion Date: 2017



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/22/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs 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 FRANK H FURMAN INC. 1314 EAST ATLANTIC BLVD	POMPANO BEACH	FL 33060	CONTACT NAME: DIRK D. DEJONG	
			PHONE (A/C. NO. EXC): (954) 943-5050	FAX (A/C. NO.):
			E-MAIL ADDRESS: DIRK@FURMANINSURANCE.COM	
			INSURER(S) AFFORDING COVERAGE	NAIC #
			INSURER A: FWCJUA	
			INSURER B:	
			INSURER C:	
			INSURER D:	
			INSURER E:	
			INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 1904220059

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 (INSD) SUBR (W/D)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS					
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ex occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$					
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC										
	OTHER:										
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY										
	UMBRELLA LIAB					OCCUR					
	EXCESS LIAB					CLAIMS-MADE					
	DED					RETENTION \$					
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below					Y / N <input checked="" type="checkbox"/> Y	N/A	6G437889	8/2/2018	8/2/2019	COMBINED SINGLE LIMIT (Ex accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
											EACH OCCURRENCE \$ AGGREGATE \$ \$
											X PER STATUTE \$ OTH-ER \$ E.L. EACH ACCIDENT \$ 500,000.00 E.L. DISEASE - EA EMPLOYEE \$ 500,000.00 E.L. DISEASE - POLICY LIMIT \$ 500,000.00

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

CERTIFICATE HOLDER		CANCELLATION	
The Village of Islamorada 86800 Overseas Highway		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
Islamorada		FL 33036	
Phone Number: (305) 664-6412		AUTHORIZED REPRESENTATIVE	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/22/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs 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 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: Randi Arnold
Frank H. Furman, Inc. 1314 East Atlantic Blvd. P. O. Box 1927 Pompano Beach FL 33061		PHONE (A/C No. Ext): (954) 943-5050 E-MAIL: randi@furmaninsurance.com
		FAX (A/C No): (954) 942-6310
		INSURER(S) AFFORDING COVERAGE
		INSURER A: Evanston Insurance Co
		NAIC # 35378
INSURED		INSURER B: MAPFRE Ins Co FL
Advanced Modular Structures Inc. GPM Real Estate Investme DBA: Advanced Modular Systems 1911 NW 15th Street Pompano Beach FL 33069		INSURER C:
		INSURER D:
		INSURER E:
		INSURER F:

COVERAGES		CERTIFICATE NUMBER: 2019-2020 Liability Cert			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	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	3AA323821	2/15/2019	2/15/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	GEN/AGGREGATE LIMIT APPLIES PER: X POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS X HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		5204070001685	12/23/2018	12/23/2019	COMBINED SINGLE LIMIT (ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					
A	DED RETENTION S		MKLV2EUL103125	2/15/2019	2/15/2020	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					Y/N
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) The Village of Islamorada and its Council members, officials, officers and employees are included as additional insured for general liability as required by written contract.						

CERTIFICATE HOLDER		CANCELLATION
<p>The Village of Islamorada 86800 Overseas Highway Islamorada, FL 33036</p>		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
		Dirk DeJong/RA 



COMMERCIAL GENERAL LIABILITY
POLICY NUMBER: 3AA323821

EVANSTON INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

LIQUOR LIABILITY COVERAGE FORM

OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE FORM

PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE FORM

Additional Premium: \$ INCLUDED (Check box if fully earned.)

A. Who Is An Insured is amended to include as an additional insured any person or entity to whom you are obligated by valid written contract to provide such coverage, but only with respect to negligent acts or omissions of the Named Insured and only with respect to any coverage not otherwise excluded in the policy.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

Our agreement to accept an additional insured provision in a contract is not an acceptance of any other provisions of the contract or the contract in total.

When coverage does not apply for the Named Insured, no coverage or defense will apply for the additional insured.

No coverage applies to the additional insured shown in the Schedule of this endorsement for injury or damage of any type to any "employee" of the Named Insured or to any obligation of the additional insured to indemnify another because of damages arising out of such injury or damage.

B. With respect to the insurance afforded to these additional insured, the following is added to limits of insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable limits of insurance shown in the Declarations.

All other terms and conditions remain unchanged.



2019 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/18

This Certificate Expires on December 31, 2019

Business Name and Location Address

Certificate Number

16-8011934740-8

ADVANCED MODULAR STRUCTURES INC
1911 NW 15TH ST
POMPANO BEACH, FL 33069-1601

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as commercial real property.
- Incorporation into tangible personal property being repaired.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

Your Florida Annual Resale Certificate for Sales Tax (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit floridarevenue.com/taxes/certificates

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, Android devices, and Windows phones.



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



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

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MADURA, MARTIN D

ADVANCED MODULAR SYSTEMS
1911 NW 15TH STREET
POMPANO BEACH FL 33069

LICENSE NUMBER: CGC057488

EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com



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RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ELECTRICAL CONTRACTORS LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

Additional Business Qualification

CARDINALE, FRANK

ADVANCED MODULAR STRUCTURES, INC.
1911 NW 15TH STREET
POMPANO BEACH FL 33069-1601

LICENSE NUMBER: ECA001954

EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com



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RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



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

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WILLIS, GARY

ADVANCED MODULAR SYSTEMS
1911 NW 15TH STREET
POMPANO BEACH FL 33069

LICENSE NUMBER: CBC1260700

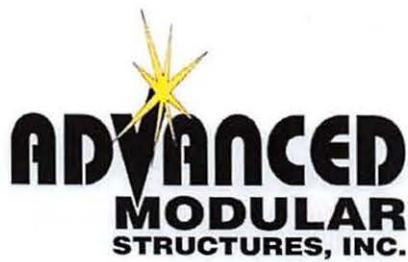
EXPIRATION DATE: AUGUST 31, 2020

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1911 N.W. 15th Street
Pompano Beach, FL 33069
CGC057488

Phone: 954-960-1550
Fax: 954-960-0747
ECA001954

New Building Proposal for RFP 19-02

Customer: Islamorada, Village of Islands
Date: April 23, 2019

Advanced Modular Structures, Inc. proposes to construct the following modular building and site work as specified below.

Building Code: FBC 2017 edition, 180 MPH Monroe County wind load, Business Occupancy.

Building Size: 11'8" x50' (*Industry Standard* size is 12'x50') Proposed floor plan attached. This proposal is for a new building, so **floor plan may be modified to fit customer needs.**

Floor structure: steel I beam frame with outriggers, wood joists and single layer 5/8" Tongue & Groove decking.
(Running gear returned to manufacturer for recycling.)

Floor finish: Vinyl composition tile - Armstrong Excelon or equal

Interior walls: The walls will be constructed with wood studs and finished with 5/8" vinyl covered gypsum with R11 insulation, standard trim package and 4" vinyl base trim. Bath walls include FRP over gypsum board.

Ceiling: Prefinished gypsum @ 8' AFF

Interior doors: 36"x 80", Imperial Oak doors with Ready Frame included. Lock on office door and privacy hardware in bath.

Exterior walls: wood studs, plywood sheathing, full house wrap, concrete board lap siding (Hardie Lap).

Exterior Trim: Hardi Panel Mansard with 12" Projection on side walls.

Windows: Three, 24"w x 58 "h vertical slide, bronze frame, impact rated windows with Miami Dade NOA.

Exterior Door: One 36"x 80" steel exterior doors with steel frames and 4"x24" glass, closer and lever hardware per code.

Roof: Gable truss, 12" overhang side walls, 12" overhang on end walls, 26 Ga. Hi rib steel roof finish, approximate 3:12 pitch, customer to select color from manufacturer's standard list. Roof installed per latest Miami Dade NOA.

HVAC: The system will consist of one 2.5 ton wall hung Bard or equal air conditioner. Please note that the heat may need to be disconnected to supply adequate power to the sewer grinder pump.

Electric: Diffused, surface mount fluorescent lighting with occupancy sensors are included. Outlets located approximately 10' O.C. on all walls. One 100 amp sub panels sized per load included within the building. There is only 100 amps available at installation site, so heat may be disconnected so existing service may be utilized.

Up to 6 empty J boxes are included. J boxes will be stubbed below the floor unless otherwise instructed. Customer must mark the J box locations on the shop drawing prior to manufacturing.

Plumbing: one single bowl SS sink with single lever faucet included in break room. Icemaker line to refrigerator. 6 gallon water heater to be installed in the base cabinet.

One handicap accessible bath which includes a tank type HC commode, wall mount sink, lever faucet, grab bars, mirror, toilet paper dispenser and paper towel dispenser.

Cabinets: Builder grade oak base cabinets and wall hung cabinets per floor plan, with plastic laminate counter top and 4" back splash. Refer to floor plan for proposed layout.

Insulation: Floor R 13, Walls R 19, Roof R 30, Partitions R 11 for sound attenuation

Installation:

The building will be installed on a dry-stack block foundation utilizing above grade ABS pads. The building will be anchored using 30", barbed, $\frac{3}{4}$ " shaft ground anchors. Foundation design assumes 2000 PSF soil bearing capacity is supplied by customer (existing). No building pad work by Contractor is included. Soil tests, if required, they will be supplied by customer.

The elevation of the installation site is unknown. The finished floor will be approximately 34" to 36" above existing grade. No provisions are included for increased elevation due to local ordinance or flood zone minimum provisions. If finish floor elevation must be increased, this work will be performed by AMS at cost plus 15%.

The installation includes removing the running gear for recycling.

Addendum 1 confirmed the building is not to be installed in a scour zone, thus a dry-stack block foundation is proposed.

Note: The handicap ramp and steps and ramp can't be installed until the existing container office is removed from the site. The marina staff should plan on a few days without an office. Or the owner should temporarily relocate the container office to allow the ramp installation, inspections and CO generation.

Site installed items

Fire alarm: A NFPA fire alarm system is not included.

Fire Sprinkler: A NFPA fire sprinkler system is not included.

Decks and Steps: Aluminum handicap ramp up to 36" high with steps per supplied floor plan is included. The ramp will be anchored according to manufacturer's shop drawing.

Skirting: 124' Vinyl skirting with perforation vents or PVC lattice skirting included. (photos attached)

Side Walk: No concrete work of any kind included.

Awnings: none

Electric Connection: Connect electric to existing Disconnect located 5' east of installation site. Electric service upgrade, if required, is not included.

Low voltage: supplied by customer. Owner must meet contractor's schedule to install low voltage wiring or a trip charge will be invoiced to install the skirting at a later date.

Plumbing Connection: The 1" water supply will be connected to the existing 1.5" line located approximately 70' south of the installation location. Install shut off valves at connection point and at modular building location.

Water meter and back flow are not included. They should not be required, since the water line is metered at property line.

Install a sewage / grinder pump to create a 2" low pressure sewer line, because the connection point is at a higher elevation. The proposed connection point is the gravity sewer at the west side of the bathroom building approximately 200' to the east. Gravity feed is not possible, because of the elevation increase.

This proposal includes a Simplex grinder pump, 36" diameter wet well, timer, controls and installation.

Site Plan:

Contractor to supply a survey of the installation area including layout of building installation area, utility connection points, topographic elevations, flood zone, mark building corners, finish floor elevation grade stake and elevation certificate.

A site plan showing installation location, proposed finished floor elevation, building access, existing parking, water connection point and sewer connection point is included. This site plan will encompass the work area only and not the entire park.

Plans: Department of Community Affairs approved building plans, energy calculations, dry-stack foundation plan, electric plan, plumbing plan and Structural details for HC ramp / step plans are included.

Shop drawings and grinder pump, handicap ramp will be supplied.

Building Permits: AMS will submit for building permits, supervise construction and obtain required city approvals to close the permits and obtain a Certificate of Occupancy.

Total Investment \$116,643 (owner is tax exempt)

Payment terms: A Schedule of Values will be submitted after project award.

The work will be invoiced on a percentage of completion basis. A Schedule of Values will be submitted with the Contractor Agreement (purchase contract).

Optional Items:

5'x5' concrete landing with curb cut, if needed, at bottom of HC ramp. \$1500

At time of delivery, AMS will remove access panels from HVAC unit and spray with Boeshield T9. A specification sheet is attached. Our experience is that this will substantially increase the useful life of the air conditioner. \$400

Customer to supply a survey of the installation area (pdf and DWG file) meeting the above criteria. <\$2,250>

Trim trees at south end of building installation location. \$450

Additional pipe sewer pipe footage, if proposed location is not allowed. \$22 per lineal foot

Core manhole, if required \$1,350

Eliminate grinder / install holding tank / fittings... as described below <\$10,350>

A 300 gallon holding tank will be installed beneath the building for sewage collection. A specification sheet for Den Hartog Industries tank is attached. A cam lock connection will be installed on this tank so the marina pump out system may be utilized to drain the tank.

A valve and hydrant will be added to the vacuum line of the marina pump out system. This will be installed inside the shadow box pump enclosure approximately 50' north of the building install area.

The hose and fittings to drain the tank will be supplied by the contractor.

Upgrade floor structure to perimeter frame with steel joists @ 24" on center with concrete board decking (Forticrete or equal). This creates a stronger and much longer lasting floor structure. \$9,176

Clarifications

- Permit fees or government fees of any kind are not included in price. Customer to pay fees directly to city or county or reimburse contractor.
- The modular building comes with a twelve month manufacturer's warranty, which begins upon manufacturing completion. All work performed on site by contractor or subcontractors includes a twelve month warranty which begins upon substantial completion.
- AMS will back fill trenches and "clean up" any areas disturbed by the building installation.
- Trench lines in grass will be seeded with Bahia or equal. (there may be a better solution – let us know)
- Gravel repair, if any, is not included.
- As-built drawings are not included.
- Asphalt will be patched with either concrete or asphalt at contractor's discretion.
- Tree trimming is not included. The trees to the south should be trimmed or removed by park staff to allow the new building installation.
- The price quoted in this proposal is subject to adjustment after thirty days.
- Shop drawings for customer review will be delivered within fourteen days of signed contract. State approved modular building plans will be delivered approximately four weeks after shop drawings are signed-off and returned to AMS.
- If customer elects to release building for manufacturing before the permit is issued, the payments due upon manufacturing completion must be paid whether or not building is delivered to customer site.
- The work described above will require ninety days to complete after the permits are issued. (We will be on site working for 2-3 weeks.)
- Any item not specifically listed in this proposal, should be considered not included until clarified with an officer of AMS.
- Due to the short time required to assemble this building, Builder's Risk insurance is not included.
- Any extras or additional site work will be billed at cost plus an 18% gross margin.
- Contractor reserves the right to substitute materials based upon material availability or building code compliance.
- Contractor is not responsible for unforeseen conditions such as muck or buried trash.
- A Certificate of insurance is included with this proposal. Waiver of Subrogation requires approval of our carrier, and will be requested upon notice of reward. Professional Liability insurance is not included, because Advanced Modular is not designing any part of this project. Contact us to discuss these items if necessary.

Below is a partial list of items excluded from this proposal for reference purposes.

- Site Survey and survey work of any kind.
- Burglar alarm, telephone, data and low voltage work of any kind
- Poured concrete foundation / pile foundation
- Fire Protection System
- Builders Risk Insurance
- Permit fees or government fees of any kind.
- Landscaping, sod and irrigation
- Soil borings and reports
- Termite treatment, if required
- Furniture or fixtures, unless specifically listed in quote
- Fire extinguishers
- Poured concrete foundation
- HVAC testing and balancing
- Security during construction or security fence
- Renderings or elevations
- Additional local requirements (fire hydrant, water main...)
- Cost associated with financing
- Hurricane shutters, if required
- Utility connection fees and deposits

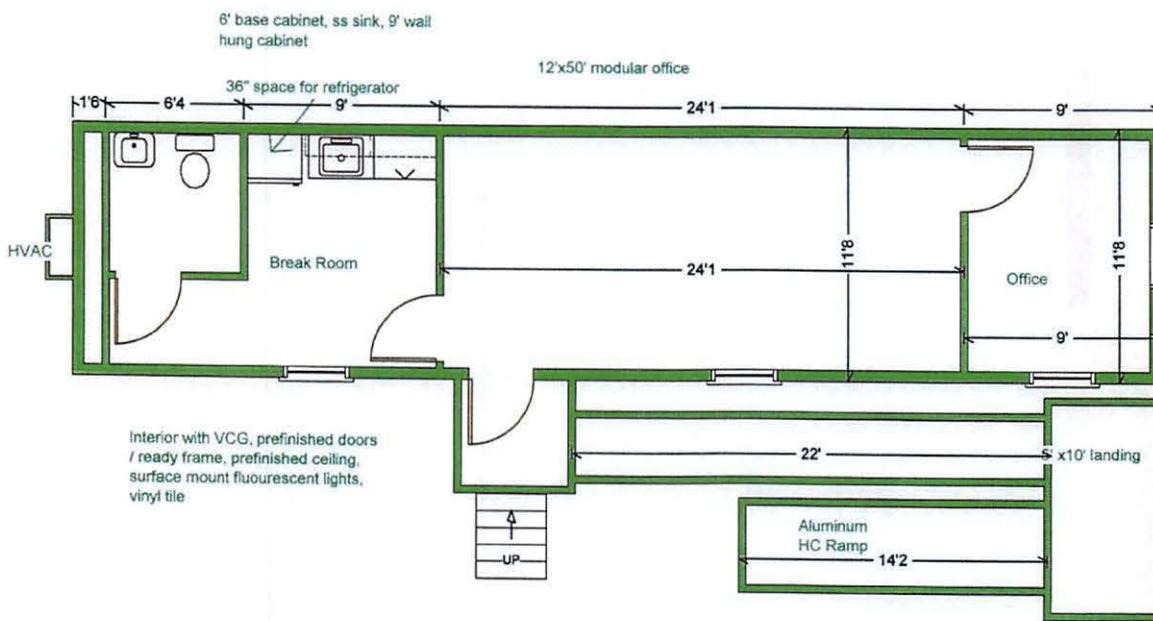
Addendum 1 and Addendum 2 are considered in preparing this proposal.

Signed April 23, 2019.

Proposal Prepared By,



Gary M. Willis
President



FBC 2017, Monroe County Wind Zone, Business Occupancy. Hardi lap siding, hi rib steel roof w/ 12" overhang on 4 sides, impact windows, steel door with 4"x24" view block.

Preliminary Schedule for Founders Park Modular

RFP 19-02
EXHIBIT B

