

ENGINEERED

COATINGS SOLUTIONS

John M. Blank
4269 King Richard Drive
Sarasota, FL, 34232

Cell: 941-993-5923
2-11-2025

Engineered Coatings Solutions, LLC
Engineered Coatings Solutions
888 Blvd of The Arts Unit #1906
Sarasota, FL, 34236

Dear City of Key West,

We are writing to express our interest and submit my bid package for bid package RFP-RFP26-004-0-2026/LT (General Services for Manhole and Concrete Rehabilitation. Projected on multiple forums we bid solicitations on as a CGC #1532642 in Florida.

With a strong background in industrial/ municipal coatings. We are excited about the opportunity to rehabilitate your system. We went to the extent of reviewing this package with 5 of our management members and our product representatives. Throughout our careers we have completed high performance coatings for roughly 30 municipal clients, you as the city of Key West being one of them, various industrial treatment plants, and entire municipal systems. We have developed a company that promotes its workmanship and delivers customer satisfaction. Please view our references attached.

At Engineered Coatings Solutions LLC, we are deeply rooted in Sarasota County, and the communities where our partners, investors, and employees live and work. As a business owner who has built this company from the ground up, starting with cold calls and direct outreach to municipalities, this opportunity feels like a unique milestone. We have put forth our effort to make it apparent we want to call the City of Key West our home also. We not only have a plan to hire locally within the confines of the City/ Monroe County, but also, we have established a home base. 111 Overseas Highway, a non-for-profit charity that is also giving back to the community We aim to become deeply established within the community. Our family has called Sarasota County home for nearly a decade We are excited and over the top thrilled silly at this opportunity to be able to provide the community, taxpayers, and the system with our full support. We look forward to calling Key West our home. Over time, we've had the privilege of cultivating strong relationships with clients like yourself. It would be an honor to extend our services to you as well. Please know that we are committed to our community, this is not just business for us. We are passionate about improving the lives of residents in City of Key, West, Monroe County and foundations involved within, offering high-quality services at an affordable price, paired with exceptional communication and craftsmanship.

Enclosed is my resume, references, and a list of completed jobs which provides additional details about my professional background, and Engineered Coatings Solutions LLC. As the owner of Engineered Coatings Solutions LLC, I would welcome the opportunity to discuss how our qualifications, references, and management team would meet the needs of any request brought to us by Sarasota County for this project. Thank you for considering our responsible competitive bid. I look forward to the possibility of working with you all in the very near future.

Sincerely,

John M. Blank

Engineered Coatings Solutions





March 11, 2026

GENERAL SERVICES FOR MANHOLE & CONCRETE REHABILITATION

RFP #26-004

Engineered Coatings Solutions, LLC
888 Blvd of the Arts #1906 Sarasota, FL 34236
Austen Wagoner-Sales Engineer/Estimator
awagoner@ecscoatings.com (941) 248-6489



Authorization to Sign on Behalf of ECS

To Whom It May Concern:

This document serves to confirm that Austen Wagoner, Sales Engineer/Estimator at Engineered Coatings Solutions, LLC, is authorized to execute any and all documents associated with RFP #26-004 General Services for Manhole & Concrete Rehabilitation.

If you require any further information or verification, please do not hesitate to contact us.

A handwritten signature in blue ink, appearing to read "John Blank", is written over a horizontal line.

John Blank

VP/Managing Member

C: (941)993-5923

February 23, 2026

3/9/24



Company Information

This is to certify that the legal company name submitting this solicitation is Engineered Coatings Solutions, LLC located at 888 Blvd of the Arts #1906 Sarasota, FL 34236. The contact person is Austen Wagoner-Sales Engineer/Estimator who can be reached at (941)248-6489 or awagoner@ecscoatings.com.

 3/9/26

Austen Wagoner

Sales Engineer/Estimator



Organizational Profile

Engineered Coatings Solutions, LLC is a S-Corporation established in 2017. ECS has been performing similar projects as prescribed in the solicitation since its inception. The principal office is 888 Blvd of the Arts #1906 Sarasota, FL 34236. 405 E Venice Ave Venice, FL 34285 and 111 Overseas Hwy Key West, FL 33040 is designated as ECS's field offices, with 111 Overseas Hwy serving as the location for this solicitation.



References, Quality of Past Performance on Similar Projects

Project: Pump Station G

Owner: City of Key West

Contact: Matt Willman P-(305) 407-6208 E-mwillman@cityofkeywest-fl.gov

Location: 3539 Flagler Ave Key West, FL 33040

Work: Sandblasting, Leak Stop, Resurfacing, and Coating of 7 structures

Contract Amount: \$265,963.27

Completion Date: 7/11/2025

Contact: Matt Willman P-(305) 407-6208 E-mwillman@cityofkeywest-fl.gov



Project: Duval Manhole Rehabilitation

Owner: City of Key West

Contact: Matt Willman P-(305) 407-6208 E-mwillman@cityofkeywest-fl.gov

Location: Duval St Key West, FL 33040

Work: Sandblasting, Leak Stop, Resurfacing, and Coating of 5 manholes

Contract Amount: \$39,634.40

Completion Date: 2/10/2025



Project: Trumbo Point Crack Repair

Owner: City of Key West

Contact: Matt Willman P-(305) 407-6208 E-mwillman@cityofkeywest-fl.gov

Location: Flemming Key, Key West, FL 33040

Work: Cleaning, Pressure Washing, Cleaning, Crack Repair

Contract Amount: \$151,138.73

Completion Date: September 2024



Project: Manhole Project (District A)

Owner: City of Key West

Contact: Matt Willman P-(305) 407-6208 E-mwillman@cityofkeywest-fl.gov

Location: District A in Key West, FL

Work: Sandblasting, Leak Stop, Resurfacing, and Coating of 15 manholes

Contract Amount: \$49,220.05

Completion Date: 2023

ENGINEERED

COATINGS SOLUTIONS



THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

September 25, 2025

To Whom it May Concern,

This letter is to confirm that Engineered Coatings Solutions (ECS) has repaired several sanitary and stormwater structures throughout the City of Key West and has done concrete repair at our wastewater treatment plant on Fleming Key. I am very satisfied with their work, their product and their warrantee. They maintain a good relationship with the City of Key West as well as with other municipalities within the State. I am happy to recommend ECS.

If you wish for me to provide further information or have any questions, I can be reached at 305-809-3992 or sgardner@cityofkeywest-fl.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Gardner".

Steve Gardner
Senior Project Manager
City of Key West Utilities

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.



Project: .125 MG Ground Storage Tank Coating

Owner: Gasparilla Island Water Association

Contact: Ron Bolton

Location: 5050 Linwood Rd Placida, FL

Work: Sandblasting, Resurfacing, and Coating

Contract Amount: \$218,371.00

Completion Date: 11/21/2025



GASPARILLA ISLAND WATER ASSOCIATION, INC.

P.O. BOX 310
BOCA GRANDE, FL 33921-0310
Telephone (941) 964-2423 Fax (941) 964-0625

March 2, 2026

Re: Professional Reference

To Whom It May Concern:

It is my pleasure to provide this letter of recommendation for Engineered Coating Solutions (ECS) regarding their outstanding performance for the Gasparilla Island Water Association (GIWA) in Boca Grande, Florida. ECS has been contracted for various water and sewer projects over the last three years. Their scope of work included:

- Minor concrete repairs & application of industrial coating for newly constructed EQ tank and blower building at our water reclamation treatment facility.
- Rehabilitation and coating inside and outside of a .125 MGD CROM storage tank.
- Rehabilitation and coating of our color removal plant clarifier and associated piping.
- Various liftstation and collection system repairs and coatings.

Throughout the projects, ECS demonstrated exceptional professionalism, technical expertise, and commitment to safety and quality standards. They successfully met all milestones, adapted to schedule requirements, and coordinated effectively with stakeholders and suppliers. The projects were completed on time, within contractual obligations, and their performance exceeded expectations. I can confidently recommend Engineered Coating Solutions, for any future projects requiring similar capabilities.

If you have any questions or require further details, please feel free to contact me at 941-964-2423.

Sincerely,

A handwritten signature in blue ink that reads "Ronald L. Bolton". The signature is fluid and cursive, written over a white background.

Ronald L. Bolton
Executive Director



Project: 2025 Budget Manhole Project

Owner: City of Fort Myers

Contact: James Stilts

Location: Fort Myers, FL

Work: Sandblasting, Leak Stop, Resurfacing, and Coating

Contract Amount: \$99,621.72

Completion Date: 9/24/2025

Project Approach

Operations Plan

1. Surface Preparation & Coating Application

This process follows the standards for sanitary sewer and stormwater structures to ensure long-term corrosion resistance and structural integrity.

- **Initial Cleaning:** High-pressure water blasting (minimum 5,000–10,000 psi) to remove grease, laitance, and loose debris.
- **Abrasive Blasting:** If required, sand or grit blasting to achieve a Surface Profile (CSP) of 4–6, ensuring a "sandpaper" texture for mechanical bonding.
- **Application:**
 - **Resurfacer:** HCM-25 (PDS attached in bid package) applied to interior surface area of the manhole/structure to repair any defects, voids, etc. and to provide a clean structure for primer/topcoat.
 - **Primer:** HP-100 (PDS attached in bid package) applied to prevent outgassing and ensure better adhesion for topcoat.
 - **Topcoat:** HT-200 applied via plural component equipment to the specified dry film thickness (DFT) at least 125mils. The combination of HP-100 and HT-200 will yield a bond strength greater than 200psi and has been tested to be resistant of H₂S of greater than 100,000ppm.

2. Flow Isolation & Invert Management

To perform repairs in a dry environment, wastewater flow must be diverted or plugged.

- **Plug and Pump:** Inflatable bypass plugs are inserted into the upstream pipe. A bypass pump reroutes flow to a downstream manhole or vacuum truck/trailer staged at the upstream manhole to prevent overflow.
 - **Invert Channel isolation:** For minor repairs, a "flow-through" plug allows controlled amounts of water to pass while work occurs on the benching.
 - **Manhole Isolation:** Use of rim-sealing gaskets and chimney seals to prevent inflow and infiltration (I&I) during the curing process.
-

3. Vertical & Overhead Spalling Repair

These techniques focus on restoring structural integrity and preventing water infiltration in vertical and overhead concrete orientations.

Removal and Preparation

- **Delineation:** Identify delaminated areas through sounding or visual survey and mark them for repair.
- **Removal:** Saw-cut the perimeter of the spalled area to a depth of 1/2" to avoid feathered edges. Remove corroded rebar scale. Use light chipping tools (<15 lb hammers) to remove unsound concrete while avoiding microcracking in adjacent sound sections.
- **Steel Treatment:** Undercut corroded reinforcing steel to a minimum 3/4-inch clearance. Clean steel to "bright metal" using wire brushing or abrasive blasting. Apply a corrosion-inhibiting primer to all exposed steel.
- **Substrate Prep:** Clean the area of dust, pre-dampen to an **SSD condition**, and apply a bonding agent (Epoxy ASTM C881 or cementitious slurry).

Repair Techniques

- **Mortar Application:** Use polymer-modified, non-sag, cementitious repair mortar (e.g., SikaTop 123 Plus or MasterEmaco N 425).
 - **Placement:** Apply mortar by trowel or hand in multiple lifts as required, compacting each layer to ensure full contact.
 - **Finishing:** Match the adjacent surface profile and texture; protect the repair from sunlight, wind, and rain for at least **7 days**.
 - **Crack Treatment:** * **Structural:** Inject low-viscosity epoxy resin through surface ports spaced 6-12 inches apart.
 - **Non-Structural:** Rout cracks to a 1/2-inch width/depth and fill with polyurethane or silicone sealant.
-

4. Safety & Environmental Protection

The high-risk nature of wastewater environments demands a rigorous safety protocol.

Confined Space Entry (CSE)

- **Permitting:** No entry without a signed CSE permit.
- **Atmospheric Monitoring:** Continuous 4-gas monitoring (Oxygen, H₂S, CO, and LEL) before and during entry.
- **Ventilation:** Positive pressure blowers must be active at all times.
- **Rescue:** A tripod and mechanical winch system must be stationed at the entry point with a dedicated confined space attendant.

Environmental Protection

- **Containment:** Use of plugs to prevent debris or coating runoff from entering the downstream flow.
 - **Waste Management:** All removed concrete and old liners are captured and disposed of at approved facilities.
-

5. Scheduling and City Coordination

To minimize the impact on local residents and city services, the following coordination logic is applied.

- **Public Notification:** 48-hour notice to residents regarding upcoming work and bypass noise.
- **Maintenance of Traffic (MOT):** Use of MOT Stamped Plans, cones, barricades, signage boards, etc. to maintain a safe work environment and flow of traffic.
- **Site Clean-up:** Daily demobilization of job site equipment, pick up of all construction debris and MOT

Project Management

Management, Equipment, and Quality Assurance Plan

This section details the administrative and technical controls required to meet the standards set by the City of Key West for manhole rehabilitation and spalling repair.



1. Management & Communication Methods

Effective coordination ensures project objectives—such as eliminating infiltration and inflow (I/I) and restoring structural integrity—are met with minimal disruption.

- **Designated Points of Contact (POC):**
 - **Project Manager:** Chase Jones (941)525-4677 cjones@ecskoatings.com
Primary contact for scheduling, submittals, and contract administration.
 - **Field Superintendent:** Alejandro Wettel (Bilingual) (913)263-0711
awettel@ecskoatings.com On-site POC for daily operations, traffic control coordination, and immediate site requests.
 - **City Representative:** All repairs must be inspected and approved by the Owner's Representative
 - **Daily Communication:**
 - **Field Logs:** Furnish daily field logs documenting specific locations, work performed, and weather conditions.
 - **Notice Requirements:** Coordination with the City for any bypass pumping or traffic control measures required to maintain continuous sewer flow.
 - **Final Acceptance:** Written acceptance by the Owner is required upon completion of inspection.
-

2. Proposed Equipment, Tools, and Materials

The following items are proposed to meet the technical specifications for manhole and façade restoration.

Materials

- **Coatings:** 100% solids, solvent-free HT-200 (PDS attached) (Min. 125 mils DFT).
- **Repair Mortars:** Polymer-modified, non-sag, cementitious mortars such as SikaTop® 123 for concrete restoration. HCM-25 will be utilized for manhole restoration (PDS attached).
- **Sealants & Grout:** Avanti AV-202 chemical grout for leak sealing in manholes and SikaHyflex 150 LM high-performance joint sealants of concrete structures.

Equipment & Tools

- **Surface Prep:** High-pressure water jetting equipment capable of a minimum 4,000 psi. Sandblasting at 185cfm at 100psi to achieve adequate profile.

- **Application:** Graco EXP-2 plural component sprayer for manhole/structure coatings and light chipping tools (<15 hammers) for concrete removal and use of troweled mortar for crack repair.
 - **Access:** Ladders, scaffolding, or lifts for vertical access.
 - **Safety:** 4-gas atmospheric monitors, ventilation blowers, and full PPE for OSHA-compliant confined space entry.
-

3. Quality Assurance & Post-Repair Testing

Adherence to NASSCO, ASTM, and ICRI standards is mandatory to ensure a minimum five-year manufacturer warranty on coating products.

Inspection Checklist

- **Pre-Construction:** MACP-standard inspections to record structural defects and infiltration points.
- **Surface Profile:** Verification of ICRI CSP 3-5 profile through visual comparison.
- **Environmental Check:** Confirming surfaces are dry or and temperatures are above 40°F for sealants.

Post-Repair Testing

- **Adhesion Testing:** Minimum of one pull-off test per manhole (ASTM D7234/D4541) with a required bond strength of >200 psi.
- **Holiday Testing:** High-voltage or low-voltage holiday detection (NACE SP0188) to ensure coatings are free of pinholes.
- **Thickness Verification:** Use of magnetic gauges or wet film combs to verify DFT compliance.
- **Final Documentation:** Final inspection reports must include photographic documentation and GIS mapping where applicable.



Team Staffing and Qualifications

The following section outlines our team’s professional standards and structural capacity required to execute the City of Key West’s infrastructure rehabilitation project in accordance with the Scope of Work.

1. Key Personnel & Experience

The following team members lead our execution, ensuring all work—from chemical grouting to vertical mortar application —adheres to the referenced standards.

- **Project Manager (PM):** Possesses extensive experience directly managing the specific scopes outlined in the references listed, including NASSCO MACP-standard inspections and high-performance coating installations for H2S environments.
- **Site Supervisor:** Rigorously trained by ECS to lead manhole and concrete repair projects, ensuring strict adherence to ICRI surface preparation profiles and ASTM testing protocols and application of HT-200.
- **Field Technicians:** Our laborers undergo comprehensive in-field training to successfully perform the specialized tasks of the Scope of Work, including 4,000 psi minimum pressure washing, sandblasting, multi-lift placement of non-sag repair mortars, and HT-200 lining system.

2. Professional Certifications

To ensure safety and quality, our organization maintains the following credentials:

- **Certified General Contractor:** Licensed in the state of Florida. (CGC1532642)
- **Confined Space Entry (CSE):** All employees hold current certifications in compliance with OSHA 29 CFR 1910 and 1926.
- **AMPP CIP Level 1:** Our company holds the Association for Materials Protection and Performance (AMPP) Coating Inspector Program certification, providing expert oversight for the application of 100% solids epoxy and polyurethane liners (**AMPP 11554693**).
- **Safety Officers:** Dedicated staff monitor atmospheric conditions (Oxygen, H2S, CO, LEL) and manage public safety via pedestrian protection and barricades.



3. Organizational Capacity

Managing Members

President-Mike Blank	Vice President-John Blank	Chief of Operations-Jacob Blank	Secretary-Carla Blank
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+Sales Engineer/Estimator+

^Project Manager^

Austen Wagoner	Chase Jones
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<Supervisors>

Junior Anderson	Adam Wagoner	Christian Fall	Alejandro Wettel
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General Labor Under Supervisors

~18

Oversee overall day to day operations and finances

+Curates sales, estimates, public solicitation, client relations+

^Superintendent to all current projects, assists sales/logistics^

<Delivery of products and procedures for our clients while maintaining a safe and operable job site>

We maintain the staff and resources necessary to restore all disturbed surfaces to pre-construction conditions. Our scheduling minimizes disruption through:

- **Coordinated Bypass Pumping:** Maintaining continuous sewer flow during manhole work.
- **Strategic Resource Allocation:** Deploying specialized equipment, including light chipping tools and spray application rigs, to meet project deadlines

Timeline for Mobilization and Completion of Repairs

The execution schedule for rehabilitation activities is designed to be responsive to the City's specific needs as they arise.

- **Mobilization:** Project mobilization will commence based upon the issuance of a formal work assignment or purchase order from the City.
- **Completion Timeline:** The specific timeline for the completion of repairs is determined by the quantity of manholes and structures included in each individual work assignment or purchase order.

Work Schedules and Quality Assurance Documentation

The following standard operating sequence is utilized for each structure, with photographic documentation captured at every stage to verify quality assurance.]

- **Cleaning:** Debris removal and high-pressure water jetting at a minimum of 4,000 psi to prepare the substrate.
- **Sandblasting & Leak Stop:** Mechanical abrasion to achieve an ICRI CSP-3 to CSP-5 profile and chemical grouting to eliminate all active leaks.
- **Resurfacing & Spalling Repairs:** Removal of unsound concrete, cleaning of reinforcing steel to bright metal, and application of non-sag repair mortar in multiple lifts.
- **Coating Application:** Spray application of HT-200 liners to the specified thickness of a minimum 125mils DFT.
- **Curing:** Controlled curing per manufacturer instructions, followed by holiday testing and adhesion pull-tests to confirm a minimum bond strength of 200 psi.

Scheduling, Reporting, and Performance Tracking

- **Scheduling:** We manage bypass pumping and traffic control to ensure continuous sewer flow and minimal operational disruption.
- **City of Key West GIS Experience:** ECS has direct experience utilizing the City of Key West's GIS program from previous projects to track real-time progress and ensure seamless asset data integration.
- **Reporting:** ECS delivers compliant reports, field logs, and quality documentation to verify structural integrity and the elimination of I/I.

NOTE TO BIDDER: Use preferably black ink or typewritten for completing this Bid Form.

BID FORM

To: The City of Key West
Address: 1300 White Street, Key West, Florida 33040
Project Title: **Manhole Rehabilitation and Concrete Spalling Repair General Utilities Contract**
RFP #26-004

Bidder's contact person for additional information on this bid:

Company Name: ENGINEERED COATINGS SOLUTIONS, LLC
Contact Name & Telephone #: AUSTEN WAGONER (941) 248-6489
Email Address: AWAGONER@ECS.COATINGS.COM

BIDDER'S DECLARATION AND UNDERSTANDING

The undersigned, hereinafter called the Bidder, declares that the only persons or parties interested in this bid are those named herein, that this bid is, in all respects, fair and without fraud, that it is made without collusion with any official of the City, and that the bid is made without any connection or collusion with any person submitting another bid on this contract.

The Bidder further declares that they have carefully examined the Contract Documents for the construction of the project, and satisfied themselves as to the quantities involved, including materials and equipment, and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the Contract Documents, and that this bid is made according to the provisions and under the terms of the Contract Documents, which documents are hereby made a part of this bid.

CONTRACT EXECUTION AND BONDS

The Bidder agrees that, if their bid is accepted, they will, within ten (10) calendar days—excluding Sundays and legal holidays—after receipt of the Notice of Award, execute the contract in the form attached hereto. At that time, the Bidder shall also provide the City with examples of the Performance Bond and Payment Bond, evidence of all required licenses and certifications, and shall furnish, to the extent of their bid, all necessary machinery, tools, equipment, and materials to perform and complete all work as specified or indicated in the Contract Documents.

CERTIFICATES OF INSURANCE

Bidder agrees to furnish the City, before commencing the work under this contract, the Certificates of Insurance (COI) as specified in these documents.

START OF CONSTRUCTION AND CONTRACT COMPLETION TIME

The Bidder further agrees to begin work within ten (10) calendar days after receiving the Notice to Proceed for each authorized Task Order. Period of performance for each authorized Task Order shall be

negotiated with Owner prior to receiving the Notice to Proceed.

ADDENDA

The Bidder hereby acknowledges that they have received Addenda No's. 1, 2,

 , , , , , , , , , ,
(Bidder shall insert No. of each Addendum received) and agrees that all addenda issued are hereby made part of the Contract Documents, and the Bidder further agrees that their bid(s) includes all impacts resulting from said addenda.

SALES AND USE TAXES

The Bidder agrees that all federal, state, and local sales and use taxes are included in the stated bid prices for the work.

LUMP SUM ITEMS

The Bidder further proposes to accept as full payment for the work proposed herein the amounts computed under the provisions of the Contract Documents and based on the following unit prices. The Bidder agrees that the unit prices represent a true measure of the labor, materials, equipment, and all other costs required to perform each type of work called for in these Contract Documents, including allowances for overhead and profit.

Total payment for each item will be determined by multiplying the unit price by the actual quantity of work performed and accepted by the City. The sum of these calculated amounts will constitute full compensation for the work completed in accordance with the Contract Documents.

UNIT PRICE SCHEDULE – Manhole Rehabilitation and Concrete Spalling Repair

**Manhole Rehabilitation and Spalling Repair
RFP 26-004**

Item #	Item Description	Quantity	Unit	Unit Cost	Total Cost
1	Performance and Payment bonds				
A	Performance and Payment Bonds	1	Per \$1,000	18,800.00	18,800.00
2	Mobilization/Demobilization				
A	Mobilization/Demobilization (In no case shall the amount bid for this item exceed five (5) percent (%) of the Total Base Bid. This item shall include MOT, General & Supplementary Conditions, Certified AutoCAD as Built's)	1	LS	5,000.00	5,000.00
3	Manhole & Structures Coating				
A	Epoxy Resin Based Coating 48" Diameter 1/4" Minimum Thickness	180	VF	600.00	108,000.00
B	Epoxy Resin Based Coating 60" Diameter 1/4" Minimum Thickness	60	VF	750.00	45,000.00
C	Structure Epoxy Resin Based Coating 1/4" Minimum Thickness	1000	SF	50.00	50,000.00
D	125 MIL Variance (1/8")	200	SF	15.00	3,000.00
4	Manhole & Structures Repair				
A	Removal of Existing Manhole or Wetwell Lining System (Excluding T-Lock or Similar Liner)	200	SF	15.00	3,000.00
B	Removal of Existing Manhole or Wetwell T-Lock or Similar Lining System	800	SF	22.00	17,600.00
C	Patching & Profiling - Cementitious Grout Only	3000	SF	20.00	60,000.00
D	Infiltration Control - Cementitious or Chemical Grout	600	GAL	100.00	60,000.00
E	Bonding Compound	120	GAL	75.00	9,000.00
F	Bench and Invert Channel Repair	100	LF	200.00	20,000.00
G	Chimney Repairs	100	VF	175.00	17,500.00
5	Cleaning, Televising, Assessment				
A	Cleaning Manholes / Structures	40	EA	250.00	10,000.00
B	Televising / Photographs / Inspection Report	40	EA	250.00	10,000.00
6	Ancillary Services				
A	Bypass Pumping – 4"	5	Day	850.00	4,250.00
B	Bypass Pumping – 6"	5	Day	1,100.00	5,500.00
C	Bypass Pumping – 8"	5	Day	1,500.00	7,500.00
D	Vac-Truck	40	Hr	350.00	14,000.00
E	Maintenance of Traffic - City	5	EA	2,000.00	10,000.00

F	Maintenance of Traffic - FDOT	1	EA	4,500.00	4,500.00
7	Concrete Spalling Repair				
A	Slab Repair: Spalling/Surface Patching	400	SF	45.00	18,000.00
B	Slab Repair: Spalling/Surface Patching w/Reinforcement Steel	200	SF	75.00	15,000.00
C	Vertical or Overhead Concrete Repair: Cracks	1000	LF	45.00	45,000.00
D	Vertical or Overhead Concrete Repair: Surface Patching (Depth<1")	1000	SF	35.00	35,000.00
E	Vertical or Overhead Concrete Repair: Spalling/Surface Patching (1"<Depth<3")	300	SF	65.00	19,500.00
F	Vertical or Overhead Concrete Repair: Spalling/Surface Patching w/Reinforcement Steel (3"<Depth<6")	200	SF	95.00	19,000.00
G	Concrete Repair: Tie Holes	100	EA	30.00	3,000.00
H	Joint Repair	50	LF	65.00	3,250.00
I	Joint Sealant: Remove & Replace	200	LF	25.00	5,000.00

Manhole and Spalling Repair BASE BID:

\$ 645,400.00

In Words:

SIX HUNDRED FORTY-FIVE THOUSAND FOUR HUNDRED Dollars & 00/100 Cents

Payment for materials & equipment authorized by the Owner in a written Change Order but not listed in the Schedule of Values will be provided at suppliers' invoice plus 15%.

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SUBCONTRACTORS

The Bidder further proposes that the following subcontracting firms or businesses will be awarded subcontracts for the following portions of the work if the Bidder is awarded the contract:

_____ Name

_____ Street, _____ City, _____ State, _____ Zip

Name

_____ Street, _____ City, _____ State, _____ Zip

Name

_____ Street, _____ City, _____ State, _____ Zip

Name

_____ Street, _____ City, _____ State, _____ Zip

SURETY

_____ whose address is

_____ Street, _____ City, _____ State, _____ Zip

BIDDER

The name of the Bidder submitting this bid is _____

ENGINEERED COATINGS SOLUTIONS, LLC doing business at

888 BLVD OF THE ARTS #1906, SARASOTA, FL, 34236
Street City State Zip

which is the address to which all communications concerned with this Bid and with the Contract shall be sent.

The names of the principal officers of the corporation submitting this bid, or of the partnership, or of all persons interested in this bid as principals are as follows:

MICHAEL BLANK - PRESIDENT JOHN BLANK - MANAGING MEMBER / VP
JACOB BLANK - CHIEF OF OPERATIONS CARLA BLANK - SECRETARY

If Sole Proprietor or Partnership

IN WITNESS hereto the undersigned has set their (its) hand this _____ day of _____ 2026.

of Bidder

Title

Signature

If Corporation

IN WITNESS WHEREOF the undersigned corporation has caused this instrument to be executed, and its seal affixed by its duly authorized officers this 23rd day of FEBRUARY 2026.

(SEAL)

ENGINEERED COATINGS SOLUTIONS, LLC
Name of Corporation

By Austin Wagner - AUSTIN WAGNER

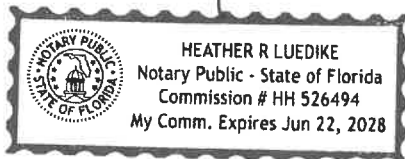
Title SALES ENGINEER / ESTIMATOR
Attest Chase Jones



Sworn and subscribed before this 23rd day of February, 2026

NOTARY PUBLIC, State of Florida, at Large

My Commission Expires: June 22, 2028



Heather R Luedike

ANTI-KICKBACK AFFIDAVIT

STATE OF Florida)

: SS

COUNTY OF Pasadena

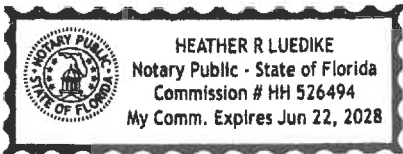
I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein proposal will be paid to any employees of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

By: ENGINEERED COATINGS SOLUTIONS, LLC Andy - ANDREW WAGNER

Sworn and subscribed before me this 23rd day of February 2026

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: June 22, 2028



Heather R Luedike

**SWORN STATEMENT UNDER SECTION 287.133(3)(A)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Proposal or Proposal for _____
RFP # 26-004 GENERAL SERVICES FOR MANHOLE + CONCRETE REHABILITATION

2. This sworn statement is submitted by ENGINEERED COATINGS SOLUTIONS, LLC
(name of entity submitting sworn statement)
whose business address is _____
888 BLVD OF THE ARTS #1906 SARASOTA, FL 34236
and (if applicable) its Federal Employer Identification Number (FEIN) is _____
82-2117296

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement _____)

3. My name is AUSTEN WAGONER
(please print name of individual signing)

and my relationship to the entity named above is SALES ENGINEER / ESTIMATOR

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including but not limited to, any proposal or contract for goods or services to be provided to any public or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication guilt, in any federal or state trial court of record relating to charges brought by indictment information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means

1. A predecessor or successor of a person convicted of a public entity crime; or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(8), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies).

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted Contractor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted Contractor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or

affiliate from the convicted Contractor list. (Please attach a copy of the final order.)

____ The person or affiliate has not been put on the convicted Contractor list. (Please describe any action taken by or pending with the Department of General Services.)

Anty
(signature)

2/23/26
(date)

STATE OF Florida

COUNTY OF Sarasota

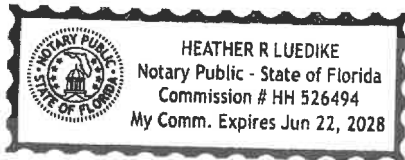
PERSONALLY APPEARED BEFORE ME, the undersigned authority,

Austen Randal Wagone who, after first being sworn by me, affixed his/her
(name of individual signing)

signature in the space provided above on this 23 day of February 2026.

My commission expires:

June 22, 2028 Heather R Luedike
NOTARY PUBLIC



CITY OF KEY WEST INDEMNIFICATION FORM

To the fullest extent permitted by law, the Contractor expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents and employees *(herein called the "indemnitees") from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor, its Subcontractors or persons employed or utilized by them in the performance of the Contract. Claims by indemnitees for indemnification shall be limited to the amount of Contractor's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the Contract and it is part of the project specifications or the proposal documents, if any.

The indemnification obligations under the Contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Contractor under Workers' Compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the Contractor or of any third party to whom Contractor may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

CONTRACTOR: 888 BLVD OF THE ARTS #1906 SARASOTA, FL 34236

Address



Signature

AUSTEN WAGONER

Print Name

SALES ENGINEER / ESTIMATOR

Title

SEAL:



DATE: 2/23/26

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF FLORIDA)

: SS

COUNTY OF SARASOTA)

I, the undersigned hereby duly sworn, depose and say that the firm of _____

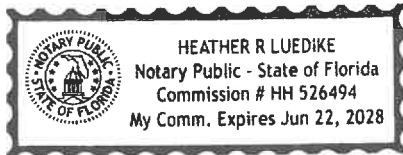
ENGINEERED COATINGS SOLUTIONS, LLC
provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

By: Austen Wagner - AUSTEN WAGNER

Sworn and subscribed before me this 23rd day of FEBRUARY 2020.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: June 22, 2028



Heather R Luedike

CONE OF SILENCE AFFIDAVIT

STATE OF FLORIDA)

: SS

COUNTY OF SARASOTA)

I, the undersigned hereby duly sworn, depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of ENGINEERED COATINGS SOLUTIONS, LLC have read and understand the limitations and procedures regarding communications concerning City of Key West Code of Ordinances Sec. 2-773 Cone of Silence.

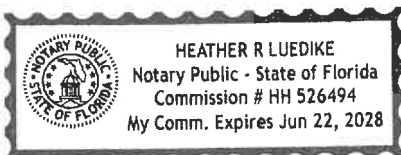
By: Austin Wagner - AUSTIN WAGNER

Sworn and subscribed before me this

23RD day of FEBRUARY 20 26.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: June 22, 2028



Heather R Luedike

**LOCAL CONTRACTOR CERTIFICATION
PURSUANT TO CITY OF KEY WEST CODE OF ORDINANCES
SECTION 2-798**

The undersigned, as a duly authorized representative of the Contractor listed herein, certifies to the best of his/her knowledge and belief, that the Contractor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

- a. **Principle address as registered with the FL Department of State located within 30 miles of the boundaries of the city, listed with the chief licensing official as having a business tax receipt with its principle address within 30 miles of the boundaries of the city for at least one year immediately prior to the issuance of the solicitation.**
- b. **Maintains a workforce of at least 50 percent of its employees from the city or within 30 miles of its boundaries.**
- c. **Having paid all current license taxes and any other fees due the city at least 24 hours prior to the publication of the call for proposals or request for proposals.**
 - Not a local Contractor pursuant to Code of Ordinances Section 2-798
 - Qualifies as a local Contractor pursuant to Code of Ordinances Section 2-798

If you qualify, please complete the following in support of the self-certification & submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Business Name

Phone:

Current Local Address:

Fax:

(P.O. Box numbers may not be used to establish status)

Length of time at this address

Signature of Authorized Representative

Date

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__.

By _____, of _____

(Name of officer or agent, title of officer or agent)

Name of corporation acknowledging)

or has produced _____ as identification

(type of identification)

Signature of Notary

Print, Type or Stamp Name of Notary

Return Completed form with
Supporting documents to:
City of Key West Purchasing

Title or Rank

THE CITY OF KEY WEST E-VERIFY AFFIDAVIT

Beginning January 1, 2021, Florida law requires all contractors doing business with The City of Key West to register with and use the E-Verify System in order to verify the work authorization status of all newly hired employees. The City of Key West requires all Contractors who are awarded contracts with the City to verify employee eligibility using the E-Verify System. As before, Contractors are also required to maintain all I-9 Forms of their employees for the duration of the contract term. To enroll in the E-Verify System, Contractors should visit the E-Verify Website located at www.e-verify.gov.

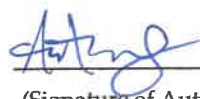
In accordance with Florida Statute § 448.095, **it is the responsibility of the Awarded Contractor to ensure compliance with all applicable E-Verify requirements.**

By executing this affidavit, the undersigned contractor verifies its compliance with Florida Statute § 448.095, stating affirmatively that the individual, firm, or corporation which is engaged in the performance of services on behalf of the City of Key West, has registered with, is authorized to use, and uses the U.S. Department of Homeland Security's E-Verify system.

Furthermore, the undersigned contractor agrees that it will continue to use E-Verify throughout the contract period, and should it employ or contract with any subcontractor(s) in connection with the performance of services pursuant to this Agreement with The City of Key West, contractor will secure from such subcontractor(s) similar verification of compliance with Florida Statute § 448.095, by requiring the subcontractor(s) to provide an affidavit attesting that the subcontractor does not employ, or subcontract with, an unauthorized alien. Contractor further agrees to maintain records of such compliance during the duration of the Agreement and provide a copy of each such verification to The City of Key West within five (5) business days of receipt.

Failure to comply with this provision is a material breach of the Agreement and shall result in immediate termination of the Agreement without penalty to the City of Key West. Contractor shall be liable for all costs incurred by the City of Key West to secure replacement Agreement, including but not limited to, any increased costs for the same services, and costs due to delay, and repropoed costs, if applicable.

2/23/26
Date

 AUSTEN WAGONER
(Signature of Authorized Representative)

State of FLORIDA,
County of SARASOTA

Personally Appeared Before Me, the undersigned authority, Austen Randal Wagoner who, being personally know or having produced his/her signature in the space provided above on this 23rd day of February 2026.

Heather R Luedike June 22, 2028
Signature, Notary Public Commission Expires

Stamp/Seal:



**AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT
FOR LABOR OR SERVICES**

Entity/Contractor Name: ENGINEERED COATINGS SOLUTIONS, LLC

Contractor FEIN: 82-2117296

Contractor's Authorized Representative: AUSTEN WAGONER - SALES ENGINEER/ESTIMATOR
(Name and Title)

Address: 888 BLVD OF THE ARTS #1906

City: SARASOTA State: FL Zip: 34236

Phone Number: (941) 248-6489

Email Address: AWAGONER@ELSCOATINGS.COM

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, Contractor is required to provide an affidavit under penalty of perjury attesting that Contractor does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of Contractor, I certify under penalties of perjury that Contractor does not use coercion for labor or services in accordance with Section 787.06. Additionally, Contractor has reviewed Section 787.06, Florida Statutes, and agrees to a proposal by same.

Certified By: AUSTEN WAGONER, who is authorized to sign on behalf of the above referenced company.

Authorized Signature: 

Print Name: AUSTEN WAGONER

Title: SALES ENGINEER | ESTIMATOR

**CONTRACTOR CERTIFICATION REGARDING
SCRUTINIZED COMPANIES LISTS**

Respondent Contractor Name: ENGINEERED COATINGS SOLUTIONS, LLC

Contractor FEIN: 82-217296

Contractor's Authorized Representative Name and Title: AUSTEN WAGONER - SALES ENGINEER/ESTIMATOR

Address: 888 BLVD OF THE ARTS #1906

City: SARASOTA State: FL Zip: 34236

Phone Number: (941) 248-6489

Email Address: AWAGONER@ELSCOATINGS.COM

Section 287.135(2)(a), Florida Statutes, prohibits a company from proposing on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135(2)(b), Florida Statutes, further prohibits a company from proposing on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars (\$1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Florida Statutes, or the company is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Contractor Name" is not listed on either the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject such company to civil penalties, attorney's fees, and/or costs and termination of the contract at the option of the awarding governmental entity.

Certified By: AUSTEN WAGONER - SALES ENGINEER/ESTIMATOR
Print Name Print Title

who is authorized to sign on behalf of the above referenced company.

Authorized Signature: 



ADDENDUM NO. 1
General Services for Manhole & Concrete Rehabilitation
RFP 26-004

This addendum is issued as supplemental information to the Request for Proposal package for clarification of certain matters of both a general and a technical nature. The referenced Request for Proposal package is hereby amended in accordance with the following items:

- 1. Clarification:** [No Changes]
- 2. Changes to Submission Requirements:** [No Changes]
- 3. Updates to Project Timeline:** [No Changes]
- 4. Responses to Questions:**

- 1) What are these deadlines for?

Clarification Submittal Deadline: February 27, 2026, 3 P.M. LOCAL TIME
Clarification Response Deadline: March 4, 2026, 3 P.M. LOCAL TIME

Answer: The Clarification Submittal Deadline of February 27, 2026, at 3:00 P.M. (Local Time) represents the final date and time for vendors to submit written questions or requests for clarification regarding this solicitation. No clarification requests will be accepted after this deadline.

The Clarification Response Deadline of March 4, 2026, at 3:00 P.M. (Local Time) is the date by which the City will issue its official written responses to all clarification requests received by the submittal deadline. Responses will be provided via formal addendum and distributed to all prospective bidders.

Only written clarifications issued by the City through addendum shall be considered official or binding.

- 5. Additional Resources:** [No Changes]



AUSTEN WAGENER - SALES ENGINEER/ESTIMATOR

Signature

ENGINEERED COATINGS SOLUTIONS, LLC

Name of Business



ADDENDUM NO. 2
General Services for Manhole & Concrete Rehabilitation
ITB 26-004

This addendum is issued as supplemental information to the Request for Proposal package for clarification of certain matters of both a general and a technical nature. The referenced Request for Proposal package is hereby amended in accordance with the following items:

- 1. Clarification:** [No Changes]
- 2. Changes to Submission Requirements:** [No Changes]
- 3. Updates to Project Timeline:** [No Changes]
- 4. Responses to Questions:**

- 1) We would like to bid this project but the bidding requirements call for:

The successful Bidder shall furnish documentation showing that they are in compliance with the licensing requirements

of the State and the provisions of Chapter 66 Section 87 of the Code of Ordinances of the City of Key West; within ten

(10) days following the Notice of Award and must demonstrate that they hold at a minimum, the following licenses & certificates.

A. City of Key West Business Tax License Receipt

B. A valid Certificate of Competency issued by the Chief Building Official of Key West, Florida.

C. A valid occupational license issued by the City of Key West, Florida


We are located in Hialeah, Florida; therefore, we do not have any license, certificate of competency issued by the City of Key West.

Please confirm if we can submit our bid.

Answer: Per the solicitation requirements, City of Key West licensing items (including the City Business Tax License Receipt and Certificate of Competency) are **post-award requirements** and are due **within ten (10) days following issuance of the Notice of Award**, not at the time of bid submission. Proposers located outside the City of Key West are permitted to submit proposals, provided they can obtain and furnish the required City licenses and certifications if selected for award.

At the time of proposal submittal, firms must demonstrate that they hold the appropriate **State of Florida licenses/certifications** to perform the work outlined in the RFP. City-specific licensing will be required only upon award.

5. Additional Resources: [No Changes]



AUSTIN WATSON - SALES ENGINEER/ESTIMATOR
Signature

ENGINEERED COATINGS SOLUTIONS, LLC
Name of Business

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
 requester. Do not
 send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>Engineered Coatings Solutions, LLC</p>	
	<p>2 Business name/disregarded entity name, if different from above.</p>	
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S <i>Note:</i> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>	
	<p>5 Address (number, street, and apt. or suite no.). See instructions. 888 Boulevard of the Arts #1906</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code Sarasota, FL 34236</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number										
or										
Employer identification number										
8	2		-	2	1	1	7	2	9	6

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date 1/5/2026
------------------	--------------------------	----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Auto

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/27/2026

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

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

PRODUCER Laci Laird 12351 US Hwy 301 N Suite 102 Parrish FL 34219	CONTACT NAME: Laci Laird PHONE (A/C, No, Ext): 941-531-9047 E-MAIL ADDRESS: laci.laird.vaa6tw@statefarm.com FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Fire and Casualty Company INSURER B: State Farm Mutual Automobile Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
INSURED ENGINEERED COATINGS SOLUTIONS LLC 888 BLVD OF THE ARTS APT 1906 SARASOTA FL 342364855	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	0008502-SFX-59 0011743-SFX-59 0018266-SFX-59 0007184-SFX-59	02/04/2026 02/15/2026 12/04/2025 01/22/2026	08/04/2026 08/15/2026 06/04/2026 07/22/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER CITY OF KEY WEST 1300 White St Key West FL 33040-4854	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE This form was system-generated on 02/27/2026

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/26/2026

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

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

PRODUCER MARSH & MCLENNAN AGENCY LLC/PHS 22273438 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	CONTACT NAME: PHONE (866) 467-8730		FAX (A/C, No):
	E-MAIL ADDRESS:		
INSURED Engineered Coatings Solutions, LLC 888 BLVD OF THE ARTS APT 1906 SARASOTA FL 34236-4855		INSURER(S) AFFORDING COVERAGE INSURER A: Hartford Casualty Insurance Company	NAIC# 29424
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE AGGREGATE
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			22 WEC AJ1WZ1	11/01/2025	11/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE -EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

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

Those usual to the Insured's Operations.

CERTIFICATE HOLDER

City of Key West
 1300 WHITE ST
 KEY WEST FL 33040-4854

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Suarez Castaneda

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General
Contract

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/02/2026

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

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


PRODUCER Joyner Family Insurance Inc. 1500 E. Venice Ave, Suite 206 Venice FL 34292		CONTACT NAME: Joyner Family Insurance PHONE (A/C No, Ext): (941) 412-4307 E-MAIL ADDRESS: Certificates@JoynerInsurance.com		FAX (A/C, No): (941) 412-4396	
INSURED Engineered Coatings Solutions LLC 888 Blvd Of The Arts Apt 1906 Sarasota FL 34236-4855		INSURER(S) AFFORDING COVERAGE		NAIC #	
		INSURER A : Southern-Owners Insurance Co		10190	
		INSURER B : Evanston Insurance Co		35378	
		INSURER C :			
		INSURER D :			
		INSURER E :			
		INSURER F :			

COVERAGES **CERTIFICATE NUMBER:** 2025 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	20654781	08/15/2025	08/15/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			5465478100	08/15/2025	08/15/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Pollution Liability			CPLMOL132252	06/11/2025	06/11/2026	General Aggregate \$2,000,000 Each Occurrence \$1,000,000 Retro Date to 6/11/2025

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Contractors Equipment Rented/ Leased Equipment
Policy 20654781 8/15/2025 to 8/15/2026 Rented Equipment limit \$50,000.00

CERTIFICATE HOLDER		CANCELLATION	
City of Key West 1300 White Street Key West FL 33040		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 	

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Detail by Entity Name

Florida Limited Liability Company
ENGINEERED COATINGS SOLUTIONS, LLC

Filing Information

Document Number	L17000129243
FEI/EIN Number	82-2117296
Date Filed	06/13/2017
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/21/2019
Event Effective Date	NONE

Principal Address

405 E Venice Ave
Venice, FL 34285

Changed: 03/31/2022

Mailing Address

888 Boulevard of the Arts
#1906
Sarasota, FL 34236

Changed: 01/21/2021

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

BLANK, MICHAEL J
888 BOULEVARD OF THE ARTS
#1906
SARASOTA, FL 34236

Title MGR

Blank, Carla R
888 Blvd Of The Arts
#1906
Sarasota, FL 34236

Annual Reports

Report Year	Filed Date
2022	03/31/2022
2023	04/19/2023
2024	03/22/2024

Document Images

03/22/2024 -- ANNUAL REPORT	View image in PDF format
04/19/2023 -- ANNUAL REPORT	View image in PDF format
03/31/2022 -- ANNUAL REPORT	View image in PDF format
01/21/2021 -- ANNUAL REPORT	View image in PDF format
03/21/2020 -- ANNUAL REPORT	View image in PDF format
05/21/2019 -- LC Amendment	View image in PDF format
04/08/2019 -- ANNUAL REPORT	View image in PDF format
05/30/2018 -- ANNUAL REPORT	View image in PDF format
06/13/2017 -- Florida Limited Liability	View image in PDF format



Company ID Number: 2404438

Approved by:

Employer Engineered Coatings Solutions, LLC	
Name (Please Type or Print) John m Blank	Title
Signature Electronically Signed	Date 03/14/2024
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 03/14/2024



Company ID Number: 2404438

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	Engineered Coatings Solutions, LLC
Company Facility Address	888 blvd of the arts 1906 sarasota, FL 34236
Company Alternate Address	
County or Parish	SARASOTA
Employer Identification Number	822117296
North American Industry Classification Systems Code	221
Parent Company	
Number of Employees	5 to 9
Number of Sites Verified for	1 site(s)



Ron Desantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

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



LICENSE NUMBER: CGC1532642

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/29/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



11554693



Certificate of Achievement



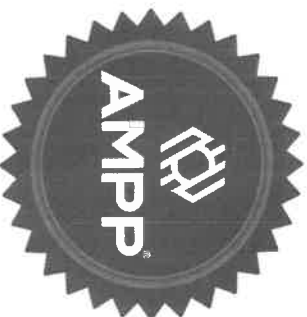
The Association for Materials Protection and Performance Recognizes

Michael Blank

As a Certified

Basic Coatings Inspector


Chief Product and Operations Officer
AMPP



Expires

June 11, 2028

Cert No. 115951

COMMERCIAL DIVISION

Letter of Intent to Lease

1. **TENANT:** Engineered Coatings Solutions, LLC
2. **LANDLORD:** Landlord On Record
3. **PREMISES:** 111 Overseas Hwy Office 1/2 and Fenced in Lot
4. **SIZE:** approximately 130 Sq.ft. (Building) and Fenced in Lot
5. **TERM:** 3 year lease
6. **OPTIONS:** (2) two (1) One Year option to renew
7. **POSSESSION DATE:** 3/11/2026
8. **RENT:** \$3,200 Per Month
3% Annual Increases
9. **PERMITTED USES:** Office space and location for our project manager to operate out of per city. Logoed white super duty trucks will be parked. Enclosed trailer and dump trailer. Forklift inside fence. CGC working for city.
10. **ALTERATIONS:**
Tenant may make nonstructural alterations and improvements to the interior of the premises of \$1,000 or less per alteration without Landlord's prior consent, provided the work is performed in a good and workmanlike manner and to all codes of the City, County & State.
11. **RENT COMMENCEMENT:**
Payment of rent shall commence on possession date.
12. **SECURITY DEPOSIT:**
Tenant shall pay the Landlord upon signing of the lease a security deposit equal of two months of base rent.
13. **SIGNS:** as permitted by landlord
Permanent Signage. Landlord agrees to allow Tenant to use a standard sign package to the maximum size permitted by local governmental authorities which will be submitted and reviewed to the Landlord during the Lease process.
14. **LANDLORD'S WORK:** N/A
15. **BROKER'S FEES:**
Landlord agrees to pay all broker fees associated with tenant's lease of premises.
16. **ASSIGNMENT PROVISIONS:**
Tenant shall be permitted to assign this Agreement and all of Tenant's rights, duties and obligations hereunder to (a) any affiliate of Tenant, (b) any purchaser of all or substantially all of the assets of Tenant or (c) the surviving entity or such entity's affiliates in conjunction with any merger or reorganization to which Tenant is a party.

Amor



122070.000203

Fenced Lot

Office 1&2

290 74

248.44

29

388.37 29 Easement (OR 3091-1870)

495.22

83.72

225.29