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February 2, 2026 Revised 2-17-26

Quotation for: Indian River County Fire Rescue
Attn: Chief Rattray

Submitted by: Patti Willis

Advanced Modular Structures, Inc. proposes to construct and provide the following **NEW** modular building.

Building Code: FBC 2023, 185 MPH HVHZ Wind Load (Miami-Dade County), R-2 Use, Risk Category IV.

Building Size: 24'x 60', 1440 Nominal SF, please see Floor Plan

Floor structure: 2"x 8" floor joists 16" O.C. with steel frame with 3/4" Advantech Plywood Floor Decking and R-30 Insulation.

Floor finish: Tarkett Roll Vinyl in the bathrooms, balance to be Vinyl Composite tile.

Exterior walls: The exterior walls will be constructed with wood stud, sheathing as required, and finished on the outside with Hardie Panel siding with Stucco Embossed or Sierra finish.

Exterior Trim: Hardie Panel.

Windows: 36"x 60" Impact Rated, White Vinyl Frame, Vertical Sliding Insulated (Low E Glass) Egress Windows with Vinyl mini-blinds.

Doors: [2] - 36"x 80" Impact Rated, Steel/Steel Exterior Door with 4"x 24" View Blocks. 36"x 80" Pre-hung Woodgrain Finish Interior Doors with Steel frame with drip edge. All doors to have 10"x 35 kick plate on the push side of the door (Ives-US32 D). Special item: Simplex L1011 Mechanical push button lock with levered hardware and wall mounted door stops.

Roof: Hi-Rib Steel Metal Peaked Roof at a 2 1/2:12 pitch. Roof to have 1 1/2" Overhangs on all 4 sides.

HVAC: The system will consist of Wall Hung Air Conditioning units. Fiber glass supply ducts and ducted return air. Thermostat(s), supply diffusers and return grills are manufacturer's standard. Special item: Includes dehumidifier in AC units with dehumidification controls with programmable thermostats and locking covers.

Interior walls: The interior walls will be constructed with wood studs, insulated and finished with prefinished Vinyl Covered Gypsum drywall. Trim package to be manufacturer's standard and 4" Vinyl Cove Base Throughout.

Ceiling: Prefinished ceiling @ 8' above finished floor.

Electric: Building to have (1) 100 and (1) 200 Amp Single Phase electrical panels. Recessed LED lighting is included. Outlets located approximately 12 O.C. on all walls. Occupancy Sensors as Required by code, Porch lights with Photo Cell at each exterior door, Emergency Lights/Exit Signs as Required, GFI Receptacles as required, [1] – 20 Amp Dedicated Receptacle for Washer, [1] – 30 Amp Dedicated Receptacle for Dryer, [1] – 20 Amp Dedicated Receptacle for ice machine, [2] – 20 Amp Dedicated Receptacle for Refrigerator, [1] – 20 Amp Dedicated Receptacle for Dishwasher, [1] – 20 Amp Dedicated Receptacle for IT room, [1] Dedicated Receptacle for Range Hood and [1] 50 Amp Dedicated Receptacle for Stove. Up to 20 J boxes will be stubbed thru the floor for fire alarm/data unless otherwise instructed will be provided. Customer must mark the J box locations on the shop drawing prior to manufacturing. Special item: LED Double head Exterior Floor lights @ corners and building to be equipped with Guard G500 Fire Suppression System for Range Hood.

Plumbing: [2] – Single Handicap bathrooms each to consist of [1] – Handicap Commode, [1] – Wall Mount Lavatory, [1] – Mirror, [1] – Toilet Paper Holder and [1] – Handicap Shower, [1] – Utility Sink, [1] Hi-Lo Drinking fountain, water supply and drain line for washer, dishwasher, water supply for refrigerator(s) and ice Machine, [1] dryer vent. [1] – Exterior Hose Bibb and NFPA13R Sprinkler System. Building equipped with (1) 65 gallon Water Heater. Sprinkler riser, flow valve and bell is provided by a site sprinkler contractor and is not included.

Cabinets: Up to 21 LF of Base and 27 LF of Overhead Cabinets with Roll Top and double Stainless Steel Sink with Gooseneck Faucet and garbage disposal.

Installation: The building will be installed on a dry-stack block foundation utilizing above grade pads and hurricane ground anchors to comply with Code. Foundation design assumes 2500 PSF soil bearing capacity. Finished floor elevation approximately 36-38" above finished grade. Hitches will be removed and stored under the building if space allows or moved to a customer designated area within 100' of the new modular building. Axles and tires will be returned to the manufacturer for recycling.

The customer is responsible to supply a level (+/- 2") compacted building pad suitable for building installation. The building pad should be accessible by over the road truck, otherwise there will be additional charges.

Engineering: An engineered signed and sealed foundation plan and the modular building plans with energy calculations are included. Shop drawings for customer review will be delivered twenty-one days from receipt of signed contract. State approved modular building plans will be delivered approximately four weeks after shop drawings are approved, signed-off and returned.

Other: Hardi panel skirting with ventilation to meet FBC is included. [1] Up to 36' straight aluminum handicap ramp with 5'4"x 5'4" landing and [1] Up to 35" high step with 5'4"x 5'4" landing.

Appliance Package: (3) residential refrigerators, residential electric stove with residential hood, dishwasher, microwave and washer/dryer.

Furniture Package: (5) leather recliners, (1) dining room table with 5 chairs, (1) small desk with chair for dispatch.

Pricing:

Outright Purchase: \$259,672.00
Delivery/Installation: Included

Payment Terms:

Payment #1: 20% Due with signed order.

Payment #2: Balance of 80% Due upon delivery and installation. Net 30 days and prior to beneficial occupancy.

Building Clarifications:

- Due to rapidly changing steel and lumber prices, the price is subject to change after fifteen days.
- Shop drawings for customer review will be delivered 72 hours of signed contract. State approved modular building plans will be delivered approximately four weeks after shop drawings are signed-off and returned to AMS.
- The building will be ready for customer delivery within ninety days of notice to proceed with manufacturing.
- If manufacturing is delayed beyond 90 days from order date due to permit issues, the price is subject to a justifiable revision.
- If lease/purchase option is selected, documentation and payments to be with 3rd party finance company.
- Return charges, if applicable, are due at the end at cost plus 18%.
- HVAC system testing and balancing is by customer.
- If any payments due under this agreement are more than ten days past due, the contractor reserves the right to cease work until payment is received. A time extension shall be granted for each day the contractor does not perform work.
- The building is new and comes with a twelve month manufacturer's warranty, which begins upon manufacturing completion unless otherwise specified.
- The building installation and other work performed by the Contractor or its subcontractors comes with a twelve month warranty, which begins upon substantial completion of this project.
- Any item not specifically listed in this proposal is not included until clarified with an authorized representative of Contractor.
- This is a taxable sale. Sales tax will be added to each invoice, unless customer provides a current proof of tax exemption.
- All entry doors should have weather protection such as awnings or similar device.
- Contractor does not warranty settling unless it prepares the building pad and the site drainage.
- Contractor is not responsible for unforeseen conditions such as muck or buried debris.
- Tree removal or trimming is not included.
- Site to be accessible by over the road truck. If special equipment is required to maneuver building on site, the customer agrees to reimburse Contractor for this cost plus an 18% gross margin.
- Contractor is not responsible to repair damage to private utilities and utilities not marked by 'Call Sunshine' or similar marking agency.
- Repair of existing property is not included, unless damage is caused by Contractor or its subcontractors.
- Contractor reserves the right to substitute materials in the event specified materials are not available at time of manufacturing. Customer will be notified of such changes for approval of replacement items.
- This quotation is subject to revision for engineering changes and code compliance.
- Signs such as restroom signs, occupancy signs and light weight truss signs are to supplied and installed by the customer.
- If this proposal includes prefabricated HC ramps and or steps, it is the customer's responsibility to provide a level transition to the step and ramp.
- Due to the short time required to assemble this building, Builder's Risk insurance is not included. The owner should contact his agent and arrange coverage upon delivery. Buildings are typically tied down within three days

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of arriving on site.

- Any extras or additional site work will be billed at cost plus an 18% gross margin.
- It is the customer's responsibility to provide an approved site plan.
- Permit fees, utility fees and government fees of any kind are to be paid by the customer.
- Building permits are not included and will be obtained by the customer.
- Permit fees are to be paid by the customer.
- If any portion of this Quotation is labeled "Budgetary" this means that the budget was estimated from prior experience without approved plans or permits. This means the cost and specifications of the Budgetary portion of the proposal are subject to revision throughout the permit process.

Below is a partial list of items excluded from this quotation:

- Soil borings and reports
- Building pad or earth work of any kind
- Telephone, computer wiring and low voltage wiring of any kind
- Termite treatment, if required
- Furniture or fixtures, unless specifically listed in quote
- Fire extinguishers
- Fire protection system (fire sprinkler)
- Job site security or construction fence
- Renderings or elevations
- Chalk boards, tack boards and similar items
- Additional requirements such as water mains, fire hydrants, paving, landscaping and similar site requirements
- Costs associated with financing