

TIPS VENDOR AGREEMENT

Between Palomar Modular Buildings LLC and
(Company Name)

THE INTERLOCAL PURCHASING SYSTEM (TIPS)

For

RFP 170903 Permanent Modular Buildings

General Information

The Vendor Agreement (“Agreement”) made and entered into by and between The Interlocal Purchasing System (hereinafter referred to as “TIPS” respectfully) a government cooperative purchasing program authorized by the Region 8 Education Service Center, having its principal place of business at 4845 US Hwy 271 North, Pittsburg, Texas 75686. This Agreement consists of the provisions set forth below, including provisions of all Attachments referenced herein. In the event of a conflict between the provisions set forth below and those contained in any Attachment, the provisions set forth shall control.

The vendor Agreement shall include and incorporate by reference this Agreement, the terms and conditions, special terms and conditions, any agreed upon amendments, as well as all of the sections of the Solicitation (RFP, RCSP, RFQ) as posted, including any addenda and the awarded vendor’s proposal. Once signed, if an awarded vendor’s proposal varies or is unclear in any way from the TIPS Agreement, TIPS, at its sole discretion, will decide which provision will prevail. Other documents to be included are the awarded vendor’s proposals, task orders, purchase orders and any adjustments which have been issued. If deviations are submitted to TIPS by the proposing vendor as provided by and within the solicitation process, this Agreement may be amended to incorporate any agreed deviations.

The following pages will constitute the Agreement between the successful vendors(s) and TIPS.

Definitions

PURCHASE ORDER is the TIPS Member’s approval providing the authority to proceed with the negotiated delivery order under the Agreement. Special terms and conditions as agreed to between the vendor and TIPS Member should be added as addendums or deleted from the PO. Items such as certificate of insurance, bonding requirements, small or disadvantaged business goals are examples of possible addenda.

Terms and Conditions

Freight

If applicable, all quotes to Members shall provide a line item for cost for freight or shipping regardless if there is a charge or not. If no charge for freight or shipping, indicate by stating "No Charge" or "\$0" or other similar indication. Shipping, delivery or freight charges shall be passed through at cost to the TIPS Member.

Customer Support

The Vendor shall provide timely and accurate customer support to TIPS Members. Vendors shall respond to such requests within one (1) working day after receipt of the request. Vendor shall provide training regarding products and services supplied by the Vendor unless otherwise clearly stated in writing at the time of purchase. (Unless training is a line item sold or packaged and must be purchased with product.)

Agreements

All Agreements and agreements between Vendors and TIPS Members shall strictly adhere to all applicable statutes and codes.

Agreements for purchase will normally be put into effect by means of a purchase order(s) or other similar document or contract executed by authorized agent(s) of the purchasing TIPS Member.

Davis Bacon Act requirements will be met for construction and/or repair of buildings unless otherwise agreed with the TIPS Member.

Tax exempt status

A taxable item sold, leased, rented to, stored, used, or consumed by any of the following governmental entities is exempted from the taxes imposed by this chapter: (1) the United States; (2) an unincorporated instrumentality of the United States; (3) a corporation that is an agency or instrumentality of the United States and is wholly owned by the United States or by another corporation wholly owned by the United States; (4) the State of Texas; (5) a Texas county, city, special district, or other political subdivision; or (6) a state, or a governmental unit of a state that borders Texas, but only to the extent that the other state or governmental unit exempts or does not impose a tax on similar sales of items to this state or a political subdivision of this state. Texas Tax Code § 151.309.

Assignments of Agreements

No assignment of Agreement may be made without the prior written approval of TIPS. Payment made by a TIPS Member can only be made to the awarded Vendor or vendor assigned dealer.

Disclosures

1. Vendor affirms that he/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant in connection with this Agreement.

2. Vendor shall attach, in writing, a complete description of any and all relationships that might be considered a conflict of interest in doing business with TIPS under a TIPS Agreement.
3. The vendor affirms that, to the best of his/her knowledge, the offer has been arrived at independently, and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over other vendors in the award of this Agreement.

Renewal of Agreements

The Agreement with TIPS is for three (3) years with an option for renewal for additional one (1) consecutive year as provided in the related solicitation as specified on page one of this agreement. Total term of Agreement can be up to the number of years provided in the solicitation. The renewal option for the one additional year is at the agreement of the parties.

Automatic Renewal Clauses Incorporated in Awarded Vendor Agreements with TIPS Members Resulting from the Solicitation and with the Vendor Named in this Agreement.

NO AGREEMENT FOR GOODS OR SERVICES WITH A TIPS MEMBER BY THE AWARDED VENDOR NAMED IN THIS AGREEMENT THAT RESULTS FROM THE SOLICITATION AWARD NAMED IN THIS AGREEMENT, MAY INCORPORATE AN AUTOMATIC RENEWAL CLAUSE WITH WHICH THE TIPS MEMBER MUST COMPLY. ALL RENEWAL TERMS INCORPORATED IN AN AGREEMENT BY THE VENDOR WITH THE TIPS MEMBER SHALL ONLY BE VALID AND ENFORCEABLE WHEN THE VENDOR RECEIVES WRITTEN CONFIRMATION BY PURCHASE ORDER OR EXECUTED AGREEMENT ISSUED BY THE TIPS MEMBER FOR ANY RENEWAL PERIOD. THE PURPOSE OF THIS CLAUSE IS TO AVOID A TIPS MEMBER INADVERTENTLY RENEWING AN AGREEMENT DURING A PERIOD IN WHICH THE GOVERNING BODY OF THE TIPS MEMBER HAS NOT PROPERLY APPROPRIATED AND BUDGETED THE FUNDS TO SATISFY THE AGREEMENT RENEWAL. THIS TERM IS NOT NEGOTIABLE AND ANY AGREEMENT BETWEEN A TIPS MEMBER AND A TIPS AWARDED VENDOR WITH AN AUTOMATIC RENEWAL CLAUSE THAT CONFLICTS WITH THESE TERMS IS RENDERED VOID AND UNENFORCEABLE AS TO THE AUTOMATIC RENEWAL CLAUSE.

Shipments (If Applicable)

The Vendor shall ship ordered products within a commercially reasonable time after the receipt of the order. If a product cannot be shipped within that time, the Vendor shall notify TIPS and the TIPS Member as to why the product has not shipped and shall provide an estimated shipping date, if applicable. TIPS or the TIPS Member may cancel the order if estimated shipping time is not acceptable.

Invoices

The Vendor or, if applicable, the vendor assigned dealer shall submit invoices, to the TIPS Member. Each invoice shall include the TIPS Member's purchase order number. The shipment

tracking number or pertinent information for verification of TIPS Member receipt shall be made available upon request. The Vendor or vendor assigned dealer shall not invoice for partial shipments unless agreed to in writing in advance by TIPS or the TIPS Member.

Payments

The TIPS Member will make payments directly to the Vendor or vendor assigned dealer as agreed by the TIPS Member.

Pricing

The Vendor agrees to provide pricing to TIPS and TIPS Member entities that is at least equal to the lowest pricing available from the vendor to like cooperative purchasing customers in like situations and the pricing shall remain so throughout the duration of the Agreement.

All pricing submitted to TIPS shall include the participation fee, as designated in the solicitation or as otherwise agreed in writing, to be remitted to TIPS by the Vendor. Vendor shall not show adding the fee to the invoice presented to TIPS Member customer. Failure to render the participation fee to TIPS shall constitute a breach of this agreement and shall be grounds for termination of this agreement and any other agreement held with TIPS.

Participation Fees

Fees for this award are 2%.

Vendor or vendor assigned dealer agrees to pay TIPS on a monthly scheduled report the participation fee for all Agreement sales to TIPS Members utilizing a TIPS awarded contract. Vendor must login to the TIPS database and use the "Submission Report" section to report sales. The Vendor or vendor assigned dealers are responsible for keeping records of all sales that go through the TIPS Agreement. Failure to pay the participation fee will result in termination of Agreement. Please contact TIPS at tips@tips-usa.com or call (866) 839-8477 if you have questions about paying fees.

Indemnity

- 2. Indemnity for Personality Agreements.** Vendor agrees to indemnify and hold harmless and defend TIPS, TIPS Member(s), officers and employees, from and against all claims and suits for damages, injuries to persons (including death), property damages, losses, and expenses including court costs and attorney's fees, arising out of, or resulting from, Vendor's performance of this Agreement or sales made to TIPS Members under this agreement, including all such causes of action based upon common, constitutional, or statutory law, or based in whole or in part, upon allegations of negligent or intentional acts on the part of the Vendor, its officers, employees, agents, subcontractors, licensees, invitees, unless such claims are based in whole upon the negligent acts or omissions of the TIPS, TIPS Member(s), officers, employees, or agents. If based in part upon the negligent acts or omissions of the TIPS, TIPS Member(s), officers, employees, or agents, Vendor shall be responsible for their proportional share of the claim.

2. **Indemnity for Performance Agreements.** The Vendor agrees to indemnify and hold harmless and defend TIPS, TIPS Member(s), officers and employees from and against all claims and suits for damages, injuries to persons (including death), property damages, losses, and expenses including court costs and attorney's fees, arising out of, or resulting from, Vendor's work under this Agreement, including all such causes of action based upon common, constitutional, or statutory law, or based in whole or in part, upon allegations of negligent or intentional acts on the part of the Vendor, its officers, employees, agents, subcontractors, licensees, or invitees, unless such claims are based in whole upon the negligent acts or omissions of the TIPS, TIPS Member(s), officers, employees, or agents. If based in part upon the negligent acts or omissions of the TIPS, TIPS Member(s), officers, employees, or agents, Vendor shall be responsible for their proportional share of the claim.

State of Texas Franchise Tax

By signature hereon, the bidder hereby certifies that he/she is not currently delinquent in the payment of any franchise taxes owed the State of Texas under Chapter 171, Tax Code.

Miscellaneous

Nothing in the Agreement or in any other communication between TIPS and the Vendor may be construed as a guarantee that TIPS Members will submit any orders at any time. TIPS reserves the right to request additional proposals for items already on Agreement at any time.

Purchase Order Pricing/Product Deviation

If a deviation of agreed pricing/product on a purchase order from a TIPS Member pursuant to this Agreement occurs, TIPS shall be notified within 48 hours of receipt of order.

Termination for Convenience

TIPS reserves the right to terminate this agreement for cause or no cause for convenience with a thirty-day written notice. Termination for convenience is required under Federal Regulations 2 CFR part 200. All purchase orders presented to the Vendor by a TIPS Member prior to the actual termination of this agreement shall be honored at the option of the TIPS Member. The awarded vendor may terminate the agreement with ninety (90) days written notice to TIPS 4845 US Hwy North, Pittsburg, Texas 75686.

TIPS Member Purchasing Procedures

Purchase orders or their equal are issued by participating TIPS Member to the awarded vendor indicating on the PO "TIPS Agreement Number". Order is emailed to TIPS at tipspo@tips-usa.com.

- Awarded vendor delivers goods/services directly to the participating Member.
- Awarded vendor invoices the participating TIPS Member directly.
- Awarded vendor receives payment directly from the participating Member.
- Awarded vendor reports sales monthly to TIPS (unless prior arrangements have been made with TIPS to report otherwise).

Supplemental Agreements

The TIPS Member and awarded vendor may enter into a separate supplemental agreement to further define the level of service requirements over and above the minimum defined in this Agreement i.e. invoice requirements, ordering requirements, specialized delivery, etc. Any supplemental agreement developed as a result of this Agreement is exclusively between the participating entity and awarded vendor. TIPS, its agents, TIPS Members and employees shall not be made party to any claim for breach of such agreement.

INDEMNITY UNDER A SUPPLEMENTAL AGREEMENT:

ANY SUPPLEMENTAL AGREEMENT BETWEEN THE TIPS OR A TIPS MEMBER AND THE VENDOR THAT REQUIRES TIPS OR THE TIPS MEMBER TO INDEMNIFY ANY OTHER PARTY, EXCEPT TO THE EXTENT PERMITTED BY THE APPLICABLE CONSTITUTION, LAWS OR REGULATIONS OF THE JURISDICTION OF THE LOCATION OF THE TIPS MEMBER OR THE LOCATION OF THE PERFORMANCE OF THE CONTRACT UNDER THIS AGREEMENT, IS NOT PERMITTED UNDER THIS AGREEMENT AND RENDERS THE INDEMNITY REQUIREMENT NULL AND VOID AS IT APPLIES TO TIPS OR THE TIPS MEMBER'S RESPONSIBILITY TO INDEMNIFY ANY PARTY.

Licenses

Awarded vendor shall maintain, in current status, all federal, state and local licenses, bonds and permits required for the operation of the business conducted by awarded vendor. Awarded vendor shall remain fully informed of and in compliance with all ordinances and regulations pertaining to the lawful provision of services under the Agreement. TIPS reserves the right to stop work and/or cancel Agreement of any awarded vendor whose license(s) expire, lapse, are suspended or terminated.

Novation

If awarded vendor sells or transfers all assets or the entire portion of the assets used to perform this Agreement, a successor in interest must guarantee to perform all obligations under this Agreement. TIPS reserves the right to accept or reject assignment of this agreement. A simple change of name agreement will not change the Agreement obligations of awarded vendor.

Site Requirements (Only when applicable to service or job)

Cleanup: Awarded vendor shall clean up and remove all debris and rubbish resulting from their work as required or directed by TIPS Member. Upon completion of work, the premises shall be left in good repair and an orderly, neat, clean and unobstructed condition.

Preparation: Awarded vendor shall not begin a project for which TIPS Member has not prepared the site, unless awarded vendor does the preparation work at no cost, or until TIPS Member includes the cost of site preparation in a purchase order.

Site preparation includes, but is not limited to: moving furniture, installing wiring for networks or power, and similar pre-installation requirements.

Registered sex offender restrictions: For work to be performed at schools, awarded vendor agrees that no employee of a sub-contractor who has been adjudicated to be a registered sex offender will perform work at any time when students are or reasonably expected to be present. Awarded vendor agrees that a violation of this condition shall be considered a material breach and may result in the cancellation of the purchase order at the TIPS Member's discretion. Awarded vendor must identify any additional costs associated with compliance of this term. If no costs are specified, compliance with this term will be provided at no additional charge.

Safety measures: Awarded vendor shall take all reasonable precautions for the safety of employees on the worksite, and shall erect and properly maintain all necessary safeguards for protection of workers and the public. Awarded vendor shall post warning signs against all hazards created by the operation and work in progress. Proper precautions shall be taken pursuant to state law and standard practices to protect workers, general public and existing structures from injury or damage.

Smoking

Persons working under Agreement shall adhere to local smoking policies. Smoking will only be permitted in posted areas or off premises.

Invoices

The awarded vendor shall submit invoices to the TIPS Member clearly stating "Per TIPS Agreement". The shipment tracking number or other applicable pertinent information for verification shall be made available upon request.

Marketing

Awarded vendor agrees to allow TIPS to use their name and logo within the TIPS website, marketing materials and advertisement. Any use of TIPS name and logo or any form of publicity, inclusive of press release, regarding this Agreement by awarded vendor must have prior approval from TIPS and approval of which, shall not be unreasonably withheld by TIPS.

Survival Clause

All applicable software license agreements, warranties or service agreements that were entered into between Vendor and Customer under the terms and conditions of the Agreement shall survive the expiration or termination of the Agreement. All Orders, Purchase Orders issued or contracts executed by TIPS or a TIPS Member and accepted by the Vendor prior to the expiration or termination of this agreement, shall survive expiration or termination of the Agreement, subject to previously agreed terms and conditions agreed by the parties or as otherwise specified herein relating to termination of this agreement.

Legal obligations

It is the responding vendor's responsibility to be aware of and comply with all local, state and federal laws governing the sale of products/services identified in this RFP and any awarded Agreement thereof. Applicable laws and regulations must be followed even if not specifically identified herein.

Audit rights

Awarded Vendor shall, at their sole expense, maintain appropriate due diligence of all purchases made by TIPS Member that utilizes this Agreement. TIPS and Region 8 ESC each reserve the right to audit the accounting for a period of three (3) years from the time such purchases are made. This audit right shall survive termination of this Agreement for a period of three (3) years from the effective date of termination. TIPS shall have authority to conduct random audits of Awarded Vendor's pricing that is offered to TIPS Members. Notwithstanding the foregoing, in the event that TIPS is made aware of any pricing being offered to eligible entities that is materially inconsistent with the pricing under this agreement, TIPS shall have the ability to conduct the audit internally or may engage a third-party auditing firm. In the event of an audit, the requested materials shall be provided in the format and at the location designated by Region 8 ESC or TIPS. TIPS shall bear the cost of such audit requested by TIPS, but all documents maintained by the vendor shall be produced and made available to TIPS or its agents at no cost.

Force Majeure

If by reason of Force Majeure, either party hereto shall be rendered unable wholly or in part to carry out its obligations under this Agreement then such party shall give notice and fully particulars of Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch.

Acceptance of work by TIPS Member

When a Vendor performs services for a TIPS Member, the TIPS Member will inspect the work for acceptance under the scope and terms in the PO. The TIPS Member will request any corrective actions that are required. Upon completion of these actions and not before, the TIPS Member will be obligated to compensate the Vendor as agreed.

Support Requirements

If there is a dispute between the awarded vendor and TIPS Member, TIPS or its representatives will assist in conflict resolution or third party (mandatory mediation), if requested by either party. TIPS, or its representatives, reserves the right to inspect any project and audit the awarded vendors TIPS project files, documentation and correspondence.

Bonding

Only when applicable, performance bonds and payment bonds will be required on construction or labor required jobs. Awarded vendor will meet the TIPS member's local and state purchasing requirements. Awarded vendors may need to provide additional capacity as jobs increase. Bonds will not require that a fee be paid to TIPS. The actual cost of the bond will be a pass through to the TIPS member and added to the purchase order or Agreement.

Incorporation of Solicitation

The TIPS Solicitation, Request for Proposals, Request for Qualifications or the Request for Competitive Sealed Proposals solicitation and all associated documents and forms made part of the solicitation process, including any addenda, that resulted in the execution of this agreement are hereby incorporated by reference into this agreement as if copied verbatim.

Scope of Services

The specific scope of work for each job shall be determined in advance and in writing between TIPS Member and Awarded vendor. It is okay if the TIPS member provides a general scope, but the awarded vendor should provide a written scope of work to the TIPS member as part of the proposal. Once the scope of the job is agreed to, the TIPS member will issue a PO and/or an Agreement with the estimate referenced as an attachment along with bond and any other special provisions agreed to for the TIPS member. If special terms and conditions other than those covered within this solicitation and awarded Agreements are required, they will be attached to the PO and shall take precedence over those in the base Agreement.

Project Delivery Order Procedures

The TIPS member having approved and signed an interlocal agreement, or other TIPS membership document, may make a request of the awarded vendor under this Agreement when the TIPS member has services that need to be undertaken. Notification may occur via phone, the web, email, fax, or in person.

Upon notification of a pending request, the awarded vendor shall make contact with the TIPS member as soon as possible, but must make contact with the TIPS member within two working days.

Scheduling of Construction Projects (when applicable)

Scheduling of projects (if applicable) will be accomplished when the TIPS member issues a purchase order that will serve as "the notice to proceed". The period for the delivery order will include the mobilization, materials purchase, installation and delivery, design, weather, and site cleanup and inspection. No additional claims may be made for delays as a result of these items. When the tasks have been completed the awarded vendor shall notify the client and have the TIPS member inspect the work for acceptance under the scope and terms in the PO. The TIPS member will issue in writing any corrective actions that are required. Upon completion of these items, the TIPS member will issue a completion notice and final payment will be issued.

Special Terms and Conditions

It is the intent of TIPS to Agreement with a reliable, high performance vendor to supply products and services to government and educational agencies. It is the experience of TIPS that the following procedures provide TIPS, the Vendor, and the participating agency the necessary support to facilitate a mutually beneficial relationship. The specific procedures will be negotiated with the successful vendor.

NEW STATUTORY REQUIREMENT EFFETIVE SEPTEMBER 1, 2017.

You certify that your company (1) does not boycott Israel; and (2) will not boycott Israel during the term of the Agreement. Texas governmental entities are prohibited from doing business with companies that fail to certify to this condition as required by Texas Government Code Sec. 2270.

You certify that your company is not listed on and we do not do business with companies that are on the Texas Comptroller of Public Accounts list of Designated Foreign Terrorists Organizations per Texas Gov't Code 2270.0153 found at <https://comptroller.texas.gov/purchasing/docs/foreign-terrorist.pdf>

- **Agreements:** All orders made by TIPS Members to the awarded vendor must be emailed to TIPS at tipspo@tips-usa.com. Should a TIPS Member send an order direct to vendor, it is the vendor's responsibility to forward the order to TIPS at the email above within three (3) business days and confirm its receipt with TIPS.
- **Promotion of Agreement:** It is agreed that Vendor will encourage all eligible entities to purchase from the TIPS Program. Encouraging entities to purchase directly from the Vendor and not through TIPS Agreement is a breach of this agreement terms and conditions and will result in termination and rescission of this agreement and removal of the Vendor from the TIPS Program.
- **Daily Order Confirmation:** All Agreement purchase orders will be approved daily by TIPS and sent to vendor. The vendor must confirm receipt of orders to the TIPS Member (customer) within two (2) business days.
- **Vendor custom website for TIPS:** If Vendor is hosting a custom TIPS Agreement catalog website, then any updated pricing must be posted by 1st of each month. Any increase in a "catalog" price, as defined herein, is not effective until it is published in the vendor's "catalog" as defined herein.
- **Back Ordered Products:** If product is not expected to ship within 7 business days, customer is to be notified within 24 hours of order receipt and appropriate action taken based on customer request.

Page 11 of 11 will be the TIPS Vendor Agreement Signature Page

TIPS Vendor Agreement Signature Form

170903 Permanent Modular Buildings

Company Name Palomar Modular Buildings LLC

Address 505 N I35 E

City DeSoto State TX Zip 75115

Phone 469-727-0727 Fax 469-727-0728

Email of Authorized Representative jmartin@palomarmodular.com

Name of Authorized Representative John Martin

Title President


Signature of Authorized Representative 

Date 11/21/2017

TIPS Authorized Representative Name Meredith Barton

Title Vice-President of Operations

TIPS Authorized Representative Signature 

Approved by ESC Region 8 

Date 12/1/17

The Interlocal Purchasing System (TIPS Cooperative) Supplier Response

Bid Information		Contact Information		Ship to Information
Bid Creator	Rick Powell General Counsel/Procurement Compliance Officer	Address	Region VIII Education Service Center 4845 US Highway 271 North Pittsburg, TX 75686	Address
Email	rick.powell@tips-usa.com	Contact	Kristie Collins, Contracts Compliance Specialist	Contact
Phone	(903) 575-2689	Department		Department
Fax		Building		Building
Bid Number	170903 Addendum 3	Floor/Room		Floor/Room
Title	Permanent Modular Buildings	Telephone	+1 (866) 839-8477	Telephone
Bid Type	RFP	Fax	+1 (866) 839-8472	Fax
Issue Date	9/7/2017 08:02 AM (CT)	Email	bids@tips-usa.com	Email
Close Date	11/27/2017 03:00:00 PM (CT)			

Supplier Information

Company Palomar Modular Buildings LLC
 Address PO BOX 909
 DeSoto, TX 75123

Contact
 Department
 Building
 Floor/Room
 Telephone (469) 727-0727
 Fax (469) 727-0728
 Email
 Submitted 11/27/2017 11:35:51 AM (CT)
 Total \$0.00

By submitting your response, you certify that you are authorized to represent and bind your company.

Signature John Martin Email jmartin@palomarmodular.com

Supplier Notes

Bid Notes

Bid Activities

Bid Messages

Bid Attributes

Please review the following and respond where necessary

#	Name	Note	Response
1	Yes - No	Disadvantaged/Minority/Women Business Enterprise - D/M/WBE (Required by some participating governmental entities) Vendor certifies that their firm is a D/M/WBE? Vendor must upload proof of certification to the "Response Attachments" D/M/WBE CERTIFICATES section.	No
2	Yes - No	Historically Underutilized Business - HUB (Required by some participating governmental entities) Vendor certifies that their firm is a HUB as defined by the State of Texas at https://comptroller.texas.gov/purchasing/vendor/hub/ or in a HUBZone as defined by the US Small Business Administration at https://www.sba.gov/offices/headquarters/ohp Proof of one or both may be submitted. Vendor must upload proof of certification to the "Response Attachments" HUB CERTIFICATES section.	No
3	Yes - No	The Vendor can provide services and/or products to all 50 US States?	No
4	States Served:	If answer is NO to question #3, please list which states can be served. (Example: AR, OK, TX)	TX,OK,LA,NM,AZ,CO,AR
5	Company and/or Product Description:	This information will appear on the TIPS website in the company profile section, if awarded a TIPS contract. (Limit 750 characters.)	Palomar Modular Buildings LLC is a turn-key, veteran owned small business headquartered in DeSoto, Texas. Palomar is a manufacturer and general contractor specializing in the design/build of permanent and temporary modular buildings. Palomar has years of experience servicing several markets including military, education, administration facilities, health care, government, commercial and residential construction. Our modular buildings provide both permanent and temporary space for a wide variety of uses including medical clinics, educational facilities, offices, dormitories, childcare and various government and military operations. Our primary objective is to produce high quality, cost effective modular buildings for quick delivery to our customers.
6	Primary Contact Name	Primary Contact Name	John Martin
7	Primary Contact Title	Primary Contact Title	President
8	Primary Contact Email	Primary Contact Email	jmartin@palomarmodular.com
9	Primary Contact Phone	Enter 10 digit phone number. (No dashes or extensions) Example: 8668398477	469-727-0727
10	Primary Contact Fax	Enter 10 digit phone number. (No dashes or extensions) Example: 8668398477	

11	Primary Contact Mobile	Enter 10 digit phone number. (No dashes or extensions) Example: 8668398477	
12	Secondary Contact Name	Secondary Contact Name	Jane Tavern
13	Secondary Contact Title	Secondary Contact Title	Business Deveopment
14	Secondary Contact Email	Secondary Contact Email	jtavern@palomarmodular.com
15	Secondary Contact Phone	Enter 10 digit phone number. (No dashes or extensions) Example: 8668398477	469-727-0727
16	Secondary Contact Fax	Enter 10 digit phone number. (No dashes or extensions) Example: 8668398477	
17	Secondary Contact Mobile	Enter 10 digit phone number. (No dashes or extensions) Example: 8668398477	
18	Admin Fee Contact Name	Admin Fee Contact Name. This person is responsible for paying the admin fee to TIPS.	Catherine Henderson
19	Admin Fee Contact Email	Admin Fee Contact Email	chenderson@palomarmodular.com
20	Admin Fee Contact Phone	Enter 10 digit phone number. (No dashes or extensions) Example: 8668398477	469-727-0727
21	Purchase Order Contact Name	Purchase Order Contact Name. This person is responsible for receiving Purchase Orders from TIPS.	Jane Tavern
22	Purchase Order Contact Email	Purchase Order Contact Email	jtavern@palomarmodular.com
23	Purchase Order Contact Phone	Enter 10 digit phone number. (No dashes or extensions) Example: 8668398477	469-727-0727
24	Company Website	Company Website (Format - www.company.com)	www.palomarmodular.com
25	Federal ID Number:	Federal ID Number also known as the Employer Identification Number. (Format - 12-3456789)	274128538
26	Primary Address	Primary Address	505 N INTERSTATE 35 E
27	Primary Address City	Primary Address City	DESOTO
28	Primary Address State	Primary Address State (2 Digit Abbreviation)	TX
29	Primary Address Zip	Primary Address Zip	75115
30	Search Words:	Please list search words to be posted in the TIPS database about your company that TIPS website users might search. Words may be product names, manufacturers, or other words associated with the category of award. YOU MAY NOT LIST NON-CATEGORY ITEMS. (Limit 500 words) (Format: product, paper, construction, manufacturer name, etc.)	modular, prefabricated, portable, temporary, classrooms, permanent, offices, medical, administrative,
31	Yes - No	Most of our members receive Federal Government grants and they make up a significant portion of their budgets. The members need to know if your company is willing to sell to them when they spend federal budget funds on their purchase. There are attributes that follow that are provisions from the federal regulations in 2 CFR part 200. Your answers will determine if your award will be designated as Federal or Education Department General Administrative Regulations (EDGAR)compliant. Is it your intent to be able to sell to our members regardless of the fund source, whether it be local, state or federal?	Yes

32	Yes - No	<p>Certification of Residency (Required by the State of Texas) The vendor's ultimate parent company or majority owner:</p> <p>(A) has its principal place of business in Texas;</p> <p>OR</p> <p>(B) employs at least 500 persons in Texas?</p>	Yes
33	Company Residence (City)	Vendor's principal place of business is in the city of?	DeSoto
34	Company Residence (State)	Vendor's principal place of business is in the state of?	Texas
35	Felony Conviction Notice:	<p>(Required by the State of Texas) My firm is, as outlined on PAGE 5 in the Instructions to Bidders document: (Questions 36 - 37) Statutory citation covering notification of criminal history of contractor is found in the Texas Education Code #44.034.</p> <p>Following is an example of a felony conviction notice: State of Texas Legislative Senate Bill No. 1, Section 44.034, Notification of Criminal History, Subsection (a), states "a person or business entity that enters into a contract with a school district or ESC 8/TIPS must give advance notice to the district or ESC 8/TIPS if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony." Subsection (b) states "a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination of the contract."</p>	(No Response Required)
36	Yes - No	A publicly held corporation; therefore, this reporting requirement is not applicable?	No
37	Yes - No	Is owned or operated by individual(s) who has/have been convicted of a felony?	No
38	If your firm is owned or operated by the following individual(s) who has/have been convicted of a felony:	Please provide details of the conviction. This is not necessarily a disqualifying factor and the details of the conviction determines the eligibility. Providing false or misleading information about the conviction is illegal.	N/A
39	Pricing Information:	Pricing information section. (Questions 39 - 43)	(No Response Required)
40	Discount Offered	<p>What is the MINIMUM percentage discount off of any item or service you offer to TIPS Members that is in your regular catalog (as defined in the RFP document), website, store or shelf pricing? This is a ceiling on your pricing and not a floor because, in order to be more competitive in the individual circumstance, you may offer a larger discount depending on the items or services purchased and the quantity at time of sale. Must answer with a number between 0% and 100%.</p>	6%

41	TIPS administration fee	By submitting a proposal, I agree that all pricing submitted to TIPS shall include the participation fee, as designated in the solicitation or as otherwise agreed in writing and shall be remitted to TIPS by the Vendor as agreed in the Vendor agreement. I agree that the fee shall not and will not be added by the vendor as a separate line item on a TIPS member invoice, quote, proposal or any other written communications with the TIPS member.	(No Response Required)
42	Yes - No	Vendor agrees to remit to TIPS the required administration fee? TIPS/ESC Region 8 is required by Texas Government Code § 791 to be compensated for its work and thus, failure to agree shall render your response void and it will not be considered.	Yes
43	Yes - No	Do you offer additional discounts to TIPS members for large order quantities or large scope of work?	No
44	Start Time	Average start time after receipt of customer order is ____ working days?	60
45	Years Experience	Company years experience in this category?	6.11
46	Resellers:	Does the vendor have resellers that it will name under this contract? Resellers are defined as other companies that sell your products under an agreement with you, the awarded vendor of TIPS. EXAMPLE: Walmart is a reseller of Samsung Electronics. If Samsung were a TIPS awarded vendor, then Samsung would list Walmart as a reseller. (If applicable, vendor should download the Reseller/Dealers spreadsheet from the Attachments section, fill out the form and submit the document in the "Response Attachments" RESELLERS section.	No
47	Prices are guaranteed for?	Vendor agrees to honor the pricing discount off regular catalog (as defined in the RFP document), website, store or shelf pricing for the term of the award?	YES
48	Right of Refusal	Does the proposing vendor wish to reserve the right not to perform under the awarded agreement with a TIPS member at vendor's discretion?	No
49	NON-COLLUSIVE BIDDING CERTIFICATE	By submission of this bid or proposal, the Bidder certifies that: 1) This bid or proposal has been independently arrived at without collusion with any other Bidder or with any Competitor; 2) This bid or proposal has not been knowingly disclosed and will not be knowingly disclosed, prior to the opening of bids, or proposals for this project, to any other Bidder, Competitor or potential competitor; 3) No attempt has been or will be made to induce any other person, partnership or corporation to submit or not to submit a bid or proposal; 4) The person signing this bid or proposal certifies that he has fully informed himself regarding the accuracy of the statements contained in this certification, and under the penalties being applicable to the Bidder as well as to the person signing in its behalf. Not a negotiable term. Failure to agree will render your proposal non-responsive and it will not be considered.	(No Response Required)

- 50 CONFLICT OF INTEREST QUESTIONNAIRE - FORM CIQ If you have a conflict of interest as described in this form or the Local Government Code Chapter 176, cited therein- you are required to complete and file with TIPS, Richard Powell, 4845 US Highway 271 North, Pittsburg, Texas 75686 No
- You may find the Blank CIQ form on our website at:
- Copy and Paste the following link into a new browser or tab:
<https://www.tips-usa.com/assets/documents/docs/CIQ.pdf>
- Do you have any conflicts under this statutory requirement?
- 51 Filing of Form CIQ If yes (above), have you filed a form CIQ as directed here? No
- 52 Regulatory Standing I certify to TIPS for the proposal attached that my company is in good standing with all governmental agencies Federal or state that regulate any part of our business operations. If not, please explain in the next attribute question. Yes
- 53 Regulatory Standing Regulatory Standing explanation of no answer on previous question.
- 54 Antitrust Certification Statements (Tex. Government Code § 2155.005) By submission of this bid or proposal, the Bidder certifies that: (No Response Required)
- I affirm under penalty of perjury of the laws of the State of Texas that:
- (1) I am duly authorized to execute this contract on my own behalf or on behalf of the company, corporation, firm, partnership or individual (Company) listed below;
 - (2) In connection with this bid, neither I nor any representative of the Company has violated any provision of the Texas Free Enterprise and Antitrust Act, Tex. Bus. & Comm. Code Chapter 15;
 - (3) In connection with this bid, neither I nor any representative of the Company has violated any federal antitrust law;
 - (4) Neither I nor any representative of the Company has directly or indirectly communicated any of the contents of this bid to a competitor of the Company or any other company, corporation, firm, partnership or individual engaged in the same line of business as the Company.

Instructions for Certification:

1. By agreeing to the Attribute question #56, the vendor and prospective lower tier participant is providing the certification set out herein in accordance with these instructions.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification in addition to other remedies available to the federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and / or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participants," "person," "primary covered transaction," "principal," "proposal" and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this form that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this form that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction" without modification in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, the department or agency with which this

transaction originated may pursue available remedies, including suspension and / or debarment.

56 Suspension or Debarment Certification

Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

By submitting this offer and certifying this section, this bidder:
Certifies that no suspension or debarment is in place, which would preclude receiving a federally funded contract as described above.

57 Non-Discrimination Statement and Certification

In accordance with Federal civil rights law, all U.S. Departments, including the U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. (Title VI of the Education Amendments of 1972; Section 504 of the Rehabilitation Act of 1973; the Age Discrimination Act of 1975; Title 7 CFR Parts 15, 15a, and 15b; the Americans with Disabilities Act; and FNS Instruction 113-1, Civil Rights Compliance and Enforcement – Nutrition Programs and Activities) All U.S. Departments, including the USDA are equal opportunity provider, employer, and lender.

Not a negotiable term. Failure to agree will render your

proposal non-responsive and it will not be considered. I certify that in the performance of a contract with TIPS or its members, that our company will conform to the foregoing anti-discrimination statement and comply with the cited and all other applicable laws and regulations.

58 2 CFR PART 200 Contract Provisions Explanation

Required Federal contract provisions of Federal Regulations for Contracts for contracts with ESC Region 8 and TIPS Members:

(No Response Required)

The following provisions are required to be in place and agreed if the procurement is funded in any part with federal funds.

The ESC Region 8 and TIPS Members are the subgrantee or Subrecipient by definition. Most of the provisions are located in 2 CFR PART 200 - Appendix II to Part 200—Contract Provisions for Non-Federal Entity Contracts Under Federal Awards at 2 CFR PART 200. Others are included within 2 CFR part 200 et al.

In addition to other provisions required by the Federal agency or non-Federal entity, all contracts made by the non-Federal entity under the Federal award must contain provisions covering the following, as applicable.

59 2 CFR PART 200 Contracts

Contracts for more than the simplified acquisition threshold currently set at \$150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate. Notice: Pursuant to the above, when federal funds are expended by ESC Region 8 and TIPS Members, ESC Region 8 and TIPS Members reserves all rights and privileges under the applicable laws and regulations with respect to this procurement in the event of breach of contract by either party.
Does vendor agree?

Yes

60 2 CFR PART 200 Termination

Termination for cause and for convenience by the grantee or subgrantee including the manner by which it will be effected and the basis for settlement. (All contracts in excess of \$10,000)
Pursuant to the above, when federal funds are expended by ESC Region 8 and TIPS Members, ESC Region 8 and TIPS Members reserves the right to terminate any agreement in excess of \$10,000 resulting from this procurement process for cause after giving the vendor an appropriate opportunity and up to 30 days, to cure the causal breach of terms and conditions. ESC Region 8 and TIPS Members reserves the right to terminate any agreement in excess of \$10,000 resulting from this procurement process for convenience with 30 days notice in writing to the awarded vendor. The vendor would be compensated for work performed and goods procured as of the termination date if for convenience of the ESC Region 8 and TIPS Members. Any award under this procurement process is not exclusive and the ESC Region 8 and TIPS reserves the right to purchase goods and services from other vendors when it is in the best interest of the ESC Region 8 and TIPS.
Does vendor agree?

Yes

61	2 CFR PART 200 Clean Air Act	<p>Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).</p> <p>Pursuant to the Clean Air Act, et al above, when federal funds are expended by ESC Region 8 and TIPS Members, ESC Region 8 and TIPS Members requires that the proposer certify that during the term of an award by the ESC Region 8 and TIPS Members resulting from this procurement process the vendor agrees to comply with all of the above regulations, including all of the terms listed and referenced therein.</p> <p>Does vendor agree?</p>	Yes
62	2 CFR PART 200 Byrd Anti-Lobbying Amendment	<p>Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.</p> <p>Pursuant to the above, when federal funds are expended by ESC Region 8 and TIPS Members, ESC Region 8 and TIPS Members requires the proposer certify that during the term and during the life of any contract with ESC Region 8 and TIPS Members resulting from this procurement process the vendor certifies to the terms included or referenced herein.</p> <p>Does vendor agree?</p>	Yes
63	2 CFR PART 200 Federal Rule	<p>Compliance with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15). (Contracts, subcontracts, and subgrants of amounts in excess of \$100,000)</p> <p>Pursuant to the above, when federal funds are expended by ESC Region 8 and TIPS Members, ESC Region 8 and TIPS Members requires the proposer certify that in performance of the contracts, subcontracts, and subgrants of amounts in excess of \$100,000, the vendor will be in compliance with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15).</p> <p>Does vendor certify that it is in compliance with the Clean Air Act?</p>	Yes

64	2 CFR PART 200 Procurement of Recovered Materials	<p>A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.</p> <p>Does vendor certify that it is in compliance with the Solid Waste Disposal Act as described above?</p>	Yes
65	Indemnification	<p>The ESC Region 8 and TIPS is a Texas Political Subdivision and a local governmental entity; therefore, is prohibited from indemnifying third parties pursuant to the Texas Constitution (Article 3, Section 52) except as specifically provided by law or as ordered by a court of competent jurisdiction. A provision in a contract to indemnify or hold a party harmless is a promise to pay for any expenses the indemnified party incurs, if a specified event occurs, such as breaching the terms of the contract or negligently performing duties under the contract. Article III, Section 49 of the Texas Constitution states that "no debt shall be created by or on behalf of the State ... " The Attorney General has counseled that a contractually imposed obligation of indemnity creates a "debt" in the constitutional sense. Tex. Att'y Gen. Op. No. MW-475 (1982). Contract clauses which require the System or institutions to indemnify must be deleted or qualified with "to the extent permitted by the Constitution and Laws of the State of Texas." Liquidated damages, attorney's fees, waiver of vendor's liability, and waiver of statutes of limitations clauses should also be deleted or qualified with "to the extent permitted by the Constitution and laws of State of Texas."</p> <p>Not a negotiable term. Failure to agree will render your proposal non-responsive and it will not be considered. Do you agree to these terms?</p>	Yes

66 Remedies	<p>The parties shall be entitled to exercise any right or remedy available to it either at law or in equity, subject to the choice of law, venue and service of process clauses limitations agreed herein. Nothing in this agreement shall commit the TIPS to an arbitration resolution of any disagreement under any circumstances. Any Claim arising out of or related to the Contract, except for those specifically waived under the terms of the Contract, may, after denial of the Board of Directors, be subject to mediation at the request of either party. Any issues not resolved hereunder must be referred to non-binding mediation to be conducted by a mutually agreed upon mediator as a prerequisite to the filing of any lawsuit over such issue(s). The parties shall share the mediator's fee and any associated filing fee equally. Mediation shall be held in Camp or Titus County, Texas. Agreements reached in mediation shall be reduced to writing, and will be subject to the approval by the District's Board of Directors, signed by the Parties if approved by the Board of Directors, and, if signed, shall thereafter be enforceable as provided by the laws of the State of Texas.</p> <p>Do you agree to these terms?</p>	Yes, I Agree
67 Remedies Explanation of No Answer		
68 Choice of Law	<p>This agreement and any addenda or other additions and all contracts or awards resulting from this procurement process, however described, shall be governed by, construed and enforced in accordance with the laws of the State of Texas, regardless of any conflict of laws principles.</p> <p>Not a negotiable term. Failure to agree will render your proposal non-responsive and it will not be considered. Do you agree to these terms?</p>	Yes
69 Jurisdiction and Service of Process	<p>Any Proceeding arising out of or relating to this procurement process or any contract issued by TIPS resulting from or any contemplated transaction shall be brought in a court of competent jurisdiction in Camp County, Texas and each of the parties irrevocably submits to the exclusive jurisdiction of said court in any such proceeding, waives any objection it may now or hereafter have to venue or to convenience of forum, agrees that all claims in respect of the Proceeding shall be heard and determined only in any such court, and agrees not to bring any proceeding arising out of or relating to this procurement process or any contract resulting from or any contemplated transaction in any other court. The parties agree that either or both of them may file a copy of this paragraph with any court as written evidence of the knowing, voluntary and freely bargained for agreement between the parties irrevocably to waive any objections to venue or to convenience of forum. Process in any Proceeding referred to in the first sentence of this Section may be served on any party anywhere in the world. Venue clauses in contracts with TIPS members may be determined by the parties.</p>	Yes

Not a negotiable term. Failure to agree will render your proposal non-responsive and it will not be considered. Do you agree to these terms?

- 70 Alternative Dispute Resolution Yes, I Agree
Prior to filing of litigation, the parties may select non-binding mediation as a method of conflict resolution for issues arising out of or relating to this procurement process or any contract resulting from or any contemplated transaction. The parties agree that if nonbinding mediation is chosen as a resolution process, the parties must agree to the chosen mediator(s) and that all mediation venue shall be at a location in Camp or Titus, County, Texas agreed by the parties. The parties agree to share equally the cost of the mediation process and venue cost.
Do you agree to these terms?
- 71 Alternative Dispute Resolution Explanation of No Answer
- 72 Infringement(s) Yes, I Agree
The successful vendor will be expected to indemnify and hold harmless the TIPS and its employees, officers, agents, representatives, contractors, assignees and designees from any and all third party claims and judgments involving infringement of patent, copyright, trade secrets, trade or service marks, and any other intellectual or intangible property rights attributed to or claims based on the Vendor's proposal or Vendor's performance of contracts awarded and approved.
Do you agree to these terms?
- 73 Infringement(s) Explanation of No Answer
- 74 Acts or Omissions Yes, I Agree
The successful vendor will be expected to indemnify and hold harmless the TIPS, its officers, employees, agents, representatives, contractors, assignees and designees from and against any and all liability, actions, claims, demands or suits, and all related costs, attorney's fees and expenses arising out of, or resulting from any acts or omissions of the vendor or its agents, employees, subcontractors, or suppliers in the execution or performance of any agreements ultimately made by TIPS and the vendor.
Do you agree to these terms?
- 75 Acts or Omissions Explanation of No Answer
- 76 Contract Governance Yes
Any contract made or entered into by the TIPS is subject to and is to be governed by Section 271.151 et seq, Tex Loc Gov't Code. Otherwise, TIPS does not waive its governmental immunities from suit or liability except to the extent expressly waived by other applicable laws in clear and unambiguous language.

77 Payment Terms and Funding Out Clause

Payment Terms:
TIPS or TIPS members shall not be liable for interest or late payment fees on past due balances at a rate higher than permitted by the laws or regulations of the jurisdiction of the TIPS Member.

Yes

Funding Out Clause:
Vendor agrees to abide by the laws and regulations, including Texas Local Government Code § 271.903, or any statutory or regulatory limitations of the jurisdiction of any TIPS Member which governs contracts entered into by the Vendor and TIPS or a TIPS Member that requires all contracts approved by TIPS or a TIPS Member are subject to the budgeting and appropriation of currently available funds by the entity or its governing body.
See statute(s) for specifics or consult your legal counsel. Not a negotiable term. Failure to agree will render your proposal non-responsive and it will not be considered.
Do you agree to these terms?

78 Insurance and Fingerprint Requirements Information

Insurance
If applicable and your staff will be on TIPS member premises for delivery, training or installation etc. and/or with an automobile, you must carry automobile insurance as required by law. You may be asked to provide proof of insurance.

Fingerprint
It is possible that a vendor may be subject to Chapter 22 of the Texas Education Code. The Texas Education Code, Chapter 22, Section 22.0834. Statutory language may be found at: <http://www.statutes.legis.state.tx.us/>
If the vendor has staff that meet both of these criterion:
(1) will have continuing duties related to the contracted services; and
(2) has or will have direct contact with students
Then you have "covered" employees for purposes of completing the attached form.
TIPS recommends all vendors consult their legal counsel for guidance in compliance with this law. If you have questions on how to comply, see below. If you have questions on compliance with this code section, contact the Texas Department of Public Safety Non-Criminal Justice Unit, Access and Dissemination Bureau, FAST-FACT at NCJU@txdps.state.tx.us and you should send an email identifying you as a contractor to a Texas Independent School District or ESC Region 8 and TIPS. Texas DPS phone number is (512) 424-2474.
See form in the next attribute to complete entitled: Texas Education Code Chapter 22 Contractor Certification for Contractor Employees

(No Response Required)

79 Texas Education Code Chapter 22 Contractor Certification for Contractor Employees

Introduction: Texas Education Code Chapter 22 requires entities that contract with school districts to provide services to obtain criminal history record information regarding covered employees. Contractors must certify to the district that they have complied. Covered employees with disqualifying criminal histories are prohibited from serving at a school district.

Definitions: Covered employees: Employees of a contractor or subcontractor who have or will have continuing duties related to the service to be performed at the District and have or will have direct contact with students. The District will be the final arbiter of what constitutes direct contact with students. Disqualifying criminal history: Any conviction or other criminal history information designated by the District, or one of the following offenses, if at the time of the offense, the victim was under 18 or enrolled in a public school:

(a) a felony offense under Title 5, Texas Penal Code; (b) an offense for which a defendant is required to register as a sex offender under Chapter 62, Texas Code of Criminal Procedure; or (c) an equivalent offense under federal law or the laws of another state.

I certify that:

NONE (Section A) of the employees of Contractor and any subcontractors are covered employees, as defined above. If this box is checked, I further certify that Contractor has taken precautions or imposed conditions to ensure that the employees of Contractor and any subcontractor will not become covered employees. Contractor will maintain these precautions or conditions throughout the time the contracted services are provided.

OR

SOME (Section B) or all of the employees of Contractor and any subcontractor are covered employees. If this box is checked, I further certify that:

(1) Contractor has obtained all required criminal history record information regarding its covered employees. None of the covered employees has a disqualifying criminal history.

(2) If Contractor receives information that a covered employee subsequently has a reported criminal history, Contractor will immediately remove the covered employee from contract duties and notify the District in writing within 3 business days.

(3) Upon request, Contractor will provide the District with the name and any other requested information of covered employees so that the District may obtain criminal history record information on the covered employees.

(4) If the District objects to the assignment of a covered employee on the basis of the covered employee's criminal history record information, Contractor agrees to discontinue using that covered employee to provide services at the District.

Noncompliance or misrepresentation regarding this certification may be grounds for contract termination.

80 Solicitation Deviation/Compliance

Does the vendor agree with the General Conditions Standard Terms and Conditions or Item Specifications listed in this proposal invitation? Yes

81 Solicitation Exceptions/Deviations Explanation	<p>If the bidder intends to deviate from the General Conditions Standard Terms and Conditions or Item Specifications listed in this proposal invitation, all such deviations must be listed on this attribute, with complete and detailed conditions and information included or attached.</p> <p>TIPS will consider any deviations in its proposal award decisions, and TIPS reserves the right to accept or reject any bid based upon any deviations indicated below or in any attachments or inclusions.</p> <p>In the absence of any deviation entry on this attribute, the proposer assures TIPS of their full compliance with the Standard Terms and Conditions, Item Specifications, and all other information contained in this Solicitation.</p>	
82 Agreement Deviation/Compliance	Does the vendor agree with the language in the Vendor Agreement?	Yes
83 Agreement Exceptions/Deviations Explanation	<p>If the proposing Vendor desires to deviate from the Vendor Agreement language, all such deviations must be listed on this attribute, with complete and detailed conditions and information included. TIPS will consider any deviations in its proposal award decisions, and TIPS reserves the right to accept or reject any proposal based upon any deviations indicated below. In the absence of any deviation entry on this attribute, the proposer assures TIPS of their full compliance with the Vendor Agreement.</p>	N/A
84 Texas Business and Commerce Code § 272 Requirements as of 9-1-2017	<p>SB 807 prohibits construction contracts to have provisions requiring the contract to be subject to the laws of another state, to be required to litigate the contract in another state, or to require arbitration in another state. A contract with such provisions is voidable. Under this new statute, a "construction contract" includes contracts, subcontracts, or agreements with (among others) architects, engineers, contractors, construction managers, equipment lessors, or materials suppliers. "Construction contracts" are for the design, construction, alteration, renovation, remodeling, or repair of any building or improvement to real property, or for furnishing materials or equipment for the project. The term also includes moving, demolition, or excavation. BY RESPONDING TO THIS SOLICITATION, PROPOSER AGREES TO COMPLY WITH THE TEXAS BUSINESS AND COMMERCE CODE § 272 WHEN EXECUTING CONTRACTS WITH TIPS MEMBERS THAT ARE TEXAS GOVERNMENT ENTITIES.</p>	(No Response Required)

Line Items

Response Total: \$0.00

Certification Regarding Lobbying

Applicable to Grants, Subgrants, Cooperative Agreements, and Contracts Exceeding \$100,000 in Federal Funds.

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

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

(1) No Federal appropriated funds have been paid or will be paid by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all covered subawards exceeding \$100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

Palomar Modular Buildings LLC

Name/Address of Organization

John Martin/President

Name/Title of Submitting Official



Signature

11/21/2017

Date

FELONY CONVICTION NOTICE

FOR RESPONSE TO TIPS SOLICITATION

Statutory citation covering notification of criminal history of contractor is found in the Texas Education Code #44.034. Following is an example of a felony conviction notice:

State of Texas Legislative Senate Bill No. 1, Section 44.034, Notification of Criminal History, Subsection (a), states "a person or business entity that enters into a contract with a school district must give advance notice to the district if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony." Subsection (b) states "a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination of the contract."

THIS NOTICE IS NOT REQUIRED OF A PUBLICLY-HELD CORPORATION

Complete only one of the three below: A or B or C.

I, the undersigned agent for the firm named below, certify that the information concerning notification of felony convictions has been reviewed by me and the following information furnished is true to the best of my knowledge.

Official: Palomar Modular Buildings LLC
Print Authorized Company Official's Name

A. My firm is a publicly held corporation; therefore, this reporting requirement is not applicable.

Signature of Authorized Company Official: _____

OR

B. My firm is not owned nor operated by anyone who has been convicted of a felony:

Signature of Authorized Company Official: J. Wynn A. Matus

OR

C. My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:

Name of Felon(s): _____

Details of Conviction(s): _____

You may attach another sheet

Signature of Authorized Company Official: _____

170903 Permanent Modular Buildings
CERTIFICATION BY CORPORATE OFFERER

IF OFFERER IS A CORPORATION,
THE FOLLOWING CERTIFICATE SHOULD BE EXECUTED AND INCLUDED AS PART OF
PROPOSAL FORM/PROPOSAL FORM.

OFFERER: Palomar Modular Buildings LLC
(Name of Corporation)

I, Jim Clayton certify that I am the Secretary of the Corporation
(Name of Corporate Secretary)

named as OFFERER herein above; that

John Martin
(Name of person who completed proposal document)

who signed the foregoing proposal on behalf of the corporation offerer is the authorized person that is acting as

President
(Title/Position of person signing proposal/offer document within the corporation)

of the said Corporation; that said proposal/offer was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

CORPORATE SEAL if available

John Martin
SIGNATURE

11/21/2017
DATE

Federal Requirements for Procurement and Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.

The Education Service Center Region 8 and TIPS Members anticipate possibly using federal funds for procurement under this potential award and is required to obtain the following compliance assurance.

1. Will you be subcontracting any of your work under this award if you are successful? (Circle one)

YES or NO

2. If yes, do you agree to comply with the following federal requirements? (Circle one)

YES or NO

2 CFR §200.321 Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.

(a) The non-Federal entity must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

(b) Affirmative steps must include:

- (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- (4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
- (5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce ; and
- (6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.

Company Name Palomar Modular Buildings LLC

Print name of authorized representative John Martin

Signature of authorized representative 

Date 11/21/2017

Texas Government Code 2270 Verification Form

Texas 2017 House Bill 89 has been signed into law by the governor and as of September 1, 2017 will become law codified as Texas Government Code § 2270 and 808 et seq.

The relevant section addressed by this form reads as follows:

Texas Government Code Sec. 2270.002. PROVISION REQUIRED IN CONTRACT. A governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract.

I, John Martin as an authorized representative of Palomar Modular Buildings LLC, a contractor/vendor
Insert Name of Company

engaged by

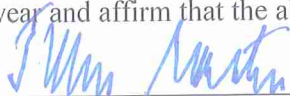
ESC Region 8/The Interlocal Purchasing System (TIPS)
4845 Highway 271 North
Pittsburg, TX, 75686

verify by this writing that the above-named company affirms that it (1) does not boycott Israel; and (2) will not boycott Israel during the term of this contract, or any contract with the above-named Texas governmental entity in the future. I further affirm that if our company's position on this issue is reversed and this affirmation is no longer valid, that the above-named Texas governmental entity will be notified in writing within one (1) business day and we understand that our company's failure to affirm and comply with the requirements of Texas Government Code 2270 et seq. shall be grounds for immediate contract termination without penalty to the above-named Texas governmental entity.

AND

our company is not listed on and we do not do business with companies that are on the the Texas Comptroller of Public Accounts list of Designated Foreign Terrorists Organizations per Texas Gov't Code 2270.0153 found at <https://comptroller.texas.gov/purchasing/docs/foreign-terrorist.pdf>

I swear and affirm that the above is true and correct.

 11/21/2017
Signature of Named Authorized Company Representative Date

FAILURE TO PROPERLY COMPLETE THIS FORM AND SUBMIT WITH YOUR RESPONSE MAY RESULT IN A WAIVER OF YOUR RIGHTS UNDER THE LAW TO MAINTAIN CONFIDENTIALITY TREATMENT OF SUBMITTED MATERIALS.

CONFIDENTIAL INFORMATION SUBMITTED IN RESPONSE TO COMPETITIVE PROCUREMENT REQUESTS OF EDUCATION SERVICE CENTER REGION 8 AND TIPS IS GOVERNED BY TEXAS GOVERNMENT CODE, CHAPTER 552

If you consider any portion of your proposal to be confidential information and not subject to public disclosure pursuant to Chapter 552 Tex Gov't Code or other law(s), you **must make a copy of all claimed confidential materials within your proposal and put this COMPLETED form as a cover sheet to said materials then scan, name "CONFIDENTIAL" and upload with your proposal submission.** (You must include the confidential information in the submitted proposal as well, the copy uploaded is to indicate which material in your proposal, if any, you deem confidential in the event the District receives a Public Information Request.) Education Service Center Region 8 and TIPS will follow procedures of controlling statute(s) regarding any claim of confidentiality and shall not be liable for any release of information required by law. Pricing of solicited product or service may be deemed as public information under Chapter 552 Tex Gov't Code. The Office of Texas Attorney General shall make the final determination whether the information held by Education Service Center Region 8 and TIPS is confidential and exempt from public disclosure.

I DO NOT desire to expressly waive any claim of confidentiality as to any and all information contained within our response to the competitive procurement process (e.g. RFP, CSP, Bid, RFQ, etc.) by completing the following and submitting this sheet with our response to Education Service Center Region 8 and TIPS. The attached contains material from our proposal that I classify and deem confidential under Texas Gov't Code Sec. 552 or other law(s) and I invoke my statutory rights to confidential treatment of the enclosed materials:

Name of company claiming confidential status of material

Printed Name, Title, and Signature of authorized company officer claiming confidential status of material

Address City State ZIP Phone

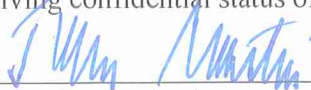
ATTACHED ARE COPIES OF _____ PAGES OF CONFIDENTIAL MATERIAL FROM OUR PROPOSAL

Express Waiver: I desire to expressly waive any claim of confidentiality as to any and all information contained within our response to the competitive procurement process (e.g. RFP, CSP, Bid, RFQ, etc.) by completing the following and submitting this sheet with our response to Education Service Center Region 8 and TIPS.

Palomar Modular Buildings LLC

Name of company expressly waiving confidential status of material

John Martin-President



Printed Name, Title, and Signature of authorized company officer expressly waiving confidential status of material

505 N I35 E DeSoto TX 75115 469-727-0727

Address City State ZIP Phone

MISSOURI PUBLIC SERVICE COMMISSION

MANUFACTURED HOUSING
AND MODULAR UNITS PROGRAM

2017-2018 MODULAR

Certificate of Modular Manufacturer Registration

REGISTRATION NUMBER: 12-000455

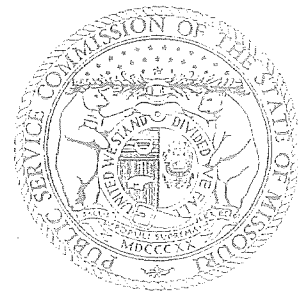
ISSUED TO

PALOMAR MODULAR BUILDINGS, LLC
505 N I-35 E
DESOTO, TX 75115

DBA

PALOMAR MODULAR BUILDINGS, LLC
505 N I-35E*
DESOTO, TX 75115

TO WHOM IT MAY CONCERN: The above-named manufacturer has complied with the requirements of Sections 700.090 RSMo, and therefore, until one year after the date of this certificate, is registered as a Manufacturer of Modular Units in the State of Missouri.



Justin Smith, Program Manager
Manufactured Housing and Modular
Unit Program

Issue Date: May 16, 2017

Expire Date: June 04, 2018

State of Louisiana



State Licensing Board for Contractors

This is to Certify that:

PALOMAR MODULAR BUILDINGS LLC
P.O. Box 909
DeSoto, TX 75123

is duly licensed and entitled to practice the following classifications

BUILDING CONSTRUCTION



Witness our hand and seal of the Board dated,
Baton Rouge, LA 26th day of August 2015

William B. Mallett
Director

Lee Mallett
Chairman

Andy Ramsey
Secretary-Treasurer

Expiration Date: August 25, 2018

License No: 55712

This License Is Not Transferrable

Registration Expires:
4/28/2018

Registration Number:
IHB-1431

The Texas Department of Licensing and Regulation

HEREBY ACKNOWLEDGES THAT
PALOMAR MODULAR BUILDINGS LLC
505 N 1-35 EAST - DESOTO, TX

is registered as an Industrialized Housing and Buildings

INDUSTRIALIZED BUILDER

For consumer complaints please contact:
TEXAS DEPARTMENT OF LICENSING AND REGULATION
P.O. Box 12157 - Austin, TX 78701 - 1-800-803-9202 (in Texas) or (512) 539-5600

Issued on:
3/22/2017


Brian E. Francis, Executive Director

CERTIFICATE OF APPROVAL

This certifies that

PALOMAR MODULAR BUILDINGS LLC
Modular Approval 1373

Is approved to manufacture Off-Site Conventionally Built
Modular-Manufactured Units for the State of New Mexico.

Loretta Via Span Co
Program Administrator

Date

Expires: JUL-2020

State of Arkansas
Commercial Contractors Licensing Board

PALOMAR MODULAR BUILDINGS LLC
PO BOX 909
DESOTO, TX 75123

PALOMAR MODULAR BUILDINGS LLC

This is to Certify That

_____ is duly licensed under the provisions of Ark. Code Ann. § 17-25-101 et. seq. as amended and is entitled to practice Contracting in the State of Arkansas within the following classifications/specialties:

BUILDING
-(COMMERCIAL & RESIDENTIAL)

This contractor has an Unlimited suggested bid limit.

from July 28, 2017 until June 30, 2018 when this Certificate expires.

Witness our hands of the Board, dated at North Little Rock, Arkansas:



Steve Ruff

CHAIRMAN

W. Don Wright

SECRETARY

Registration Expires:
11/23/2018

Registration Number:
IHM-356

The Texas Department of Licensing and Regulation

HEREBY ACKNOWLEDGES THAT
PALOMAR BUILDINGS LLC

505 N I-35 EAST - Desoto, TX

is registered as an Industrialized Housing and Buildings

MANUFACTURER

For consumer complaints please contact:

TEXAS DEPARTMENT OF LICENSING AND REGULATION

P.O. Box 12157 - Austin, TX 76701 - 1-800-803-9202 (in Texas) or (512) 539-5600

Issued on
10/4/2017


Brian E. Francis, Executive Director

License Number: 8604
Class: M-9A
License Issue Date: 3/15/2017
Date License Renewal is due: 4/5/2018

Palomar Modular Buildings LLC

P.O. Box 909
DeSoto, TX 75123
For: 505 N. I-35 E DeSoto TX 75115

STATE OF ARIZONA
Department of Housing
1110 West Washington, Suite 280
Phoenix, AZ 85007

LICENSE CERTIFICATE





Sample

CONTRACTOR'S WARRANTY

PALOMAR MODULAR BUILDINGS LLC hereby issues to _____ a One (1) Year Limited Warranty on its modular buildings – Serial Numbers _____ delivered and installed at: _____. PALOMAR MODULAR BUILDINGS LLC warrants that the materials and equipment furnished and installed are of good quality and new, and that the work will be free from defects not inherent in the quality required or permitted. The Contractor warrants that it will repair, correct, or replace, at no cost to the Owner, any instances of defective workmanship or materials or deficiencies subject to the warranties contained in this document within this warranty period.

This warranty becomes effective on the date of Beneficial Occupancy, which has been established as: _____, and extends for a period of one (1) year from that date.

Should there be a Manufacturer's Warranty provided by a Material or Equipment Supplier for an item installed within the Building (e.g., water heater, heating/cooling equipment, drinking fountain, elevator, etc.), PALOMAR MODULAR BUILDINGS LLC will facilitate a Warranty response from that particular Supplier, commensurate with the Supplier's written Warranty.

Contractor's Warranty Obligations: If a problem occurs which the Owner believes is covered by this Warranty, the Owner shall contact PALOMAR MODULAR BUILDINGS LLC as detailed within the *Contractor's Warranty Program*, which is included within the Project O&M-Warranty Manual submitted to the Contracting Officer. Upon receipt by PALOMAR MODULAR BUILDINGS LLC of a notice of a valid Warranty claim, PALOMAR MODULAR BUILDINGS LLC will, at its option, repair, correct or replace, at no cost to the Owner, any instances of defective workmanship, equipment, or materials, or will take other appropriate action as may be necessary to satisfy the Warranty Claim.

Exclusions: The liability of the Contractor is as set forth above; however it does not extend to the following: (a) loss or damage not reported by Owner to Contractor within 90 days after Owner discovers, or should have discovered, the loss or damage; (b) loss or damage caused by defects in design, installation or materials which the Owner supplied, installed or had installed but was not a part of this Contract; (c) loss or damage from improper operations, abuse or normal wear and tear under normal usage; (d) loss or damages from negligence, improper maintenance or alteration of the construction by parties other than the Contractor; (e) loss or damage attributable to the activities of other construction operations within the vicinity of the Building; (f) loss or damage which the Owner, whenever feasible, has not taken timely action to minimize; (g) accidental loss or damage usually described as acts of God, including but not limited to: fire, explosion, smoke, water escape, windstorm, hail or lightning, falling trees, aircraft and vehicles, flood, and earthquake, except when the loss or damage is caused by failure of building components to comply with specified standards; and (h) loss or damage from differential or ground settling or other soil movement.

PALOMAR MODULAR BUILDINGS LLC

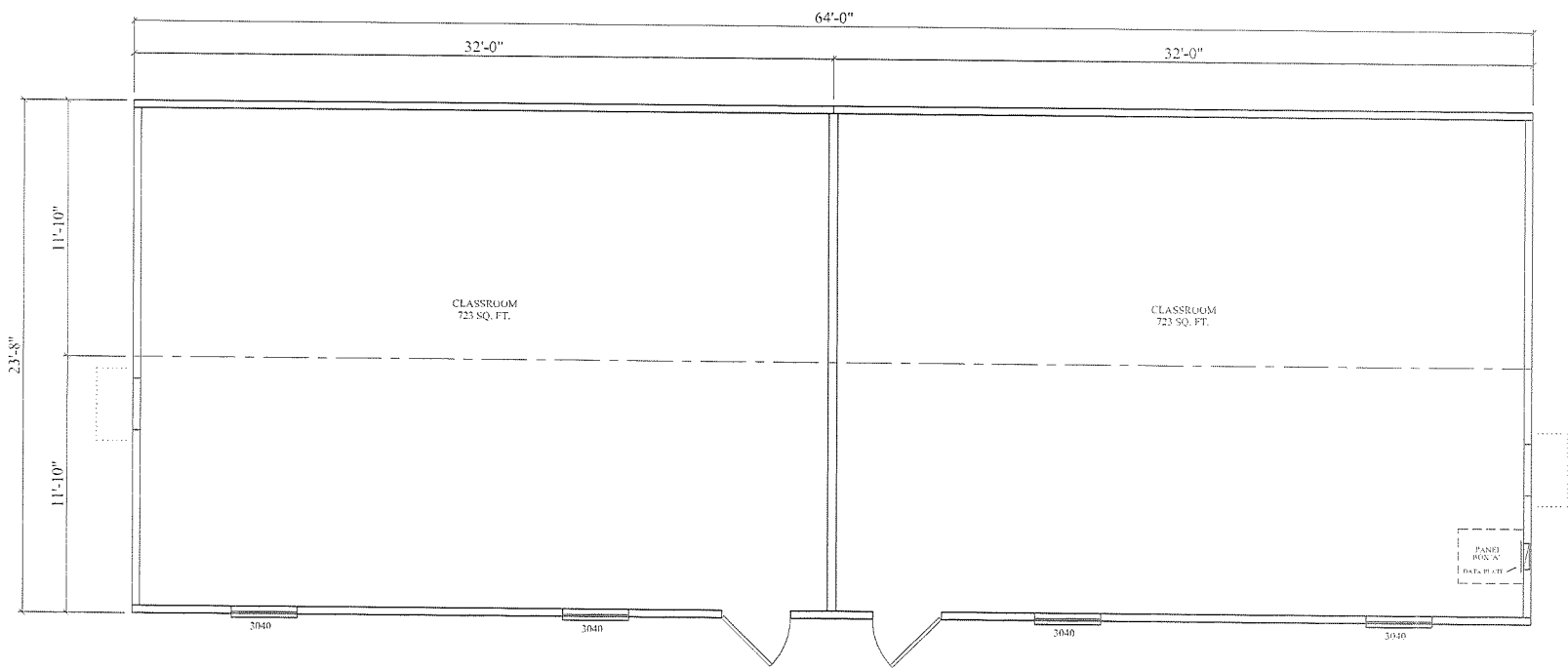
John Martin – President

Palomar Modular Buildings LLC Specifications for TIPS 170903 Permanent Modular Buildings		1 Classroom with restrooms	1 Classroom without restrooms	2 Classroom with restrooms	2 Classroom without restrooms	4 Classroom with restrooms	4 Classroom without restrooms	6 Classroom with restrooms	6 Classroom without restrooms	8 Classroom with restrooms	8 Classroom without restrooms	10 Classroom with restrooms	10 Classroom without restrooms	12 Classroom with restrooms	12 Classroom without restrooms	14 Classroom with restrooms	14 Classroom without restrooms	16 Classroom with restrooms	16 Classroom without restrooms	Four office building	Six office conference	Eight office complex	Ten office complex	Twelve office complex	One doctor clinic	Two doctor clinic	Four doctor clinic	Clinic building	X-Ray module	Toilet trailer
Consolidated Specification																														
COMPONENT	DESCRIPTION																													
Exterior Dimensions	XX' x XX' (nominal dimensions)	24x32	24x32	24x64	24x64	43x66	43x66	96x64	82x64	123x64	109x64	150x64	137x64	178x64	164x64	205x64	191x64	232x64	219x64	24x56	28x69	68x56	82x56	96x56	28x56	37x66	55x69	55x60	14x30	14x36
Lavatory	Wall hung, vitreous china, ADA complaint where applicable	X		X		X		X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	X	X	X	X	X	X	X	X	N/A	X
Lavatory Faucet	Single lever, ADA compliant	X		X		X		X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	X	X	X	X	X	X	X	X	N/A	X
Sink	Single bowl, stainless steel with gooseneck faucet	OPT		OPT		OPT		OPT	N/A	OPT	N/A	OPT	N/A	OPT	N/A	OPT	N/A	OPT	N/A	X	X	X	X	X	X	X	X	X	N/A	N/A
Sink	Double bowl, stainless steel with gooseneck faucet	OPT		OPT		OPT		OPT	N/A	OPT	N/A	OPT	N/A	OPT	N/A	OPT	N/A	OPT	N/A	OPT	OPT							X	X	N/A
Service Sink	Floor mounted, fiberglass with wall hung faucet and dual handles	OPT		OPT		OPT		OPT	N/A	OPT	N/A	OPT	N/A	OPT	N/A	OPT	N/A	OPT	N/A	OPT	OPT	X	X	X	X	X	X	X	X	N/A
Water Cooler	Dual height, ADA compliant, electric	OPT		OPT		OPT		OPT	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT
Water Cooler	Single height, electric	OPT		OPT		OPT		OPT	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT
Modesty Partitions	Prefinished metal, floor mounted, overhead braced								N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT
Urinal Partitions	Prefinished metal, wall hung								N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT
Mirror	18" x 36" with stainless steel frame at each lavatory	X		X		X		X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	X	X	X	X	X	X	X	X	X	X
Restroom Accessories	Single toilet paper dispenser at each toilet and stainless steel ADA grab bars where applicable	X		X		X		X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	N/A	X	X	X	X	X	X	X	X	X	X	X
Furnishings																														
Interior Signage	Not included																													
Lower cabinet w/ HP laminate counter		OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	X	X	X	X	X	X	X	X	X	X	N/A
Upper cabinets		OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	X	X	X	X	X	X	X	X	X	X	N/A
Tack Boards	4' x 4' tack board in each classroom	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT
Marker Board	8' x 4' marker board in each classroom	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT
Folding partition	STC rated, Non STC available	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT
Shelving	Melamine on adjustable standards	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT
Appliances	Not included																													
CLARIFICATIONS																														
ALL MATERIALS AND EQUIPMENT PROVIDED FOR THE CONSTRUCTION OF THIS PROPOSED PROJECT WILL BE OF TYPICAL QUALITY AND DURABILITY FOR SIMILAR TYPES OF CONSTRUCTION. ANY MATERIALS LISTED WITH SPECIFIC NAME BRANDS MAY BE SUBSTITUTED FOR OTHER BRANDS OF COMPARABLE QUALITY.																														
PALOMAR MODULAR BUILDINGS (PMB) MANAGEMENT'S PROPOSAL IS BASED ON THE THESE WRITTEN SPECIFICATIONS AND STATEMENT OF WORK PROVIDED																														
CUSTOMER IS RESPONSIBLE FOR ALL PERMITS INCLUDING BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES. PMB WILL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR TRANSPORTATION OF THE MODULES OVER THE ROAD.																														
BUILDING FOOTPRINT NEEDS TO BE WITHIN 12" OF LEVEL IN A 60' SPAN																														
CUSTOMER WILL PROVIDE AN APPROPRIATE GRADED AND COMPACTED SITE AS REQUIRED FOR THE SETTING OF THE MODULAR BUILDING. IT IS ASSUMED THAT THE MODULAR BUILDING WILL BE SET ABOVE GRADE. PMB WILL UTILIZE ABS PADS AND STACKED CMU BLOCK PIERS TO SET THE BUILDING ON GRADE.																														
FINISHED FLOOR WILL BE BETWEEN 34" AND 38" ABOVE GRADE																														
CUSTOMER WILL PROVIDE SITE ACCESSIBILITY FOR STANDARD MODULAR INDUSTRY DELIVERY AND INSTALLATION VEHICLES																														
THE BUILDING WILL BE BUILT IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE, AMERICANS WITH DISABILITIES ACT, AND THE NATIONAL ELECTRIC CODE. THE BUILDING WILL BE ENGINEERED TO MEET LOCAL FLOOR AND ROOF LOAD REQUIREMENTS AND WILL HAVE ELECTRICAL, HEATING AND COOLING LOADS SIZED IN ACCORDANCE WITH NEC AND IBC CODES. COST TO COMPLY WITH LOCAL CODES BEYOND THE ATTACHED FLOOR PLAN AND SPECIFICATIONS IS THE RESPONSIBILITY OF THE OWNER.																														
CUSTOMER WILL MAKE SITE ACCESSIBLE FOR MODULAR INDUSTRY DELIVERY VEHICLES WHEN PMB IS READY TO DELIVER MODULAR SECTIONS.																														
IF SITE IS NOT READY IN TIME FOR DELIVERY OF MODULES, CUSTOMER AGREES TO REIMBURSE PMB FOR TEMPORARY STORAGE, STAGING AND/OR DAMAGES WHILE MODULES ARE STORED.																														
SCOPE																														
PMB WILL MANUFACTURE ALL MODULES IN ACCORDANCE WITH STATE AND CUSTOMER APPROVED DRAWINGS																														
PMB WILL TRUCK SET ALL MODULAR BUILDINGS ON THE PAD IN ACCORDANCE WITH A MUTUALLY AGREED SITE PLAN.																														
PMB WILL MAKE FINAL MODULAR MATE LINE STRUCTURAL CONNECTIONS AND FINISHES INCLUDING ELECTRICAL AND HVAC CROSSOVERS PROVIDED BY PMB IN THE FIELD																														
PMB WILL PROVIDE AND INSTALL PRESSURE TREATED WOOD FRAMING WITH SIDING TO MATCH EXTERIOR OF BUILDING INCLUDING VENTILATION & SKIRT PANEL ACCESS																														
ROOF SLOPE WILL BE A TRANSVERSE RIDGE TO ACCOMMODATE MODULAR CONSTRUCTION METHODS																														
CUSTOMER WILL PROVIDE APPROPRIATE AND CURRENT GEOTECHNICAL INFORMATION AS REQUIRED FOR FOUNDATION LAYOUT, NO FOUNDATION DESIGN IS INCLUDED																														
PMB WILL PROVIDE STANDARD MODULAR STATE APPROVALS AND ENGINEERING (IF STATE HAS A MODULAR BUILDING PROGRAM)																														
PMB STANDARD GENERAL LIABILITY UNTIL PMB WORK IS COMPLETE.																														
STANDARD PMB WARRANTY INFORMATION PROVIDED AT THE COMPLETION OF THE PROJECT.																														
STANDARD PMB TECHNICAL INPUT (SUBMITTAL PACKAGE) PROVIDED FOR CUSTOMER REVIEW AND APPROVAL.																														
EXCLUSIONS																														
ALL UTILITIES, SITE WORK, SITE PREPARATION, ACCESS FOR MODULAR UNITS, HAULING ROADS OR CRANES ACCESS ROADS																														
ADA ACCESSIBILITY																														
BELOW GRADE FOOTERS																														
FOUNDATION DESIGN																														
ANY AND ALL WORK NOT ASSOCIATED WITH THE MODULAR BUILDING																														
FINAL CONNECTION OF ALL UTILITIES																														
MANIFOLDING OF WASTE LINES UNDER BUILDING IF BUILDING HAS PLUMBING																														
FURNITURE, FIXTURES OR EQUIPMENT																														
CARD ACCESS READERS																														
LOW VOLTAGE WIRING INCLUDING, FIRE ALARM, PHONE, DATA, COAXIAL, MASS NOTIFICATION, PA SYSTEM, CCTV, SECURITY, ETC.																														
BUILDERS RISK INSURANCE																														
ANY HORIZONTAL CONDUIT FOR LOW VOLTAGE WIRING																														
FIRE SUPPRESSION OR FIRE ALARM SYSTEMS																														

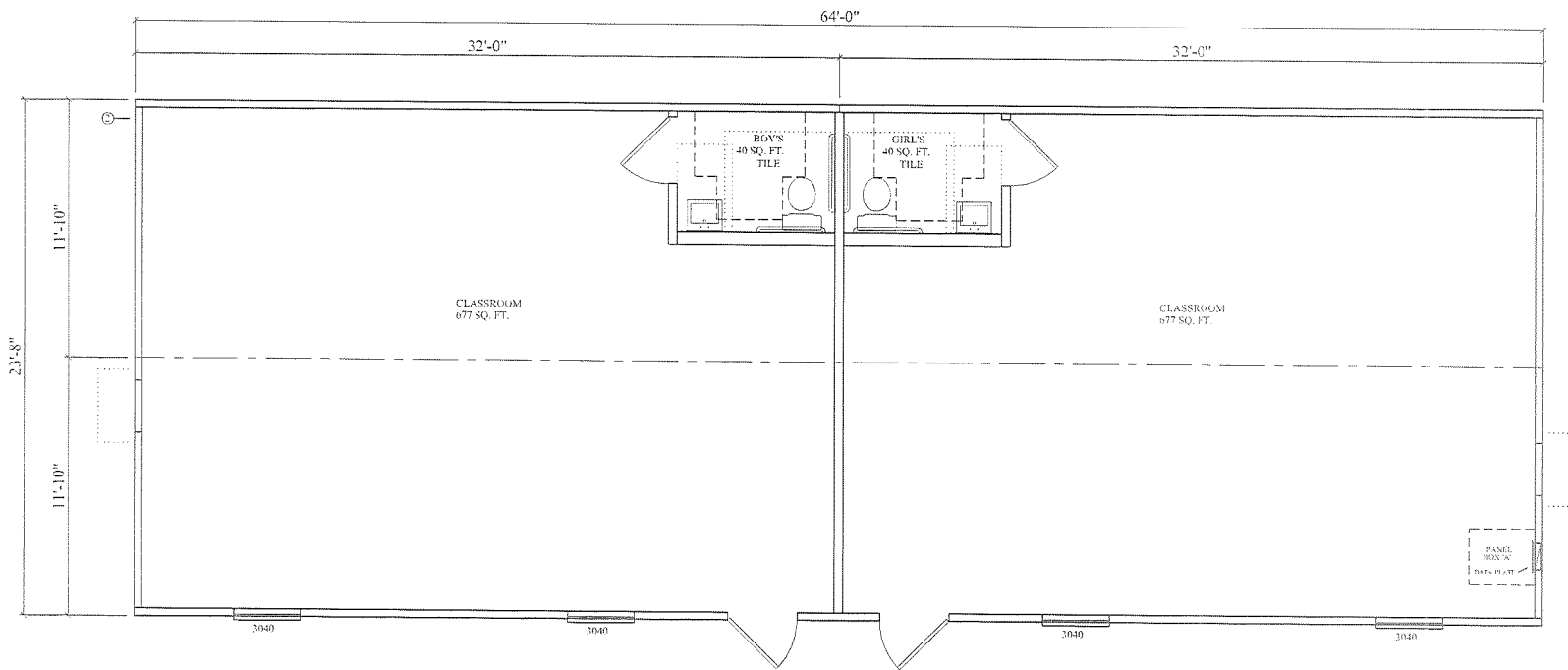
Palomar Modular Buildings LLC
 Specifications for TIPS
 170903 Permanent Modular Buildings

Consolidated Specification

COMPONENT	DESCRIPTION	1 Classroom with restrooms	1 Classroom without restrooms	2 classroom with restrooms	2 classroom without restrooms	4 classroom with restrooms	4 classroom without restrooms	6 classroom with restrooms	6 classroom without restrooms	8 classroom with restrooms	8 classroom without restrooms	10 classroom with restrooms	10 classroom without restrooms	12 classroom with restrooms	12 classroom without restrooms	14 classroom with restrooms	14 classroom without restrooms	16 classroom with restrooms	16 classroom without restrooms	Four office building	Six office conference	Eight office complex	Ten office complex	Twelve office complex	One doctor clinic	Two doctor clinic	Four doctor clinic	Clinic building	X-Ray module	Toilet trailer	
Exterior Dimensions	XX' x XX' (nominal dimensions)	24x32	24x32	24x64	24x64	43x66	43x66	96x64	82x64	123x64	109x64	150x64	137x64	178x64	164x64	205x64	191x64	232x64	219x64	24x56	28x69	68x56	82x56	96x56	28x56	37x66	55x69	55x60	14x30	14x36	
DUMPSTER. PMB WILL PLACE TRASH AND CONSTRUCTION DEBRIS IN A CLOSE RECEPTACLE TO THE BUILDING WHICH IS PROVIDE BY THE CUSTOMER																															
PORT-A-POTTY																															
TEMPORARY ELECTRIC																															
TEST AND BALANCE OF THE																															
CRANES, MAN LIFTS OR FOR																															
SIGNAGE																															
SURVEYING																															
STAKING OF THE SITE TO SHOW WHERE BUILDING IS GOING																															
CLEANING OF ANY KIND BEYOND BROOM SWEEP																															
TAXES OF ANY KIND AND BONDING																															
LOCAL ZONING AND DEED RESTRICTIONS																															
PERMITS INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, LICENSING COSTS AND IMPACT FEES																															
PRESSURE TREATED WOOD OR METAL DECKS, STEP AND RAMPS PER ADA REQUIREMENTS LISTED AS OPTIONAL																															
CANOPIES																															
ASPHALT OR CONCRETE PARKING LOT, INCLUDING DRIVES, ENTRIES, CURBS, SIGNAGE, ETC. AS OR IF REQUIRED																															
REINFORCED CONCRETE FOR SIDE WALKS, ROADS, RAMPS, STOOPS, DECKS, STEPS AND EQUIPMENT PADS																															



PALOMAR MODULAR BUILDINGS LLC <small>© 2014 PALOMAR MODULAR BUILDINGS LLC. ALL RIGHTS RESERVED.</small>	DESCRIPTION: <h3 style="text-align: center;">2 CLASSROOM BUILDING DRY</h3>	MODEL NUMBER: 2 CLASSROOM DRY	VISIT US @: <small>PHYSICAL ADDRESS: 246 N. 305 E. DESOTO, TX 75116 MAILING ADDRESS: PO BOX 909 EL PASO, TX 79121 VIA PHONE: 614-947-2227 OR 866-912-1047 ON THE WEB: info@palomarmodular.com VISIT OUR WEB SITE @ palomarmodularbuildings.com</small>
		BUILDING AREA: 1515 SQ. FT.	



PALOMAR
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DESCRIPTION:

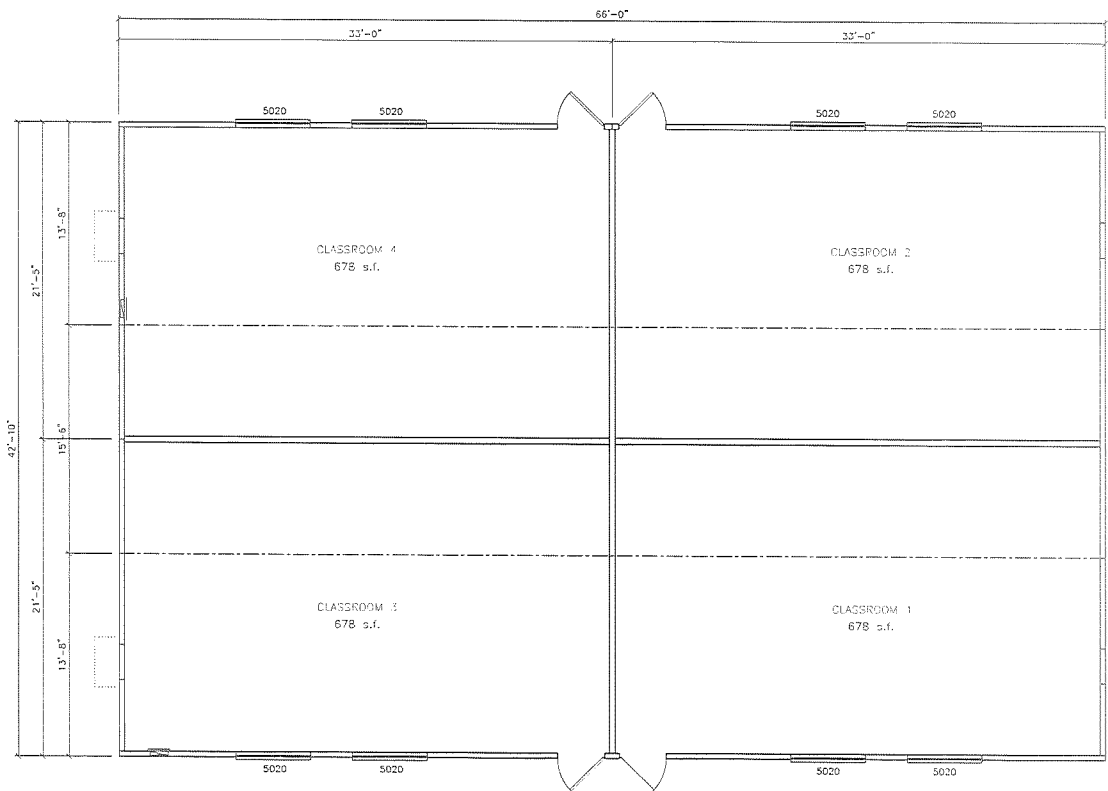
2 CLASSROOM BUILDING

MODEL NUMBER:
2 CLASSROOM BUILDING

BUILDING AREA:
1515 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 108 N. 102ND ST. WOODFORD, TN 37151
MAILING ADDRESS: PO BOX 509 DUNSMITH, TN 37123
VIA PHONE: (664) 225-0221 OR (664) 912-2067
ON THE WEB: www.palomarmodular.com
VISIT OUR WEB SITE @ palomarmodular.com



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DESCRIPTION

4 CLASSROOM BUILDING — DRY

MODEL NUMBER

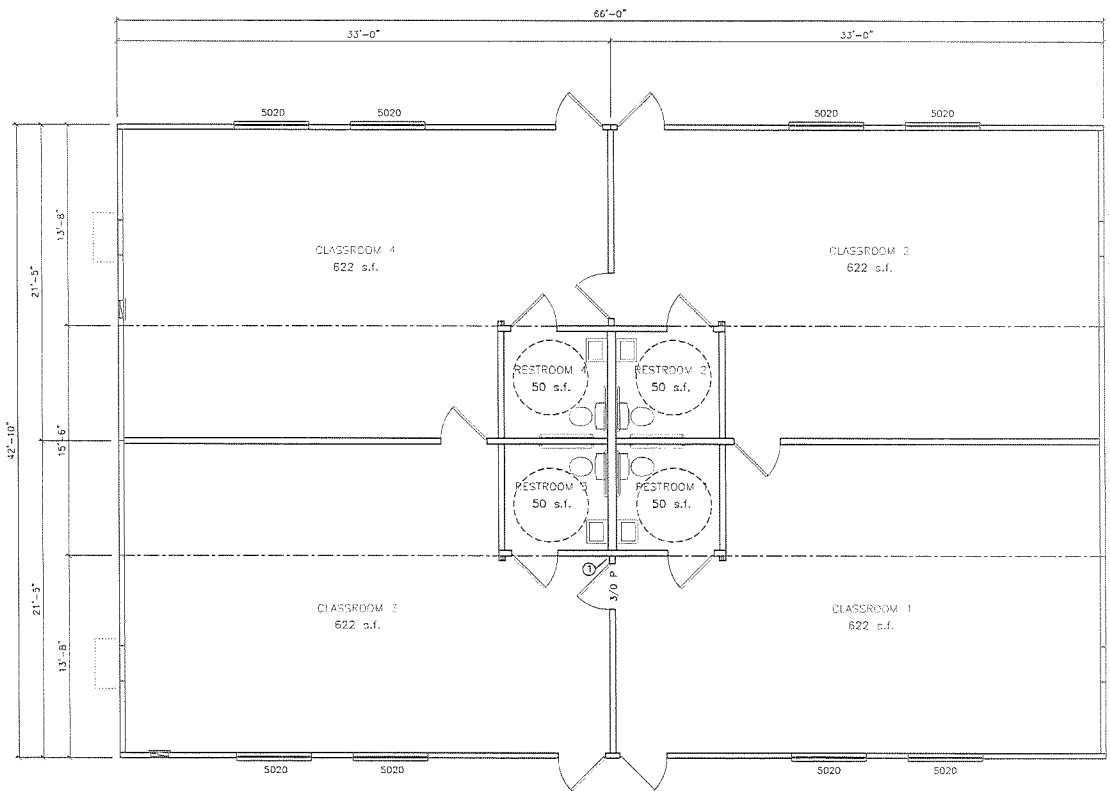
6643CLRM

BUILDING AREA

2827 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 150 N. E. 5th St., DEERFIELD, IL 60015
 MAILING ADDRESS: PO BOX 499, DEERFIELD, IL 60015
 VIA PHONE: 630.680.7742 / 630.680.9124 / 630.680.9124
 VISIT OUR WEBSITE: info@palomarmodular.com
 VISIT OUR WEBSITE: info@palomarmodular.com



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DESCRIPTION

4 CLASSROOM BUILDING

MODEL NUMBER:

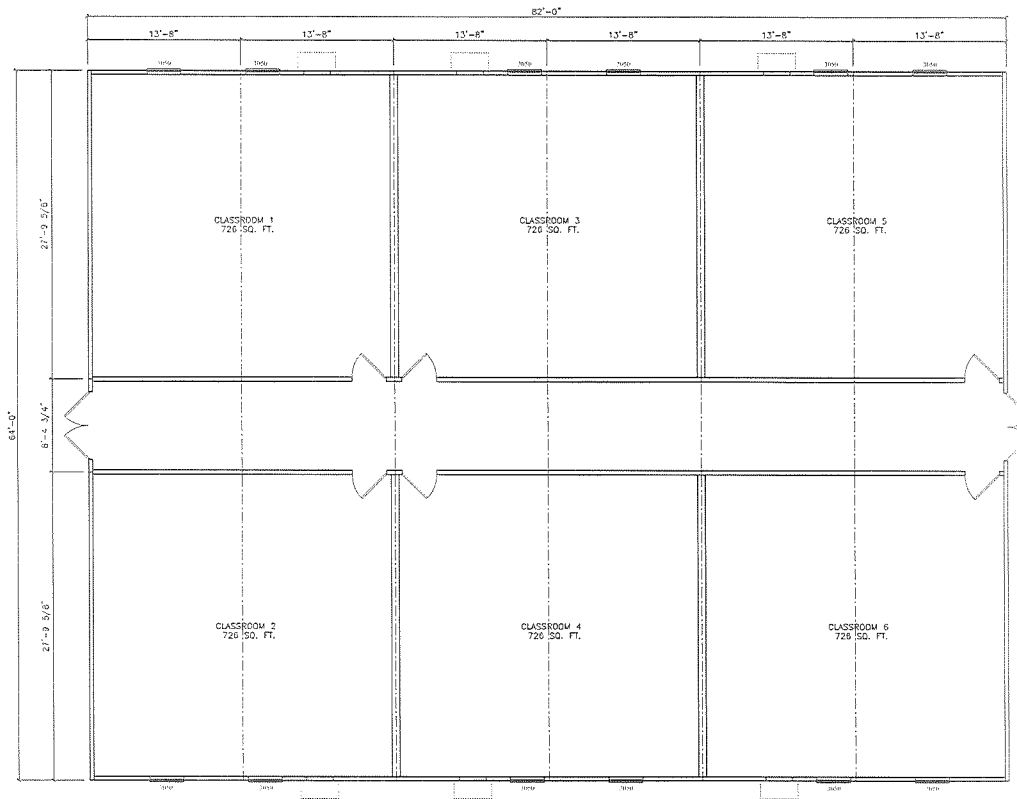
4 CLASSROOM BUILDING

BUILDING AREA:

2827 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 704 N. GAY ST. DFW, TX 75215
MAILING ADDRESS: PO BOX 499 ENZO, TX 75121
TEXT PHONE: (214) 333-2271 OR (936) 922-6287
ON THE WEB OR: info@palomarmodular.com
VISIT OUR NEW SITE: www.palomarmodular.com



PALOMAR
MODULAR BUILDINGS LLC

DESCRIPTION:

6 CLASSROOM BUILDING DRY

MODEL NUMBER:

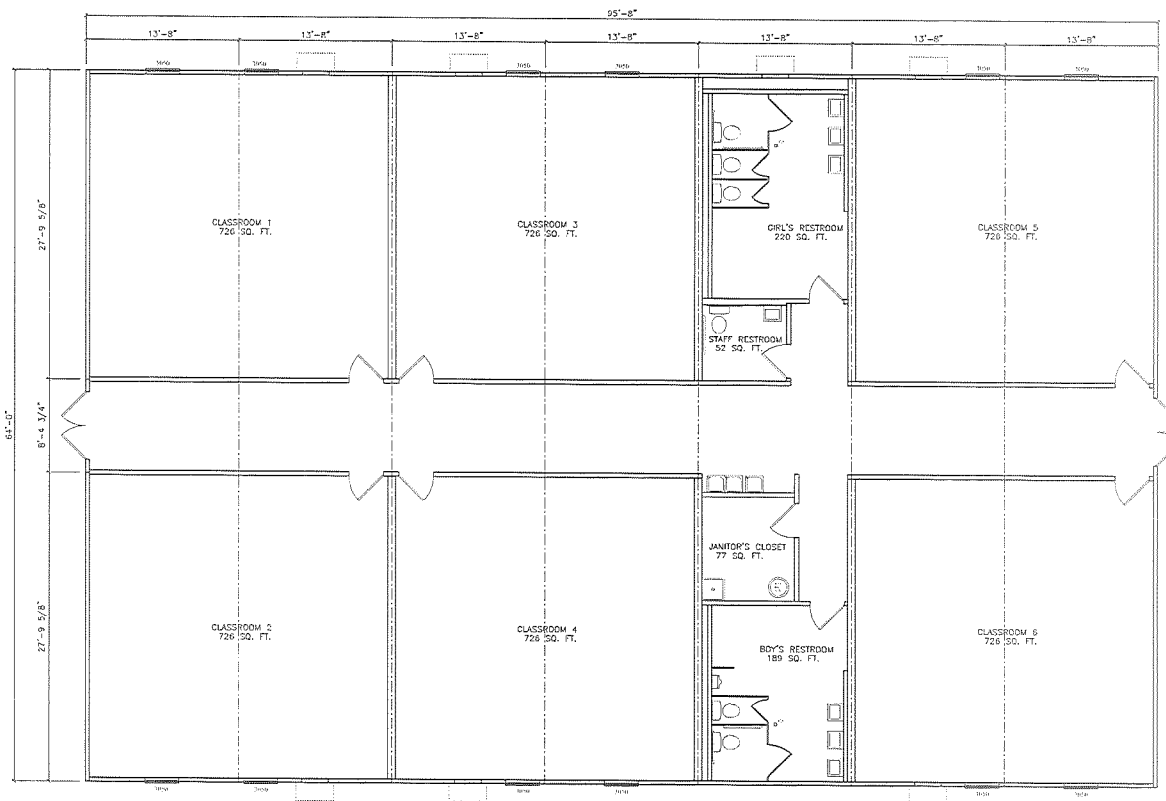
6 CLASSROOM DRY

BUILDING AREA:

5,246 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 565 N. LEE P. DESOTO, TX. 75115
MAILING ADDRESS: PO BOX 999 DESOTO, TX. 75123
VIA PHONE: (409) 727-0127 OR (800) 912-4517
ON THE WEB: info.palomarmodular.com
VISIT OUR WEB SITE: palomarmodularbuildings.com



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DESCRIPTION:

6 CLASSROOM BUILDING

MODEL NUMBER:

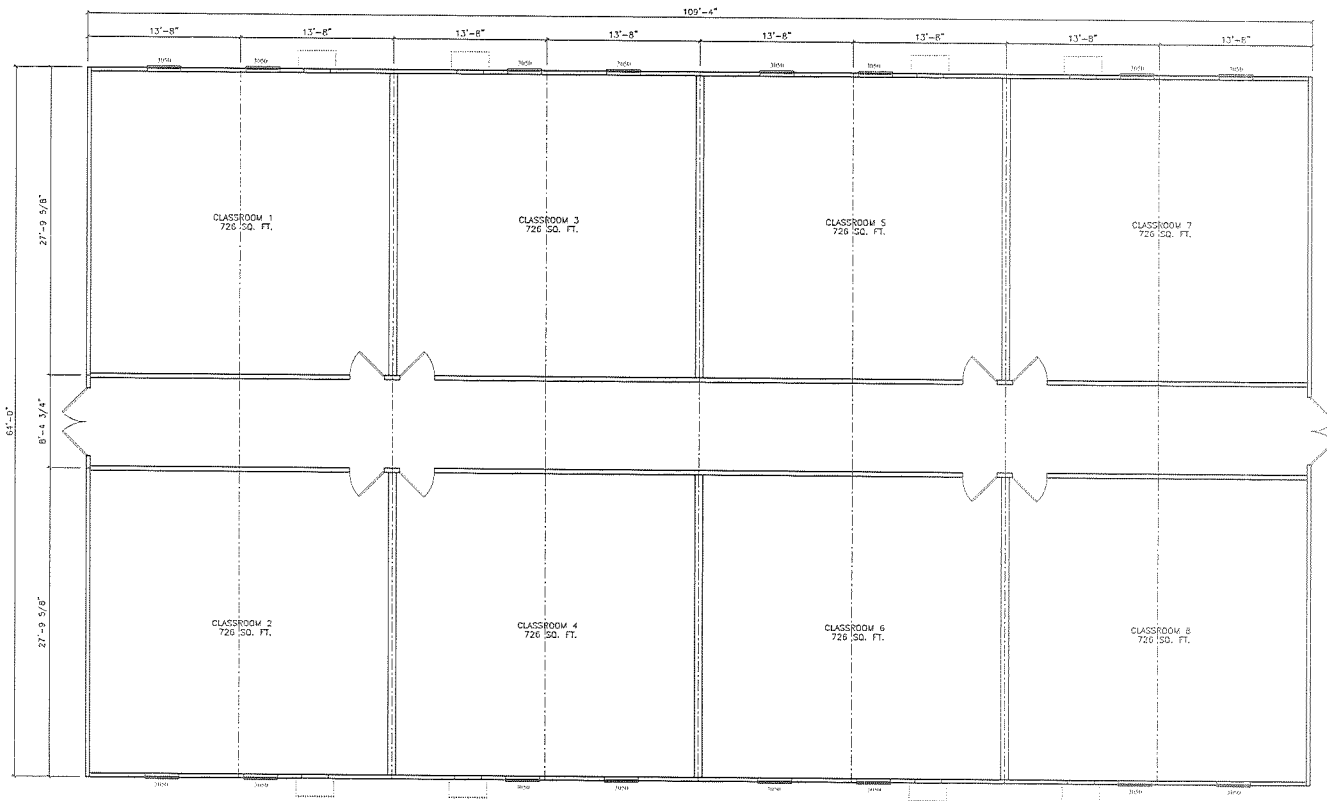
6 CLASSROOM

BUILDING AREA:

6123 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 505 N. 145TH E. DENVER, CO. 80202
 MAILING ADDRESS: PO BOX 969, BROWNSVILLE, TX, 77803
 VIA PHONE: (409) 325-4237 OR (361) 912-5137
 ON THE WEB: info.palomarmodular.com
 VISIT OUR WEBSITE @ palomarmodularbuildings.com



PALOMAR
MODULAR BUILDINGS LLC

DESCRIPTION:

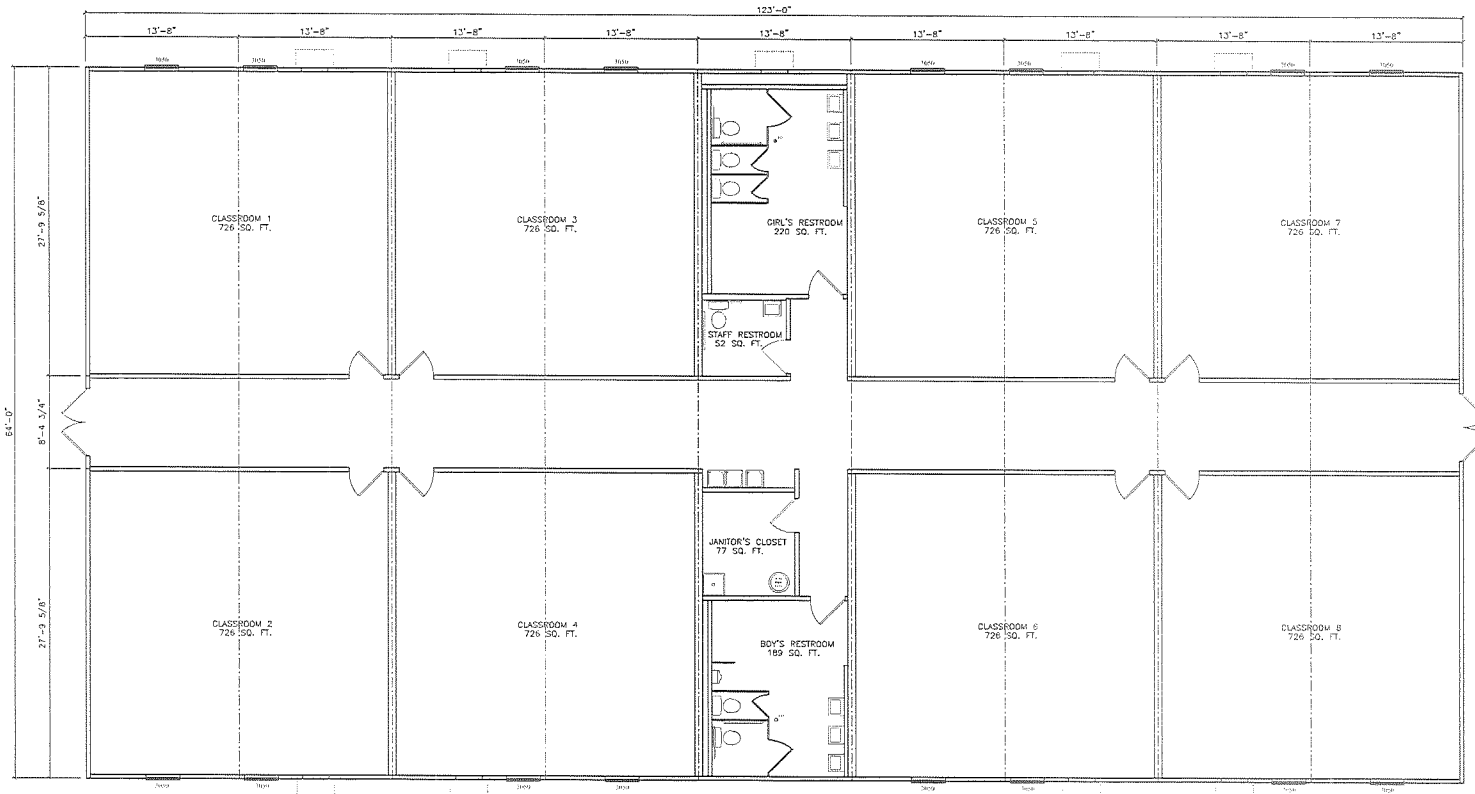
8 CLASSROOM BUILDING DRY

MODEL NUMBER:
8 CLASSROOM DRY

BUILDING AREA:
6,997 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 206 N. 13th St. DUNCAN, TX 75113
MAILING ADDRESS: PO BOX 6009 DUNCAN, TX 75113
VIA PHONE: (409) 227-0227 OR (800) 912-5157
ON THE WEB: info@palomarmodular.com
VISIT OUR WEB SITE: palomarmodular.com



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DESCRIPTION:

8 CLASSROOM BUILDING

MODEL NUMBER:

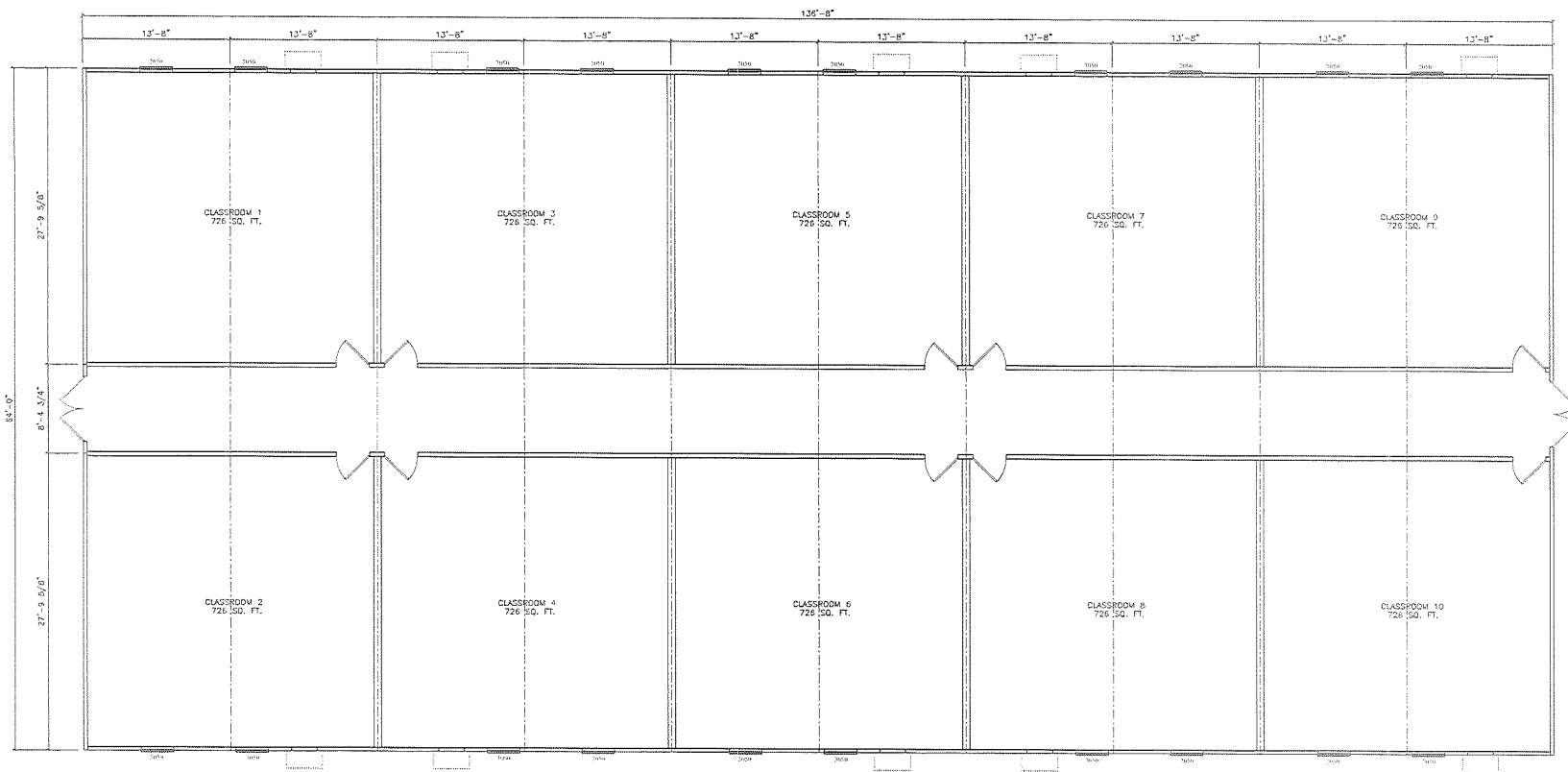
8 CLASSROOM

BUILDING AREA:

7872 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 461 N. 1ST ST. DESOTO, TX, 75117
MAILING ADDRESS: PO BOX 599, DESOTO, TX, 75115
VIA PHONE: 409-425-0127 OR 888-912-4517
ON THE WEB: info.palomarmodular.com
VISIT OUR WEB SITE: palomarmodularbuildings.com



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DESCRIPTION:

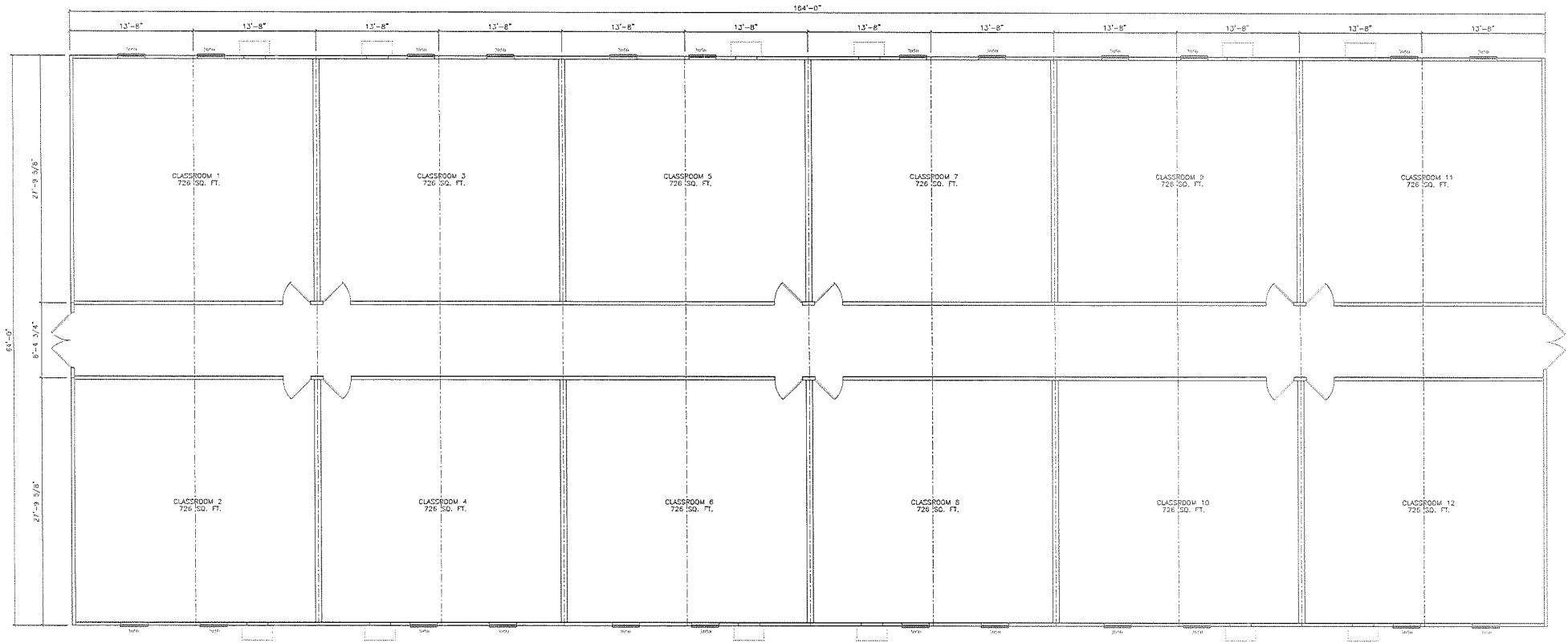
10 CLASSROOM BUILDING DRY

MODEL NUMBER:
10 CLASSROOM DRY

BUILDING AREA:
8,747 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 105 N. LAKE E. DRESSER, TX 75745
MAILING ADDRESS: PO BOX 909 DRESSER, TX 75742
VIA PHONE (817) 469-2277-0227 OR (866) 912-4347
ON THE WEB AT: info@palomarmodular.com
VISIT OUR WEB SITE AT: palomarmodularbuildings.com



PALOMAR
MODULAR BUILDINGS LLC

DESCRIPTION:

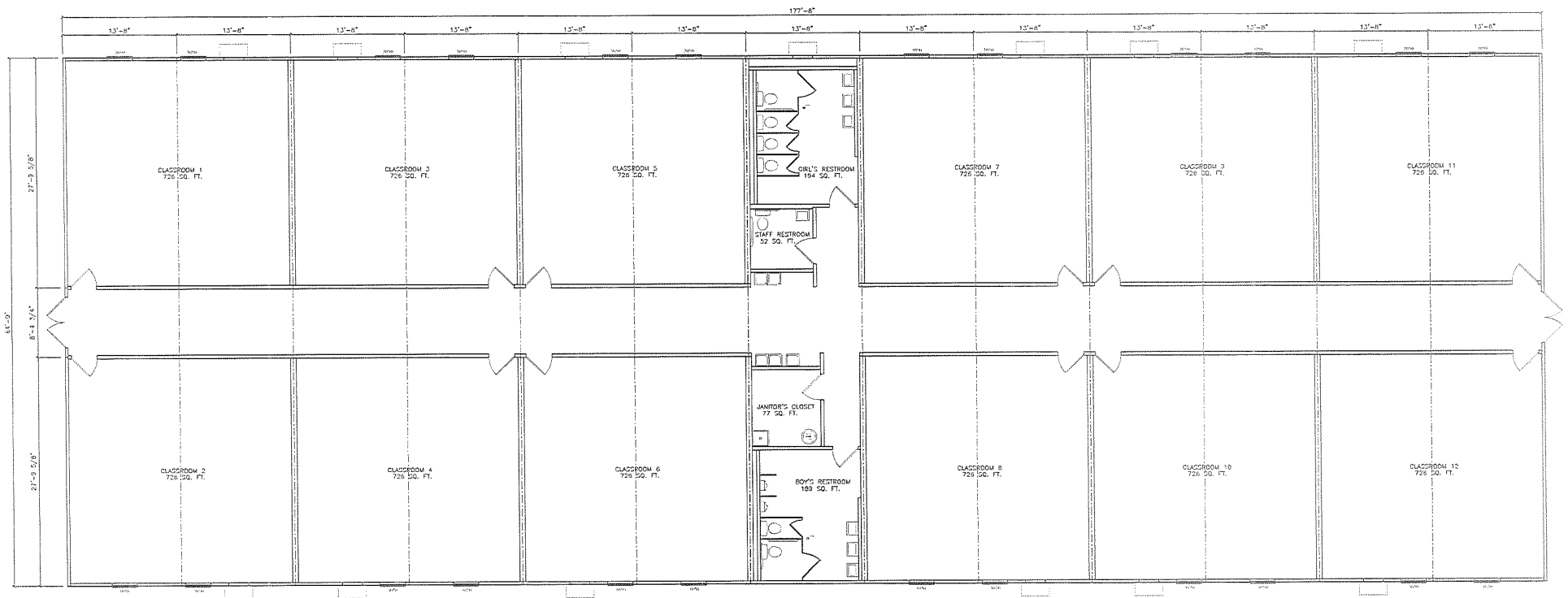
12 CLASSROOM BUILDING DRY

MODEL NUMBER:
12 CLASSROOM DRY

BUILDING AREA:
10,496 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 665 N. LBJ BLVD. DENTON, TX 76101
MAILING ADDRESS: PO BOX 904 DENTON, TX 76102
VIA PHONE: (817) 227-0027 OR (817) 912-4507
ON THE WEB: info@palomarmodular.com
VISIT OUR WEBSITE: palomarmodular.com



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DESCRIPTION:

12 CLASSROOM BUILDING

MODEL NUMBER:

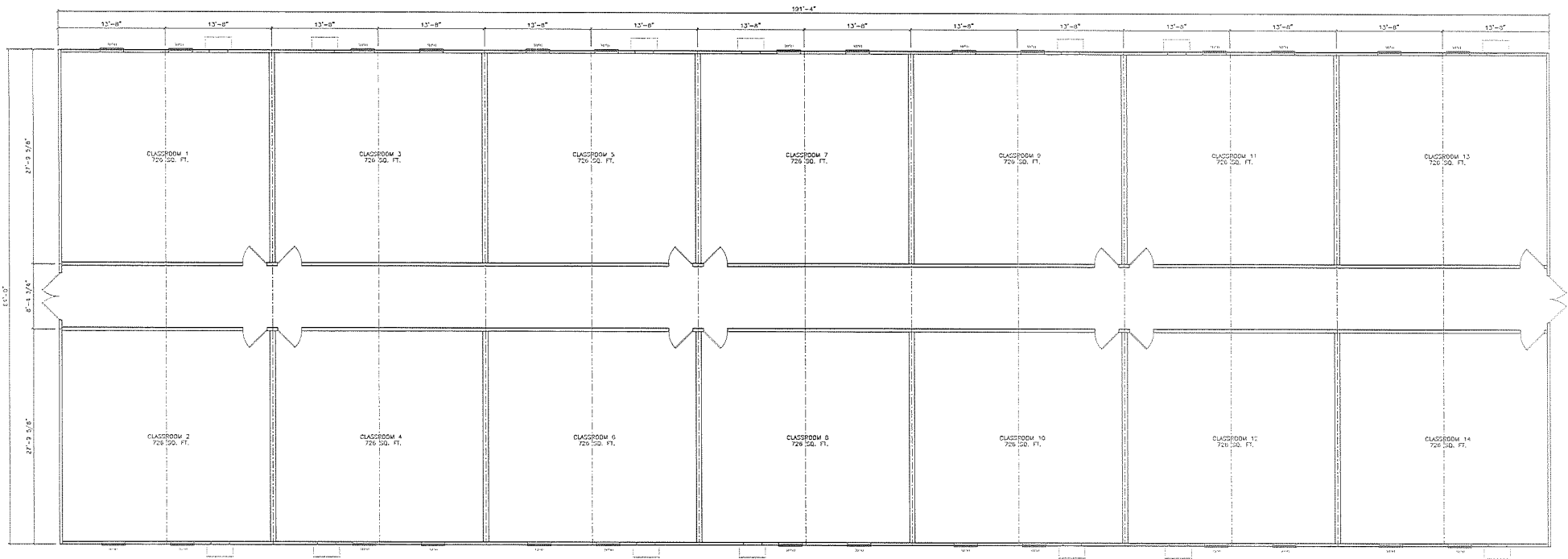
12 CLASSROOM

BUILDING AREA:

11,371 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 245 N. 134TH E. DENVER, TX 75117
 MAILING ADDRESS: PO BOX 809 DENVER, TX 75113
 VIA PHONE: (409) 722-0027 OR (866) 912-1917
 ON THE WEB: info.palomarmodular.com
 VISIT OUR WEB SITE: palomarmodularbuildings.com



PALOMAR
MODULAR BUILDINGS LLC

DESCRIPTION:

14 CLASSROOM BUILDING DRY

MODEL NUMBER:

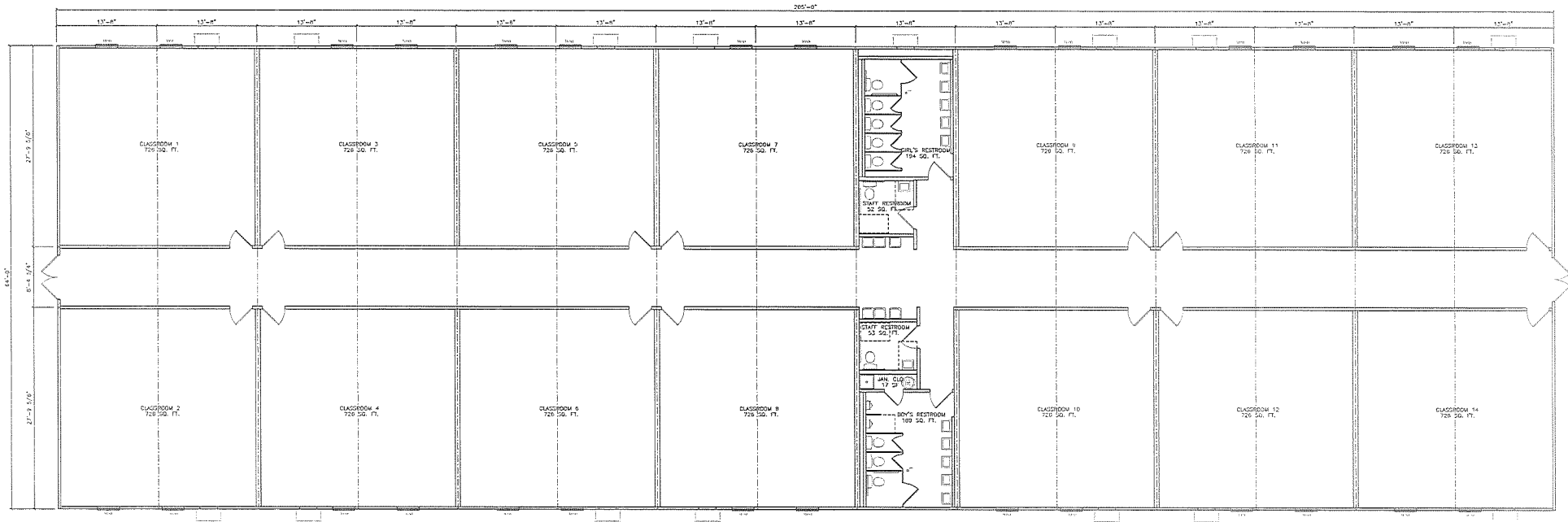
14 CLASSROOM DRY

BUILDING AREA:

12,245 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 505 N. 525 E. DENVER, TX 75117
 MAILING ADDRESS: PO BOX 909 DENVER, TX 75121
 VIA PHONE @ (469) 225-0121 OR (800) 912-4157
 ON THE WEB @: info@palomarmodular.com
 VISIT OUR WEB SITE @ palomarmodular.com



PALOMAR
MODULAR BUILDINGS LLC

DESCRIPTION:

14 CLASSROOM BUILDING

MODEL NUMBER:

14 CLASSROOM

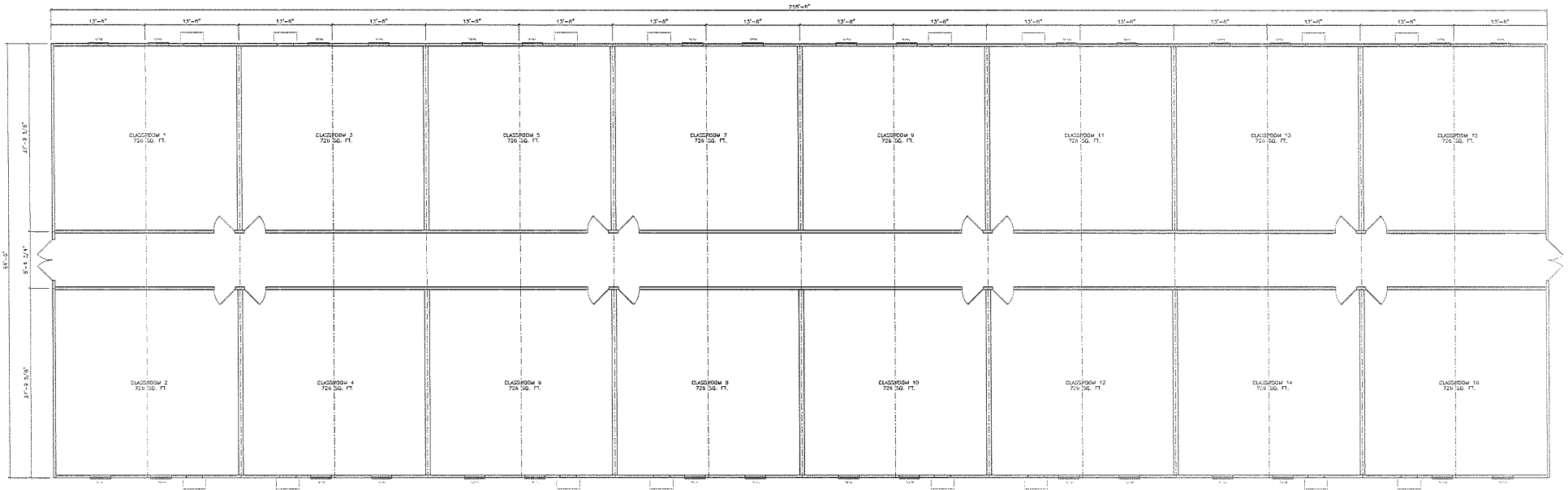
BUILDING AREA:

13,120 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 508 N. JAYE, DESSO, TX 75117
MAILING ADDRESS: PO BOX 909, DESSO, TX, 75113
VIA PHONE: (409) 725-0227 OR (888) 912-5147
ON THE WEB: (409) 725-0227 OR www.palomarmodular.com
VISIT OUR WEB SITE: www.palomarmodularbuilding.com

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DESCRIPTION:

16 CLASSROOM BUILDING DRY

MODEL NUMBER:

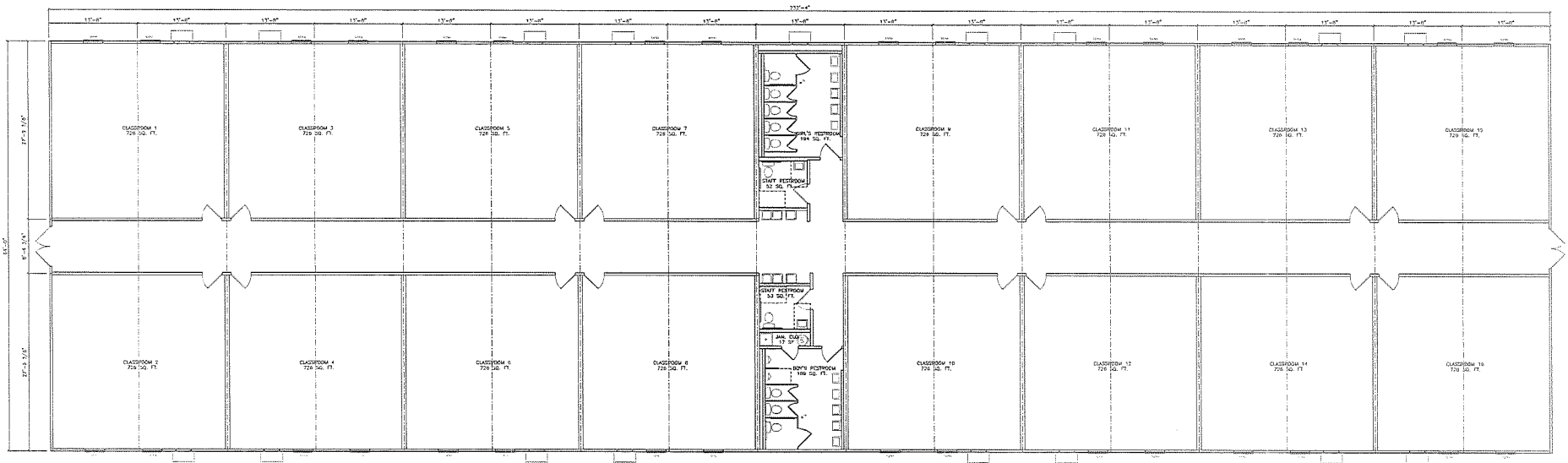
16 CLASSROOM DRY

BUILDING AREA:

13,995 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 505 N. L.M. B. DUNSTON, TX 75115
MAILING ADDRESS: PO BOX 909 DUNSTON, TX 75112
VIA PHONE: (469) 274-0221 OR (866) 912-2597
ON THE WEB: www.palomarmodular.com
VISIT OUR WEB SITE: www.palomarmodular.com



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DESCRIPTION:

16 CLASSROOM BUILDING

MODEL NUMBER:

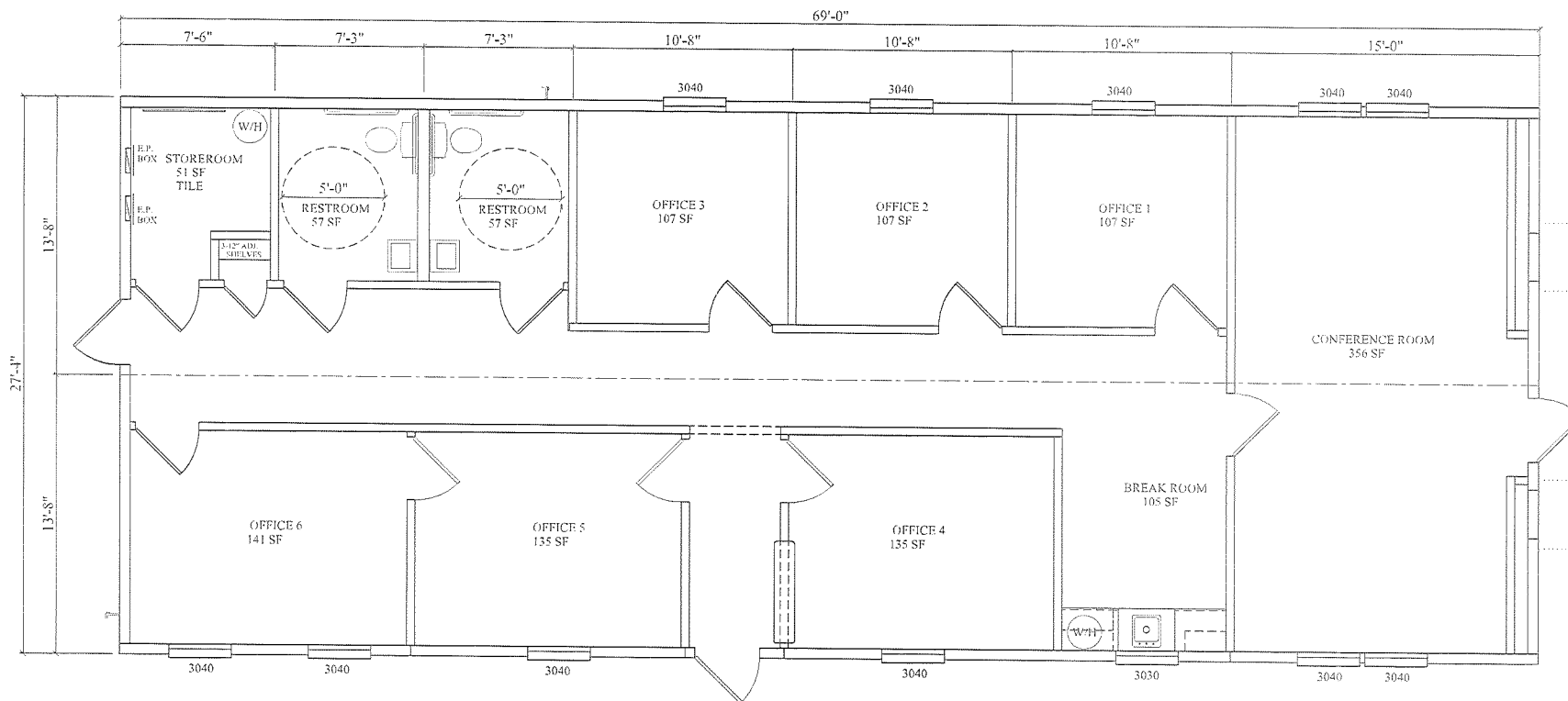
16 CLASSROOM

BUILDING AREA:

14,869 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 505 N. FM E. DESOTO, TX, 75117
MAILING ADDRESS: PO BOX 589 DESOTO, TX, 75122
VIA PHONE @: (469) 227-0227 OR (969) 912-4547
ON THE WEB @: www.palomarmodular.com
VISIT OUR WEB SITE @: palomarmodularbuildings.com



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DESCRIPTION:

6 OFFICE WITH CONFERENCE ROOM

MODEL NUMBER:
6 OFFICE w CONF

BUILDING AREA:
1886 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 246 N. I-35 F. DESOTO, TX, 75115
MAILING ADDRESS: PO BOX 999 DESOTO, TX, 75123
VIA PHONE: (260) 225-9227 OR (866) 912-1427
ON THE WEB @: www.palomarmodular.com
VISIT OUR WEB SITE @: www.palomarmodular.com



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DESCRIPTION:

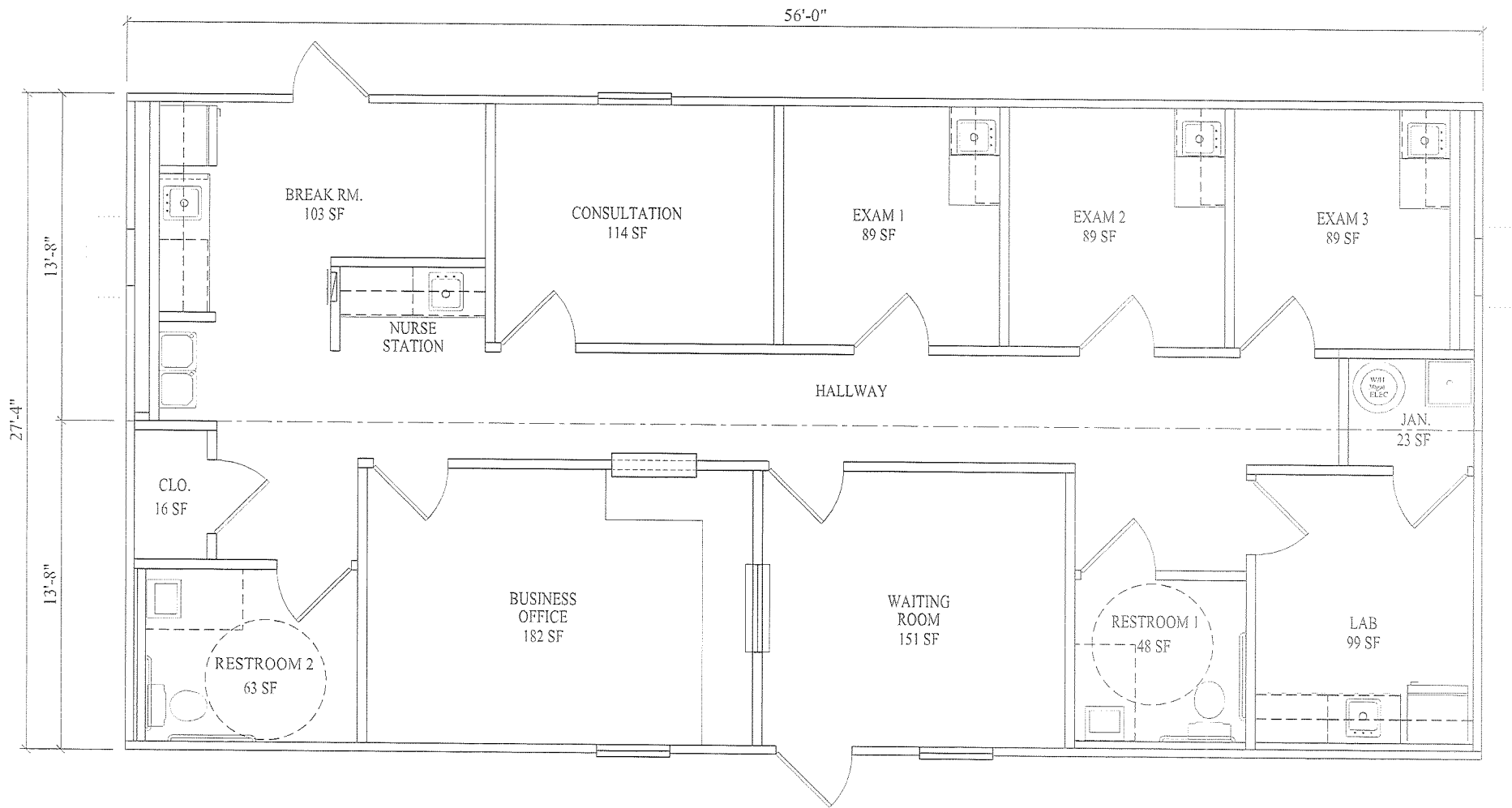
8 OFFICE WITH OPEN WORK AREA

MODEL NUMBER:
B OFFICE w WORK AREA

BUILDING AREA:
3827 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 596 N. LAMAR BLVD. DENVER, CO. 80218
 MAILING ADDRESS: PO BOX 999 DENVER, CO. 80209
 VIA PHONE: 616-422-9222 OR 800-412-2517
 ON THE WEB: 616-422-9222 OR www.palomarmodular.com
 VISIT OUR WEB SITE: www.palomarmodular.com



PALOMAR
MODULAR BUILDINGS LLC

DESCRIPTION:

1 DOCTOR CLINIC

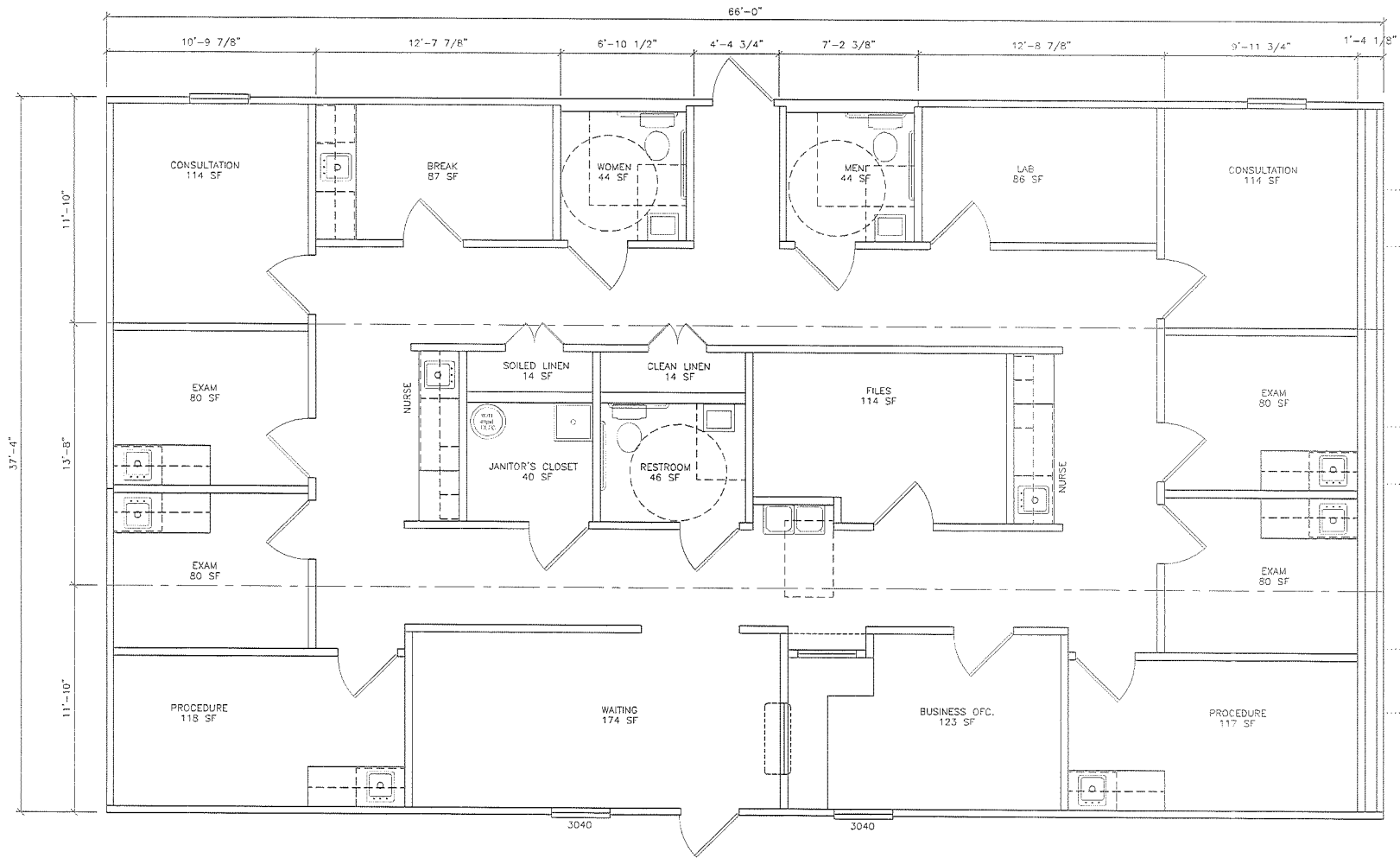
MODEL NUMBER:
1 DOCTOR CLINIC

BUILDING AREA:
1531 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 565 N. LUGA RD. DUNEDIN, FL 33515
MAILING ADDRESS: PO BOX 994 DUNEDIN, TN 38115
VIA PHONE: 615-489-1234 FAX: 615-489-1234
ON THE WEB: 615-489-1234
VISIT OUR WEB SITE: www.palomarmodular.com

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DESCRIPTION:

TWO DOCTOR CLINIC BUILDING

MODEL NUMBER:

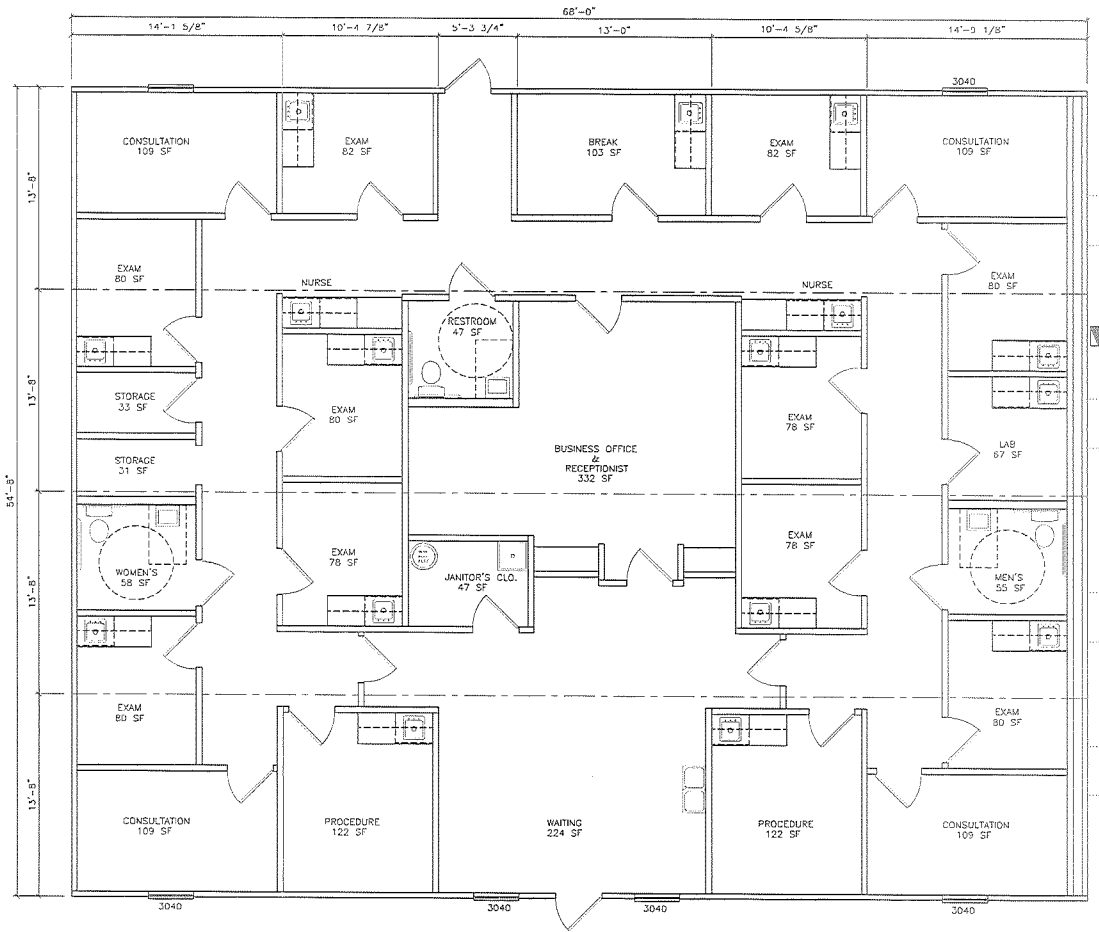
3766CLINIC

BUILDING AREA:

2464 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 685 N. I-75, DECATUR, TN 37321
MAILING ADDRESS: PO BOX 909, DECATUR, TN 37321
VIA PHONE: 615-489-2275-0277 OR 606-912-4167
ON THE WEB: 615-489-2275 or palomarmodular.com
VISIT OUR WEB SITE: www.palomarmodular.com



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MODULAR BUILDINGS LLC

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DESCRIPTION:

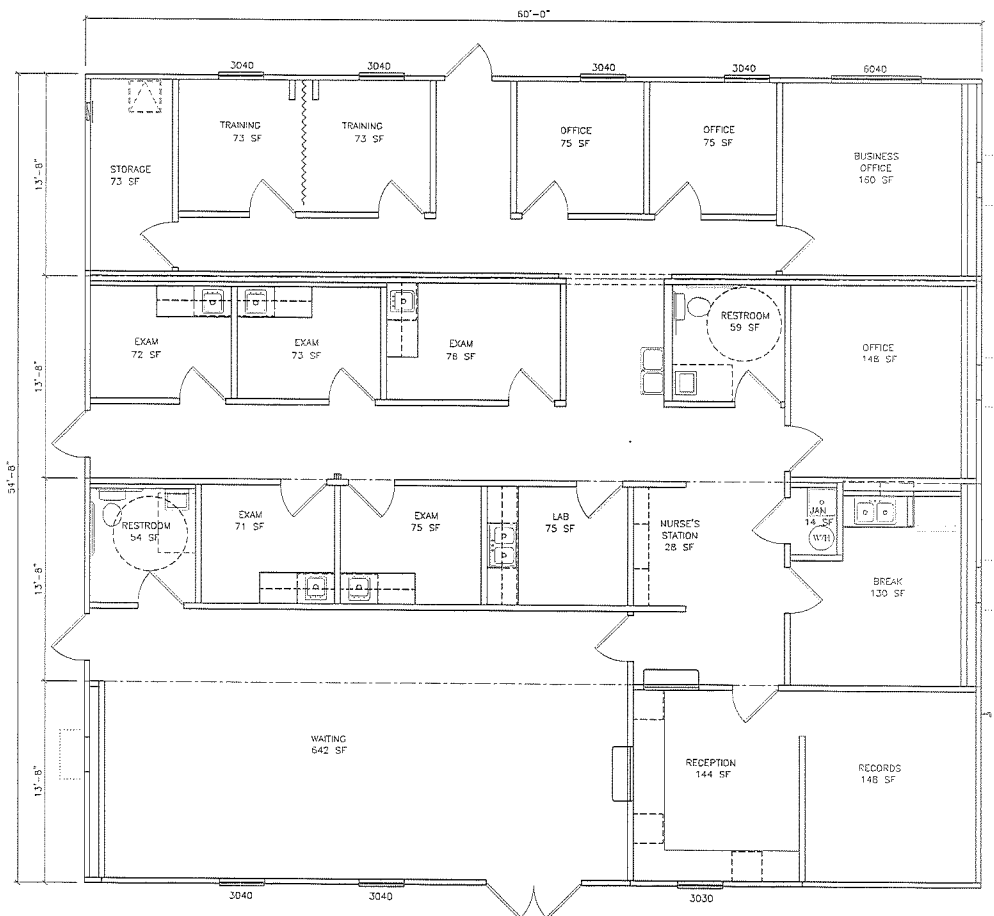
FOUR DOCTOR CLINIC BUILDING

MODEL NUMBER:
5568CLINIC

BUILDING AREA:
3717 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 561 N. GAY ST. BENICHO, TX 75117
MAILING ADDRESS: PO BOX 490 DUNSTON, TX 75127
VIA PHONE @: (409) 225-0027 OR (866) 912-2487
ON THE WEB @: info@palomarmodular.com
VISIT OUR WEB SITE @: palomarmodularbuilding.com



PALOMAR
MODULAR BUILDINGS LLC

DESCRIPTION:

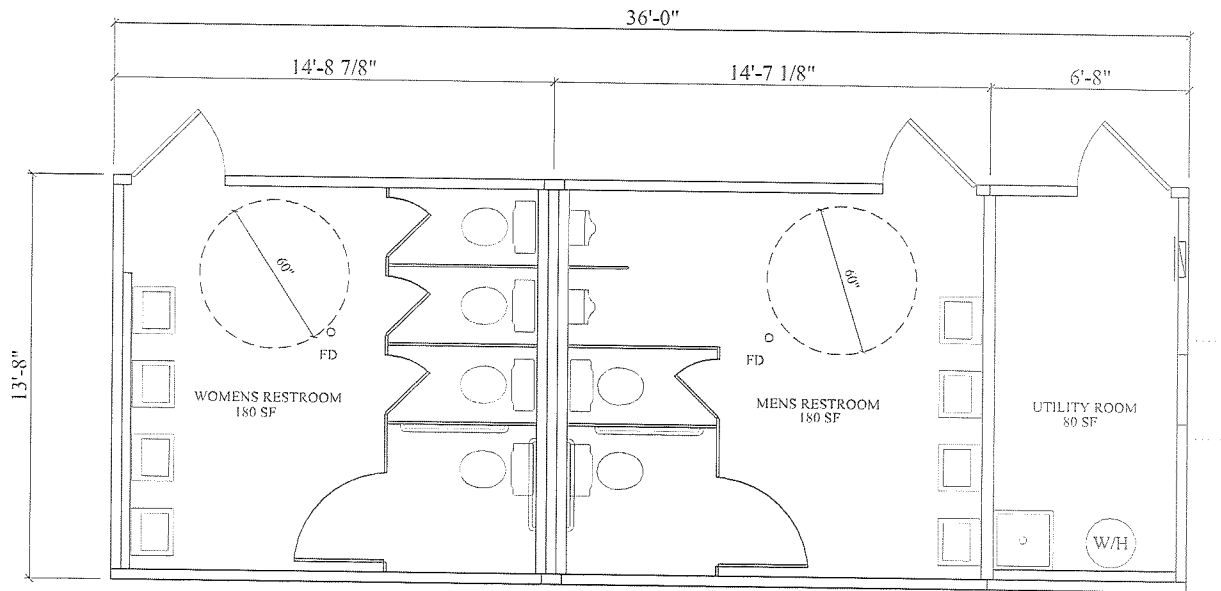
CLINIC BUILDING

MODEL NUMBER:
5560CLINIC

BUILDING AREA:
3280 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 560 N. 145TH DR. DENVER, CO. 80242
MAILING ADDRESS: PO BOX 809 DENVER, CO. 80209, TX. 75127
VIA PHONE: (469) 228-0227 OR (940) 412-1987
ON THE WEB: info@palomarmodular.com
VISIT OUR WEB SITE: www.palomarmodular.com



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DESCRIPTION:

8 STALL RESTROOM

MODEL NUMBER:
8 STALL RR

BUILDING AREA:
492 SQ. FT.

VISIT US @:

PHYSICAL ADDRESS: 500 N. 400 E. DUNDAS, TX, 75114
MAILING ADDRESS: PO BOX 909 DUNDAS, TX, 75113
VIA PHONE: (817) 809-7272 OR (817) 912-4547
ON THE WEB: info-palomarmodular.com
VISIT OUR WEB SITE: palomarmodularbuildings.com



Company Summary

Palomar Modular Buildings is a veteran-owned modular building manufacturer based in DeSoto, Texas. As an American company with a regional focus on the south central United States Palomar is compliant with the Buy American act, and grants preferential treatment to domestic product suppliers. The company has years of experience working with the education market.

Palomar is a manufacturer and general contractor specializing in the design/build of permanent and temporary modular buildings. Palomar has years of experience servicing several markets including military, education, administration facilities, health care, government and commercial and residential construction. Our modular buildings provide both permanent and temporary space for a wide variety of uses including medical clinics, educational facilities, offices, dormitories, childcare and various government and military operation.

Our primary objective is to produce high quality, cost effective modular buildings for quick delivery to our customers. Palomar is a vertically integrated company comprised of in-house teams which specialize in business development, design and engineering, procurement, manufacturing, delivery, site-prep, and field installation of modular buildings. This integrated team approach ensures that accurate plans and building specifications are coordinated between disciplines so that from concept to completion the hand-offs flow seamlessly.

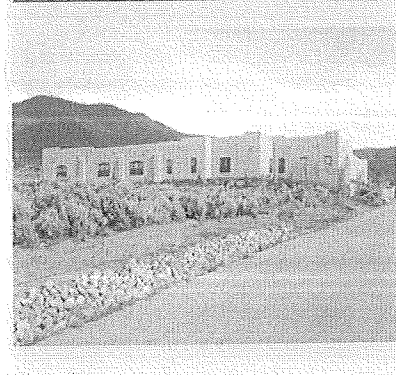
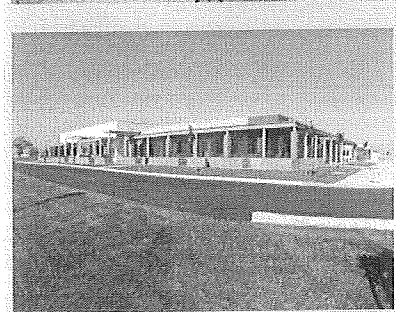
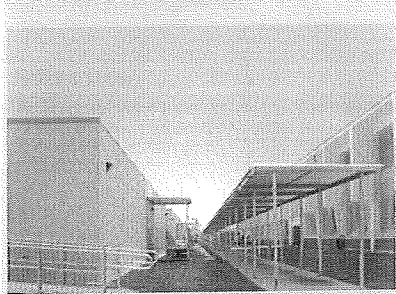
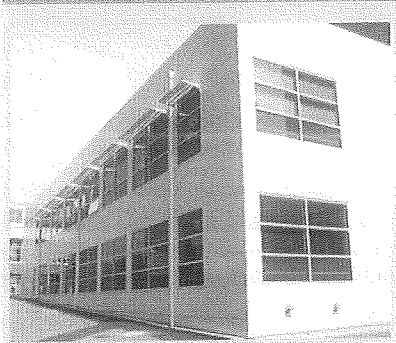
Palomar is a custom builder that works with all customers to explore the building alternatives that meet the individual needs for each program and budget. Customers have the benefit of Palomar's extensive experience in previous projects and can examine plans used by other groups with similar needs. Collectively the Palomar team has over 200 years of experience assisting customers with finding modular construction solutions.

Palomar Modular Buildings Benefits:

- **COST EFFECTIVE** – Palomar's professional team will work with the customer to determine the most cost effective solution for the building requirements. Factory labor is more efficient and less costly than subcontractors' site labor.
- **QUALITY WORKMANSHIP** - Work is performed in controlled production environment. Our construction crews are composed of employees who work in teams under proven plan leadership.
- **ENHANCE CURRENT FACILITIES** – Planning assures that new buildings blend in with current facilities in function and design.
- **RAPID DELIVERY** – Site installation of building and finish out is completed in weeks, not months. Built in a fraction of the time vs. traditional construction.
- **PORTABILITY** – Reduced environmental pollutants from transportation and construction materials. Our buildings can be relocated across the street or across the country. They are designed to withstand the rigors of multiple relocation and transport.

Modular Construction for Education

Palomar Offers Fast Track Solutions to School Facility Challenges



Classrooms . Daycares . Head Start . Dormitories . Complex Integrated Campuses . Cafeterias . Restrooms Administrative . Medical . Multimedia Rooms . Computer & Science Labs

Palomar Modular Buildings, a direct manufacturer of modular solutions, provides a wide range of educational facilities from simple portable classrooms under 1000 square feet to large accelerated school construction projects over 100,000 square feet. Whether it is a new school wing for future growth or several dozen modular classrooms to meet immediate enrollment, the Palomar team will work with you to meet your budget and time-line requirements. Palomar provides:

- A technical support team with millions of square feet of modular design and construction experience.
- An accelerated construction operation with both wood and steel capabilities.
- In-house site development operations
- A focus on large scale, permanent accelerated construction solutions
- Direct manufacturing capability with quality standards and safety controls

Put Our Experience to Work for You

The Palomar team has been involved in manufacturing and installing millions of square feet of space for a wide range of public and private schools, Head Start and daycare organizations, as well as colleges and universities throughout the country. The company's Texas manufacturing facility and its affiliate plant in Idaho, have the manufacturing capability to handle large construction projects. Our skilled project managers, construction and operations professionals are among the most experienced in the industry and are dedicated to providing our customers with an excellent building experience.

- Speed: buildings are ready in 1/3 the time of site built construction
- Quality: commercial grade materials used to the industries best specifications
- Value: developing cost effective solutions for our clients to meet their building requirements.

PALOMAR
MODULAR BUILDINGS

505 N. I-35 East, DeSoto, Texas 75117

Phone: 469.727.0727

Fax: 469.7270728

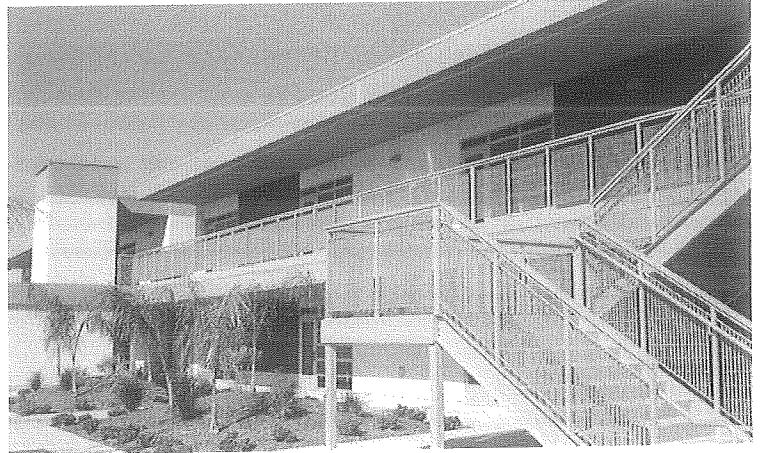
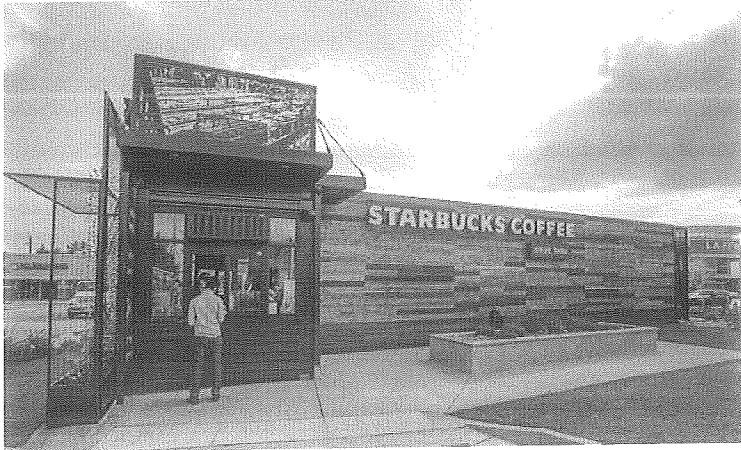
Toll-Free: 866.912.4587

www.palomarmodularbuildings.com

PALOMAR

MODULAR BUILDINGS

505 North I-35 East, DeSoto, TX 75115 | 469-727-0727 | www.palomarmodular.com



Palomar Modular Buildings LLC is a turn-key, veteran owned small business headquartered in DeSoto, Texas. Palomar is a manufacturer and general contractor specializing in the design/build of permanent and temporary modular buildings. Palomar has years of experience servicing several markets including military, education, administration facilities, health care, government, commercial and residential construction. Our modular buildings provide both permanent and temporary space for a wide variety of uses including medical clinics, educational facilities, offices, dormitories, childcare and various government and military operations. Our primary objective is to produce high quality, cost effective modular buildings for quick delivery to our customers.

Palomar employs its own in-house team of business development, technical support and engineering professionals each combined with twenty years of modular building experience. This team is integrated with the project management team to ensure accurate plans and building specifications are coordinated between disciplines to ensure a seamless transition from concept to completion.

Related Projects: Fort Carson, CO – SOF Battalion Headquarters; Fort Lewis, WA – Three Story Barracks; Fort Hood, TX – Two Story Battalion Headquarters; Fort Knox, KY – 6 Two Story Company Operations Buildings; Fort Sill, OK – 4 Two Story Barracks; Fort Bliss, TX – 4 Three Story Barracks

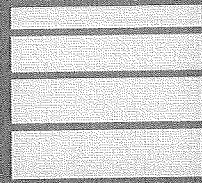
Federal Supply Classification: 5410 Prefabricated/Portable Buildings
NAICS Codes

- 531120** – Lessors of Nonresidential Buildings
- 236220** – Commercial & Industrial Building Construction
- 531110** – Lessor of Residential Buildings & Dwellings
- 236115** – Modular House Assembly on site by General Contractors
- 236117** – New Housing Operative Builders
- 321991** – Houses, prefabricated, wood, manufacturing
- 332311** – Prefabricated Metal Buildings & Component Manufacturing
- 531190** – Lessors of Other Real Estate Property

U.S. Small Business Administration

SBA

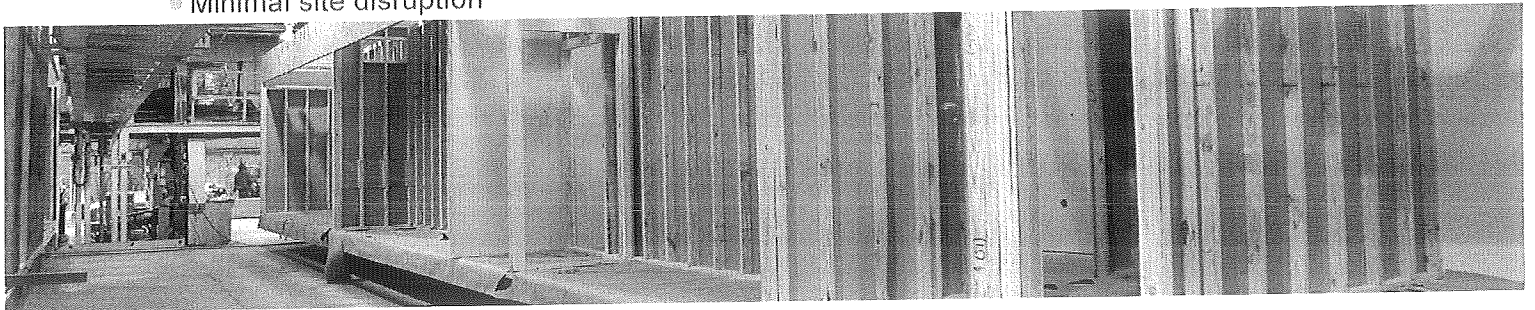
MODULAR
BUILDING INSTITUTE



PALOMAR
MODULAR BUILDINGS

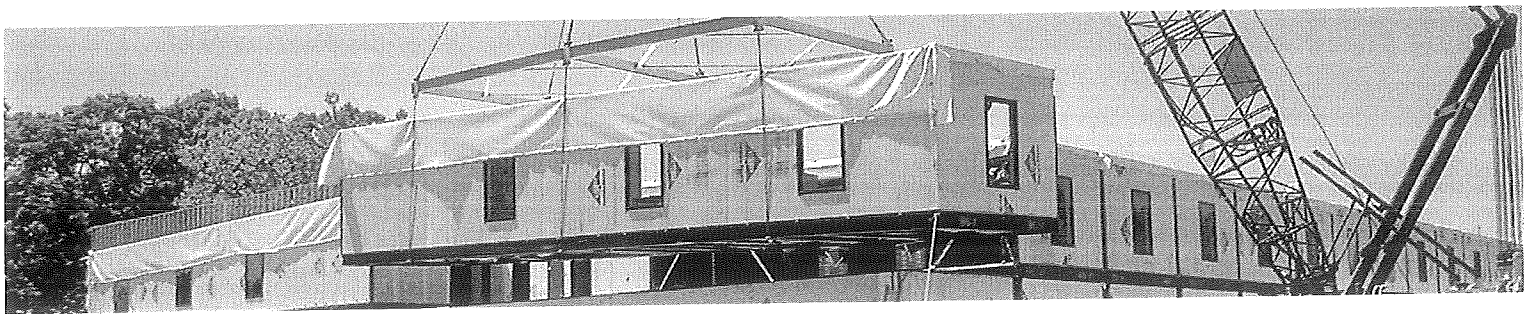
BENEFITS OF MODULAR CONSTRUCTION

- ⌘ Built in a fraction of the time vs. traditional construction
- ⌘ Site preparation occurs concurrently with manufacturing
- ⌘ Materials are purchased in bulk
- ⌘ Factory labor is more efficient and less costly than subcontractor site labor
- ⌘ Plant and setup work are excluded from wage rates
- ⌘ Work is performed in controlled production environment
- ⌘ Weather does not impact production
- ⌘ Process-oriented construction is more efficient
- ⌘ Our construction crews are composed of employees who work in teams under proven plant leadership
- ⌘ Site installation of building and finish out is completed in weeks, not months.
- ⌘ Minimal waste due to precise material accounting, measurement, and recycling
- ⌘ Reduced environmental pollutants from transportation and construction materials
- ⌘ Minimal site disruption



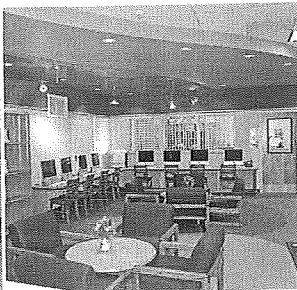
WHAT IS MODULAR CONSTRUCTION?

- Modular Construction is a resource-efficient, off-site delivery method to construct code-compliant buildings in a quality-controlled factory setting.
- Prefabricated, prefab, factory-built, modular: All these words refer to the same process of manufacturing a building off-site and installing it on-site. The modular construction process offers design and planning flexibility: it can be either temporary or permanent, small or large, contemporary or traditional, single-story or multi-story, an individual building, or multiple buildings arranged in a complex or campus. Modular construction creates a high quality building project, built to all applicable codes in far less time than traditional site-built construction, with 'green' consideration in terms of sustainable building materials, labor efficiency, reduced waste, reduced site disruption, and reduced transportation emissions.



MODULAR BUILDING USES

Commercial
Government
Education
Health Care
Housing
Military



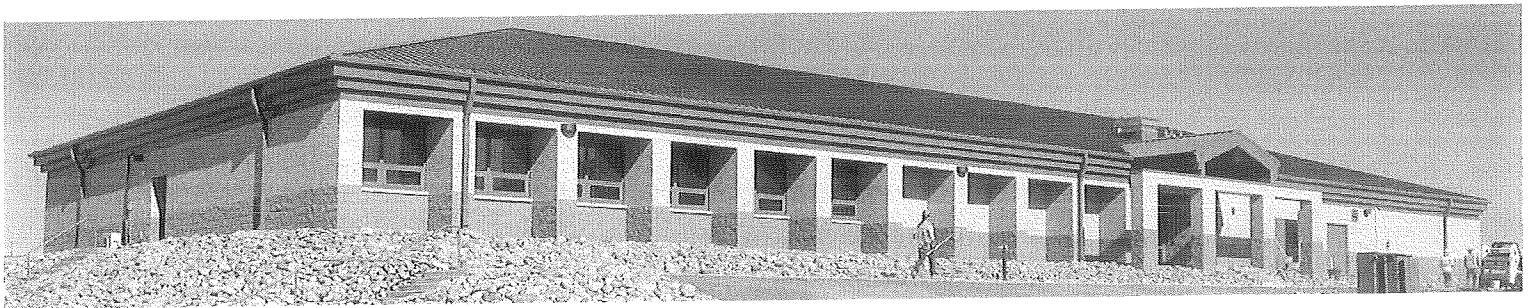
ABOUT PALOMAR MODULAR BUILDINGS

- **Palomar Modular Buildings LLC** is a turn-key, veteran owned small business headquartered in DeSoto, Texas. Palomar is a manufacturer and general contractor specializing in the design/build of permanent and temporary modular buildings.
- Palomar has years of experience servicing several markets including military, education, administration facilities, health care, government, commercial and residential construction. Our modular buildings provide both permanent and temporary space for a wide variety of uses including medical clinics, educational facilities, offices, dormitories, childcare and various government and military operations.
- Our primary objective is to produce high quality, cost effective modular buildings for quick delivery to our customers. Palomar employs its own in-house team of business development, technical support and engineering professionals each combined with twenty years of modular building experience. This team is integrated with the project management team to ensure accurate plans and building specifications are coordinated between disciplines to ensure a seamless transition from concept to completion.

Related Projects Fort Carson, CO – SOF Battalion Headquarters; Fort Lewis, WA – Three Story Barracks; Fort Hood, TX – Two Story Battalion Headquarters; Fort Knox, KY – 6 Two Story Company Operations Buildings; Fort Sill, OK – 4 Two Story Barracks; Fort Bliss, TX – 4 Three Story Barracks

NAICS CODES

- 531120** Lessors of Nonresidential Buildings
- 236220** Commercial & Industrial Building Construction
- 531110** Lessor if Residential Buildings & Dwellings
- 236115** Modular House Assembly on site by General Contractors
- 236117** New Housing Operative Builders
- 321991** Houses, prefabricated, wood, manufacturing
- 332311** Prefabricated Metal Buildings & Component Manufacturing
- 531190** Lessors of Other Real Estate Property





Marketing Strategy

Palomar utilizes a comprehensive marketing strategy to attract prospective customers through a variety of channels. The program starts with search engine marketing, pay per click advertising and website optimization which is supplemented with a comprehensive database marketing automation program, email marketing, trade shows and events, and advertising with associations and publications. The Palomar buildings are sold through a traditional ordering process that involves our sales and support staff working directly with our customers to determine their building needs. Our project management team will provide the customer with a proposal that provides the building specification, and outlines payment and delivery terms.

Marketing Plan

- a) Describe the Vendor's quotation/response process
- b) Palomar's marketing manager is Gary Taylor. Gary has worked in marketing for over 20 years, and he has worked closely with several industry associations for around 10 years. At Palomar Gary is currently working along with a handful of purchasing cooperatives to successfully promote our partnerships, and to expand our combined reach.
- c) Palomar operates from a single location.
- d) The resources Palomar commits to promoting our relationship with purchasing cooperatives include pay per click advertising campaigns, search engine marketing, website optimization, a comprehensive database marketing automation program, specialized landing pages, email marketing, trade shows and events, and traditional advertising.
- e) We estimate our market share to be 4-6% of the national modular building construction sector.
- f) Palomar's sales have increased year over year for three years, our market share has increased.
- g) Palomar's strategy to increase market share is to continue optimizing the company's marketing program, value engineer our product to increase its competitiveness amongst our competitors, and maintain our high standard of quality.
- h) We host training session with our sales, marketing and management team.
- i) Certainly, if you want more information about Palomar's marketing program then I will be available for an oral interview any time.
- j) Trade shows are an important component in our sales and marketing strategy. Palomar is already actively participating in a number of regional conferences each year, and will add conferences as needed.



Warranty and Maintenance Service Organization

Palomar will provide a warranty for all buildings for one year for defective products and workmanship. We pride ourselves on the quality of our work and have a commitment to responsive service and manufacturing excellence. We provide supplier warranties for all applicable modular building components and systems to include HVAC, roofing materials, floor coverings, exterior materials, etc. Building Component Operation and Maintenance Manuals are provided to our clients so that technical aspects of each building system and component can be clearly understood. The manuals are intended to provide assistance in diagnosing problems and achieving a resolution or for reporting the issue to us.

In addition, we provide our clients with monthly preventative maintenance check lists to maintain the quality of the building and extend its lifecycle. The check lists help increase building performance and prevent unnecessary maintenance expenses. However, if a problem occurs, we stand ready to engage our building service representatives to solve the problem correctly and in a timely manner as covered in our client project wrap-up.

Palomar works on a production line so there is a constant flow of parts and material on hand. Our Service and Maintenance team go through training programs as required and necessary.

Describe your maintenance facilities: location, name, number of technicians and average response time.

Palomar Modular Buildings
505 N I35 E DeSoto, TX 75115
Of Technicians – 2
Response Time – 24-72 Hrs

The procedure for the End User requiring repair of anything associated with Warranty is to call the Call Service Manager and set up an appointment.

Call Service Manager – Fred Cox
Number – 866-912-4587