



## **TITLE PAGE**

The School District of Suwannee County, Florida  
702 2<sup>nd</sup> Street  
Live Oak, Florida, 32064  
Phone: Finance (Rick Norris): 386-364-2609,  
Maintenance (Mark Carver): 386-364-2721,  
FAX 386-362-6109

## **REQUEST FOR PROPOSALS**

**SUWANNEE COUNTY PUBLIC SCHOOLS  
TYPE IIB Panelized Modular Buildings  
RFP# 11-203**

### **PROPOSER INFORMATION:**

Name: Mobile Modular Management Corporation

Corporation Address: 5700 Las Positas Road  
Livermore, CA 94551-7800

Florida Address: 1100 State Hwy. 559  
Auburndale, FL 33823

Corporation Phone Number: 1-800-944-1431

Florida Phone Number: 407-873-1431

FAX Number: 407-566-8469

**DATE OF PROPOSAL: January 12, 2012**

**The School District of Suwannee County, Florida**  
**TYPE IIB Panelized Modular Buildings, RFP# 11-203**

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The School District of Suwannee County, Florida

Request For Proposal (RFP)

**RFP# 11-203**

**REQUIRED RESPONSE FORM**

Title: **RFP for Type IIB Panelized Modular Buildings;**

**Anti-Collusion Statement/Public Domain**

I, the undersigned proposer, have not divulged, discussed or compared this proposal with any other proposers and have not colluded with any other proposer in the preparation of this proposal in order to gain an unfair advantage in the award of this proposal.

I acknowledge that all information contained herein is part of the public domain as defined in the Public Records Act, Chapter 119 F.S.

PROPOSAL CERTIFICATION

I hereby certify that I am submitting the following information as my company's proposal and understand that by virtue of executing and returning with this proposal this "Required Response Form." I further certify full, complete and unconditional acceptance of the contents of this proposal, and all attachment and the contents of any Addendum hereto.

Proposer: (firm name): Mobile Modular Management Corporation

Street Address: 1100 State Hwy. 559

City: Auburndale State: Florida Zip Code: 33823

Print Name of Authorized Representative: Thomas R. Wagoner

Title: Florida Sales Manager Date: 1/12/12

Contact Person: Thomas R. Wagoner

Contact Person's Address: 1100 State Hwy. 559, Auburndale, FL 33823

Telephone #: 407-873-1431 FAX #: 407-566-8469

Proposer Taxpayer Identification Number: 94-2579843

Acknowledgement of Addendum (list number): \_\_\_\_\_

Signature of Authorized Representative: \_\_\_\_\_



**The School District of Suwannee County, Florida**  
**TYPE IIB Panelized Modular Buildings, RFP# 11-203**

**EXPERIENCE OF PROPOSER**

Mobile Modular Management Corporation is a public company traded on the NASDAQ Exchange under the name McGrath RentCorp. Mobile Modular has been a leading provider of modular buildings and classrooms in several States for the last 32 years. The Florida branch was opened March 1, 2004 and has become the leader in innovative classrooms for Florida's public schools.

Since setting up operations in Florida in 2004, Mobile Modular has provided classrooms for forty-five of the sixty-seven public school districts. Through extensive research and engineering at the time we began in Florida, we developed the "Hybrid" classroom. This classroom has revolutionized the portable classroom industry and is the most popular modular classroom in use by Florida schools today. Additionally, Mobile Modular has provided a large variety of buildings for use at Community Colleges, Universities, Charter Schools, Private Schools, County and City governments throughout Florida.

Mobile Modular Management Corporation currently supplies, maintains and manages the lease on more than 10,000 modular buildings in 10 different states. We have a system in place that allows us to provide our clients with the highest level of service unmatched in this industry.

We treat our customers as our partner and are committed to providing the personal attention to each project in order to insure success. The success of the entire project is what matters to us, as it should to our partner.

The following individuals are authorized to make representation to the School District of Suwannee County, Florida:

John Borak  
Region Director  
1100 State Hwy. 559  
Auburndale, FL 33823  
Phone: 800-944-3442

Thomas Wagoner  
Florida Sales Manager  
1100 State Hwy. 559  
Auburndale, FL 33823  
Phone: 407-873-1431

Donna McBride  
Education Sales Specialist  
1100 State Hwy. 559  
Auburndale, FL 33823  
Phone: 352-873-1431



The School District of Suwannee County, Florida

Request For Proposal (RFP)  
**RFP# 11-203**

**PRODUCT INFORMATION SHEET**

**Please indicate below the features included in the building being bid:**

Size and square feet of proposed building: 864 Sq. Ft.

Fire rating on building side walls: 1 hour fire rated side walls

What is the minimum threshold height above grade? 7.5 inches

Type of ceiling in building: Suspended 2' x 2' ceiling tiles

Type of light fixtures provided in building: T8 fixtures

“R” value of side walls of building: R-24

“R” value of roof of building: R-24

Type heating, ventilating and air conditioning systems provided: BARD

Engineered foundation plans provided: Yes

Type of operational windows provided: Vertical and Horizontal sliding windows

Size and quantity of marker boards provided: 1 – 16' porcelain marker board

What are the interior wall finishes? Vinyl cover gypsum board

Type and weight of carpet provided in buildings: 28 ounces

Are code compliant emergency lights provided? Yes

Are toilet rooms handicapped accessible? Yes

What type flooring is provided in toilet rooms? Seamless sheet vinyl with welded corners

**As a person authorized to sign this statement, I certify that the information provided is true and accurate.**

\_\_\_\_\_  
Vendor's Signature (Authorized Representative)

**The School District of Suwannee County, Florida**  
**TYPE IIB Panelized Modular Buildings, RFP# 11-203**

**SCOPE OF PRODUCTS**

Mobile Modular Management Corporation is unique in that it is the only provider of modular classrooms in Florida that can offer the school district a choice of four distinct and different products. All four of these products are available for lease, sale or lease purchase.

These products are as follows:

**Type IIB and Type IV, Traditional Classroom:** Mobile Modular offers the traditional Type IIB & IV trailer style modular. These buildings are produced in a factory and are designed to comply with the appropriate State building codes. They are transported on a trailer frame and set in place on the school site. Type IV modular buildings are available in a variety of sizes with or without restrooms. They can also be constructed to be used for a variety of ancillary school spaces.

**Hybrid Type IIB Modulares:** Mobile Modular has been instrumental in the design, development and construction of a new modular building which we call the “Hybrid.” This unique classroom has many of the features of the concrete modulares with the ease of transportation associated with the trailer Type IIB units. The following are some of the advantages provided by this new product:

- Sits on the ground – no stairs or ramps required
- Higher “R” value – more energy efficient
- Attractive permanent appearance
- 9 foot ceilings
- Less expensive to install
- Stuc-O-Flex exterior
- 60% more efficient land utilization
- Longer life span

**Type V Wood Frame Modulares:** Mobile Modular offers the traditional Type V wood frame modular units for use on non-public sites. These units come in a wide variety of sizes and are very economical to rent or purchase.

**Storage Containers:** Mobile Modular offers steel containers that can be utilized for storage or office space. These units can be rented or purchased.

**By having such a wide variety of products available, Mobile Modular has the ability to work closely with the school district to develop solutions that meet the school district’s need within their budgetary limitations.**



**The School District of Suwannee County, Florida  
TYPE IIB Panelized Modular Buildings, RFP# 11-203**

**AVAILABILITY/DELIVERY**

Mobile Modular Management Corporation maintains an inventory of modular buildings so that we can assist school districts when they have an immediate need for additional classroom space. As a result of this practice we have inventory available to meet your current and long range needs in both the traditional Type IIB classroom as well as the panelized “Hybrid” modular classroom.

**Mobile Modular commits to the Suwannee County Schools that they will be delivered and set up modular classrooms in accordance with the school district’s time schedule.**

**The School District of Suwannee County, Florida**  
**TYPE IIB Panelized Modular Buildings, RFP# 11-203**

**WARRANTY**

Mobile Modular Management Corporation is proud of their past history of performance on warranty issues. We believe that our warranty service sets us apart from all of the other modular companies.

The length of warranty service is based on whether the buildings are being purchased or leased. In the case of a direct purchase, all of our buildings come with a one (1) year warranty. On leased buildings, our warranty remains in effect for the entire time the building is in your possession regardless of the age of the building.

Our warranty program on leased buildings is very comprehensive and covers every thing except light bulbs, filters, cleaning and neglect. We will respond quickly and efficiently to all of your warranty issues so that your facilities are always in the best and safest condition possible for your staff and students. We normally respond to warranty calls in the order in which they are received; however, we reserve the right to prioritize the work based on critical need. It is our goal to respond to all heating and air conditional problems within 24 hours.

It is our goal to keep our buildings in the best possible condition at all times. To that end, we will adhere to the terms and conditions outlined in Section XXVI, Maintenance And Repairs For Rental Units, found in the RFP documents and specification.



**The School District of Suwannee County, Florida  
TYPE IIB Panelized Modular Buildings, RFP# 11-203**

**CLIENT REFERENCES**

The following is a list of education clients that can be contacted as reference on our ability to perform.

**Orange County Public Schools:**

Mike Winter, Director of Portable Operations – 321-231-4451

**Seminole County Public Schools:**

Dennis Quagliani, Director of Facilities Services – 407-320-7400

**Osceola County Public School**

Tom Sally, Facilities Coordinator – 407-908-9901

**Miami/Dade County Public Schools:**

Chris Camaco, Projects Coordinator – 305-995-4061

**Indian River Public Schools:**

John Durrell, Director of Maintenance – 772-564-5026

**St Johns County Public Schools:**

Shane Walton, Director of Maintenance – 904-547-3707

**The School District of Suwannee County, Florida**  
**TYPE IIB Panelized Modular Buildings, RFP# 11-203**

**DRUG-FREE WORKPLACE CERTIFICATION FORM**

In accordance with Florida Statutes 287.087, preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids/RFQ's, which are equal with respect to price, quality and service, are received by the State or any other political subdivision for the procurement of commodities or contractual services, a bid/RFQ received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied Vendors have a drug-free workplace program. In order to have a drug-free workplace program, a small business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibitions.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs and penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of this statement specified in subsection (1).
4. In the statement specified in subsection (1) notify employees that as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

**As a person authorized to sign this statement, I certify that this firm complies fully with the above requirements.**

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Vendor's Signature (Authorized Representative)

**The School District of Suwannee County, Florida  
TYPE IIB Panelized Modular Buildings, RFP# 11-203**

**FINANCIAL STRENGTH OF PROPOSER**

McGrath RentCorp, doing business as Mobile Modular Management Corporation, is financially one of the strongest companies providing modular buildings in America. We are a publicly traded company on the NASDAQ.

Located in the back pocket of this submittal you will find the most recent FORM 10K of Securities and Exchange Commission for the school district's review.



Liberty Mutual Surety  
Brett D. Asmus  
Field Product Line Underwriting Specialist  
790 The City Drive  
Suite 200  
Orange, CA 92868  
brett.asmus@libertymutual.com  
(714) 634-5712 Direct  
(714) 322-6476 Cell  
(866) 547-9060 Fax

December 2, 2011

The School District of Suwannee County, Florida  
Attn: Mr. Mark Carver  
702 2<sup>nd</sup> Street  
Live Oak, Florida 32064

**Re: McGrath Rentcorp dba Mobile Modular Management Corporation  
General Bondability Letter**

Dear Mr. Carver:

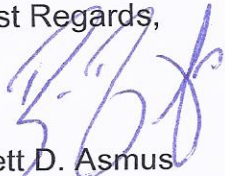
Liberty Mutual Insurance Company ("Liberty") is the surety for McGrath Rentcorp (dba Mobile Modular Management Corporation). Liberty is a well-known national provider of surety bonds. Liberty currently enjoys an A.M. Best rating of "A XV" (Superior) and is listed in the Federal Register as a surety acceptable on government projects with a Treasury listing of \$884,904,000.00. Liberty is licensed to conduct business in all 50 U.S. states.

We understand that Mobile Modular Management Corporation is desirous of becoming pre-qualified to bid with your district. Based upon our normal underwriting conditions being present, if we are requested to issue bonds for projects your organization puts out to bid, we can foresee no difficulty in fulfilling such a request. We would consider bonding limits of \$10,000,000.00 single / \$30,000,000.00 aggregate as being available for this and other projects. We would consider projects in excess of these limits on a case-by-case basis.

You understand, of course, that any arrangement for bonding credit is a matter between the contractor and ourselves, and we assume no liability to third parties or to you if for any reason we do not ultimately execute any bonds.

Please feel free to call me if you have any questions.

Best Regards,

  
Brett D. Asmus  
Attorney-in-Fact



Member of Liberty Mutual Group



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On December 2, 2011 before me, Maria Luisa R. Aguinaldo, Notary Public,  
(Here insert name and title of the officer)

personally appeared Brett D. Asmus,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maria Luisa R. Aguinaldo  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Bondability Letter - McGrath Rentcorp dba

(Title or description of attached document)

Mobile Modular Management Corporation

(Title or description of attached document continued)

Number of Pages 1 Document Date 12/2/11

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

☐ Individual (s)

☐ Corporate Officer

(Title)

☐ Partner(s)

☒ Attorney-in-Fact

☐ Trustee(s)

☐ Other

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he /she/they; is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

LIBERTY MUTUAL INSURANCE COMPANY  
BOSTON, MASSACHUSETTS  
POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That Liberty Mutual Insurance Company (the "Company"), a Massachusetts stock insurance company, pursuant to and by authority of the By-law and Authorization hereinafter set forth, does hereby name, constitute and appoint MARIE J. HUTCHENS, SHIRLEY A. CAMPI, STEVEN C. WHITE, MARCI HAYES, GARY DITFURTH, JESSICA GARCIA, MARIA LUISA R. AGUIBALDO, BRETT D. ASMUS, MARC M. HENRY, VICTOR A. BALLESTEROS, COURTNEY BRAZIL, JENNY T. NGUYEN, JORGE CORREA, MICHAEL STEIN, MICHAEL J. FORMAN, SARA J. POPLAWSKI, ELENA CHAVEZ, JIM HUME, ALL OF THE CITY OF ORANGE, STATE OF CALIFORNIA, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations and the execution of such undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company in their own proper persons.

That this power is made and executed pursuant to and by authority of the following By-law and Authorization:

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

By the following instrument the chairman or the president has authorized the officer or other official named therein to appoint attorneys-in-fact:

Pursuant to Article XIII, Section 5 of the By-laws, David M. Carey, an official of Liberty Mutual Insurance Company, is hereby authorized to appoint such attorneys-in-fact as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. All Powers of Attorney attested to or executed by David M. Carey in his capacity as an officer or official of Liberty Mutual Insurance Company, whether before, on or after the date of the Authorization, including without limitation Powers of Attorney attested to or executed as Assistant Secretary of Liberty Mutual Insurance Company, are hereby ratified and approved.

That the By-law and the Authorization set forth above are true copies thereof and are now in full force and effect.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of Liberty Mutual Insurance Company has been affixed thereto in Plymouth Meeting, Pennsylvania this day of 10th day of June, 2011.



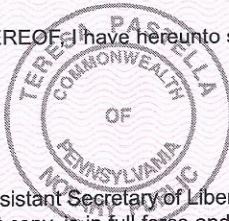
LIBERTY MUTUAL INSURANCE COMPANY

By David M. Carey  
David M. Carey, Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA ss  
COUNTY OF MONTGOMERY

On this 10th day of June, 2011, before me, a Notary Public, personally came David M. Carey, to me known, and acknowledged that he is an Assistant Secretary of Liberty Mutual Insurance Company; that he knows the seal of said corporation; and that he executed the above Power of Attorney and affixed the corporate seal of Liberty Mutual Insurance Company thereto with the authority and at the direction of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Notarial Seal  
Teresa Pastella, Notary Public  
Plymouth Twp., Montgomery County  
My Commission Expires Mar. 28, 2013  
Member, Pennsylvania Association of Notaries

By Teresa Pastella  
Teresa Pastella, Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the officer or official who executed the said power of attorney is an Assistant Secretary specially authorized by the chairman or the president to appoint attorneys-in-fact as provided in Article XIII, Section 5 of the By-laws of Liberty Mutual Insurance Company.

This certificate and the above power of attorney may be signed by facsimile or mechanically reproduced signatures under and by authority of the following vote of the board of directors of Liberty Mutual Insurance Company at a meeting duly called and held on the 12th day of March, 1980.

VOTED that the facsimile or mechanically reproduced signature of any assistant secretary of the company, wherever appearing upon a certified copy of any power of attorney issued by the company in connection with surety bonds, shall be valid and binding upon the company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said company, this 2nd day of December, 2011.



By Gregory W. Davenport  
Gregory W. Davenport, Assistant Secretary

Not valid for mortgage, note, letter of credit, bank deposit, currency rate, interest rate or individual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.



**STATE OF FLORIDA**

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD  
1940 NORTH MONROE STREET  
TALLAHASSEE FL 32399-0783

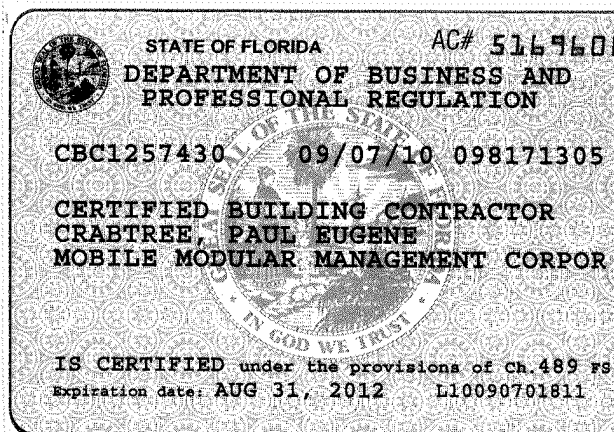
(850) 487-1395

CRABTREE, PAUL EUGENE  
MOBILE MODULAR MANAGEMENT CORPORATION  
1305 FOREMAN COURT  
DENVER NC 28037

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto [www.myfloridalicense.com](http://www.myfloridalicense.com). There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

AC# 5169606

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

SEQ# L10090701811

DATE	BATCH NUMBER	LICENSE NBR
09/07/2010	098171305	CBC1257430

The BUILDING CONTRACTOR  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FS.  
Expiration date: AUG 31, 2012

CRABTREE, PAUL EUGENE  
MOBILE MODULAR MANAGEMENT CORPORATION  
5700 LAS POSITAS ROAD  
LIVERMORE CA 94551CHARLIE CRIST  
GOVERNORCHARLIE LIEM  
SECRETARY

DISPLAY AS REQUIRED BY LAW