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RESOLUTION NO. 08-121

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING THE SELECTION OF PORTLAND SERVICES, LLC FOR THE CONSTRUCTION OF THE CORAL REEF PARK RESTROOM AND CONCESSION BUILDING PURSUANT TO INVITATION TO BID NO. 2008-PR-002; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A CONTRACT WITH THE SAID CONTRACTOR FOR AN AMOUNT NOT TO EXCEED \$980,000; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, since incorporation, the Village of Palmetto Bay, has aggressively sought funding to acquire parkland and improve its park system and to that extent, the Village has invested funds to further enhance Coral Reef Park; and,

WHEREAS, the Village wishes to continue the park improvements at Coral Reef Park by constructing a new restroom and concession building in proximity to the existing ballfields; and,

WHEREAS, the firm of MC Harry & Associates was recently retained by the Village to design the new concession building; and,

WHEREAS, following the completion of the design, the Village proceeded to publish Invitation to Bid No. 2008-PR-002 ("Bid") in an effort to retain a construction firm to construct the concession building; and,

WHEREAS, a selection committee was formed in accordance with the evaluation requirements of said Bid, and the three lowest bidders were invited to make a presentation before said committee; and,

WHEREAS, although Portland Services LLC was the second-highest ranked firm pursuant to the evaluation of the selection committee, the selection of this firm is the one found to be the most beneficial to the Village due to the substantial cost savings. This firm also meets the qualification criteria set forth in the Bid.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The Village Council hereby approves the selection of Portland Services LLC for the construction of the Coral Reef Park Restroom and Concession Building pursuant to Bid No. 2008-PR-002.



P O R T L A N D
CONSTRUCTION COMPANY

**Proposal for: Coral Reef Park
Restrooms & Concession Building**

Submitted by: Portland Services, LLC

October 15, 2008

VILLAGE OF PALMETTO BAY

SECTION 9 - ADDENDUM ACKNOWLEDGEMENT FORM

Addendum #

Date Received

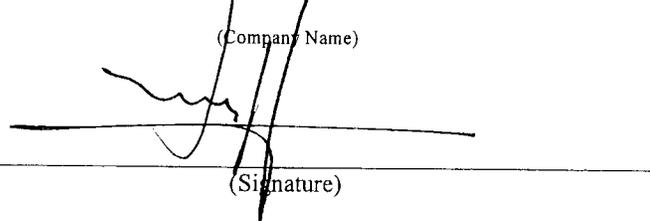
Addendum #

Date Received

Addendum #	Date Received
1	9/3/08
2	9/18/08
3	10/8/08
4	10/14/08

BIDDER: Portland Services LLC

(Company Name)



(Signature)

Ernesto Lopes, President

(Printed Name & Title)

END OF SECTION

VILLAGE OF PALMETTO BAY

SECTION 11 - NON-COLLUSIVE AFFIDAVIT

State of Florida

County of Miami-Dade

Being first duly sworn, deposes and says that:

a) He/she is the President,
(Owner, Partner, Officer, Representative or Agent), the Bidder that
has submitted the attached Proposal;

b) He/she is fully informed respecting the preparation and
contents of the attached Proposal and of all pertinent circumstances
respecting such Proposal;

c) Such Proposal is genuine and is not collusive or a sham
Proposal;

d) Neither the said Bidder nor any of its officers, partners,
owners, agents, representatives, employees or parties in interest,
including this affiant, have in any way colluded, conspired, connived or
agreed, directly or indirectly, with any other Bidder, firm, or person to
submit a collusive or sham Proposal in connection with the Work for
which the attached Proposal has been submitted; or to refrain from
proposing in connection with such work; or have in any manner, directly
or indirectly, sought by person to fix the price or prices in the attached
Proposal or of any other Bidder, or to fix any overhead, profit, or cost
elements of the Proposal price or the Proposal price of any other Bidder, or
to secure through any collusion, conspiracy, connivance, or unlawful
agreement any advantage against (Recipient), or any person interested in
the proposed work;

**The price or prices quoted in the attached Proposal are fair and
proper and are not tainted by any collusion, conspiracy,
connivance, or unlawful agreement on the part of the Bidder
or any other of its agents, representatives, owners, employees
or parties in interest, including this affiant.**

Signed, sealed and delivered in the presence of:

Witness Desere Lopez
By:

Ernesto Lopez
(Printed Name)
President
(Title)

Witness

VILLAGE OF PALMETTO BAY

SECTION 10 - ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, the undersigned, hereby duly sworn, depose and say that no portion of the sum herein bid will be paid to any employees of the Village of Palmetto Bay, its elected officials, and Portland Services LLC or its design Contractors, 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: [Signature]
— Ernesto Lopes
Title: President
—

Sworn and subscribed before this

20 day of October, 2008

[Signature]

Notary Public, State of Florida

Zulma ASSAEL
(Printed Name)

My commission expires: _____



ZULMA I. ASSAEL
MY COMMISSION # DD 473279
EXPIRES: September 30, 2009
Bonded Thru Budget Notary Services

END OF SECTION

VILLAGE OF PALMETTO BAY

SECTION 11 - NON-COLLUSIVE AFFIDAVIT (CONTINUED)

ACKNOWLEDGMENT

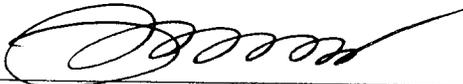
State of Florida

County of Miami-Dade

BEFORE ME, the undersigned authority, personally appeared to me well known and known by me to be the person described herein and who executed the foregoing Affidavit and acknowledged to and before me that executed said Affidavit for the purpose therein expressed.

WITNESS, my hand and official seal this 20 day of October, 2008.

My Commission Expires: 10/10/10



Notary Public State of Florida at Large



DOMINGA RIVERA
MY COMMISSION # DD 603702
EXPIRES: October 10, 2010
Bonded Thru Budget Notary Services

VILLAGE OF PALMETTO BAY

SECTION 12 - SWORN STATEMENT ON PUBLIC ENTITY CRIMES
SECTION 287.133(3)(a), FLORIDA STATUTES

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

1. This sworn statement is submitted to the Village of Palmetto Bay

by Ernesto Lopes President
[print individual's name and title]

for Portland Services LLC
[print name of entity submitting sworn statement]

whose business address is

14540 SW 136th Street Suite 102
Miami, FL 33186

and (if applicable) its Federal Employer Identification Number (FEIN) is

200586605

(If the entity has no FEIN, include the Social Security Number of the individual

signing this sworn statement:

_____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)9g), 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 the United States, including, but not limited to, any bid or contract for goods and services to be provided to any public entity or an agency or political subdivision of any other state or of the United States involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in

Paragraph

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

4. I understand than an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

- a. A predecessor or successor of a person convicted of a public entity crime;
- or
- b. 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 a 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.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), 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 bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicate which statement applies.]**

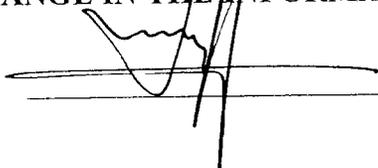
Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

This entity submitting this sworn statement, or one or more of its

officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [attach a copy of the final order]

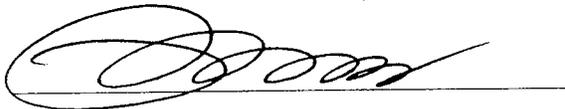
I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND HAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.



Signature of Entity Submitting
Sworn Statement

Sworn to and subscribed before me this 20 day of October, 2008.

Personally known or produced identification. Notary Public – State of Florida. My commission expires 10/10/10 (type of identification).



(Printed, typed or stamped
Commissioned name notary public)

END OF SECTION



DOMINGA RIVERA
MY COMMISSION # DD 603702
EXPIRES: October 10, 2010
Bonded Thru Budget Notary Services

VILLAGE OF PALMETTO BAY

SECTION 13 - SUPPLEMENT TO BID/TENDER FORM
THIS FORM MUST BE SUBMITTED WITH BID FOR BID TO BE DEEMED
RESPONSIVE.

QUALIFICATION STATEMENT

The undersigned guarantees the truth and accuracy of all statements and the answers contained herein.

1. Please describe your company in detail.

See attached

2. The address of the principal place of business is:

*14540 SW 136 Street Suite 102
Miami, FL 33186*

3. Company telephone number:

305) 969-3136

4. Number of employees:

22

5. Number of employees assigned to this project:

2

Throughout the 9 years of its existence, Portland Construction Company has accumulated extensive experience building residential, commercial and industrial projects in the State of Florida.

Our experience ranges from simple single family homes and multifamily projects to flex space warehouses and office buildings in both, the private and public sectors.

Building Community and Recreational Centers has become of our specialties. We have done work for the "West Perrine Park Community Center" in South Miami Dade County and we are currently building the "Royal Oaks Park Community Center" for the City of Miami Lakes, a LEED Certified project designed to achieve 33 points according to the US Green Building Council. We have also just been awarded the "Miami Carol City Recreational Building" for the City of Miami Gardens which we should be breaking ground before the end of this year.

Portland has a clean and impeccable track record in the 9 years since the start of its operations, with zero lawsuits and claims against the company, along with the highest reputation it holds with its clients on the public and private sectors.

The size and nature of this project falls perfectly within our capabilities both, financially and technically, and enables us to ensure the Village of Palmetto Bay that Portland Construction will deliver the Best Value for it's taxpayers dollars.

6. Company Identification numbers for the Internal Revenue Service:

2005 86605

7. Miami-Dade County and Village of Palmetto Bay Occupational License Number, if applicable, and expiration date.

Miami-Dade County Receipt No. 455728-7

8. How many years has your organization been in business?

9

9. What similar engagements is your company presently working on?

Portland recently commenced Royal Oaks Park for the Town of Miami Lakes. The original LEED points goal was 28 points. It has been revised to 33 points pending US Green Building Council approval.

10. Have you ever failed to complete any work awarded to you? If so, where and why?

No

11. Give names, addresses and telephone numbers of three individuals, corporations, agencies, or institutions for which you have performed work:

11.1. Miami Dade Housing Agency 1401 NW 7th Street 305 644-5214
(name) (address) (phone #)

11.2. M&V International 13899 Biscayne Blvd 305 341-9430
(name) (address) (phone #)

11.3. City of Hialeah 501 Palm Avenue 305 281-2202
(name) (address) (phone #)

12. List the following information concerning all contracts in progress as of the date of submission of this bid. (In case of co-venture, list the information for all co-ventures.)

<u>NAME OF PROJECT</u>	<u>OWNER</u>	<u>TOTAL CONTRACT VALUE</u>	<u>CONTRACTED DATE OF COMPLETION</u>	<u>% OF COMPLETION TO DATE</u>
------------------------	--------------	-----------------------------	--------------------------------------	--------------------------------

① Royal Oaks Park, Town of Miami Lakes, \$ 2,248,637.73, June 2009, 2%
② Miccosukee Homes - Miccosukee Tribe of Indians, \$276,753.00, Jan 2009, 33%
③ Lake Cecile, Lake Cecile Resort Home LLC, \$6,500,000.00, Nov. 2008, 97%
④ Farmland, Farmland Development, LLC, \$5,997,000.00, Oct. 2008, 99%
(Continue list on insert sheet, if necessary.)

13. Has the Bidder or his or her representative inspected the proposed project and does the Bidder have a complete plan for its performance?

yes

14. Will you subcontract any part of this work? If so, give details including a list of each subcontractor(s) that will perform work in excess of ten percent (10%) of the contract amount and the work that will be performed by

yes

each such subcontractor(s).

The foregoing list of subcontractor(s) may not be amended after award of the contract without the prior written approval of the Contract Administrator, whose approval shall not be unreasonably withheld.

Rock Construction Contact: Emilio Montoya 3) 971-0420

Structural Roof Systems John Custer 954) 484-9663

15. What equipment do you own that is available for the work?

Backhoe, Vibrator, Crane, Concrete Pump, Excavator,
Roller, Trucks

16. What equipment will you purchase for the proposed work?

N/A

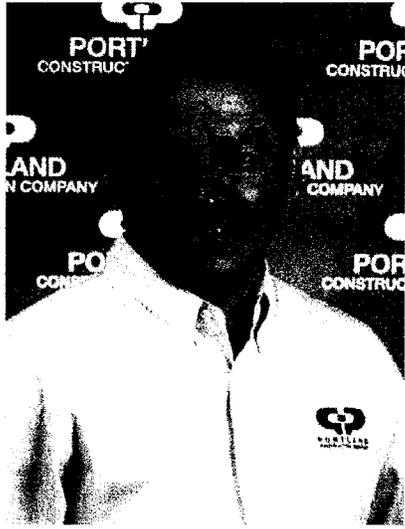
17. What equipment will you rent for the proposed work?

N/A

18. State the name of your proposed project manager and give details of his or her qualifications and experience in managing similar work.

Javier Portocarrero
(Resume Attached)

19. State the true, exact, correct and complete name of the partnership, corporation or trade name under which you do business and the address of the place of business. (If a corporation, state the name of the president and secretary. If a



Javier Portocarrero

Project Manager

An important member of our Construction Team, Mr. Portocarrero has worked for some of Peru's leading Heavy Construction companies and for the past 10 years his professional involvement has been vital and visible in many major U.S. Projects well worth over \$40 million dollars. Mr. Portocarrero received his degree in Civil Engineering from the University, Ricardo Palma, in Lima, Peru.



Rodolfo Cordeiro Guerra

Project Manager

As a successful Civil Engineer and a valued member of the Portland's Construction Team, Mr. Guerra has been responsible for major projects that range from renovations of office spaces to the construction of commercial buildings. While working as a liaison between Portland, various owners, and governmental agencies, Mr. Guerra has obtained a vast knowledge of the intricate paper trail during turn key projects. His solid analytical background is enhanced by his vast proficiency with construction related software. His latest accomplishment was setting up Portland's project management system which became crucial for the company's quality and cost

control. Mr. Guerra has graduated valedictorian of his Civil Engineering class at The George Washington University, where he also pursued a Master's of Science on the same field.

partnership, state the names of all partners. If a trade name, state the names of the individuals who do business under the trade name.)

19.1 The correct name of the Bidder is:

Portland Services LLC dba Portland
Construction

19.2. The business is a (Sole Proprietorship) (Partnership) (Corporation).

19.3. The names of the corporate officers, or partners, or individuals doing business under a trade name, are as follows:

Ernesto Lopes

19.4. List all organizations which were predecessors to Bidder or in which the principals or officers of the Bidder were principals or officers.

N/A

19.5. List and describe all bankruptcy petitions (voluntary or involuntary) which have been filed by or against the Bidder, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description the disposition of each such petition.

N/A

19.6. List and describe all successful Bid, Performance or Payment Bond claims made to your surety(ies) during the last five (5) years. The

There have been no successful claims against any bond

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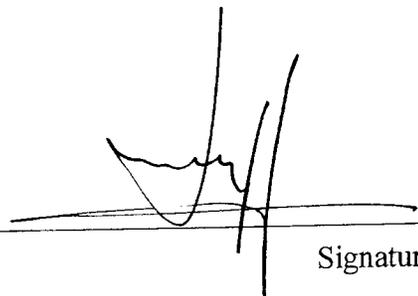
made to our surety for the past five years.

list and descriptions should include claims against the bond of the Bidder and its predecessor organization(s).

- 19.7. List all claims, arbitrations, administrative hearings and lawsuits brought by or against the Bidder or its predecessor organization(s) during the last five (5) years. The list shall include all case names; case, arbitration or hearing identification numbers; the name of the project over which the dispute arose; and a description of the subject matter of the dispute.

NAME

RELATIONSHIPS



Signature of entity submitting supplement form

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 20 day of October, 2008, by Ernesto Lopes who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

WITNESS my hand and official seal, this 20 day of October, 2008.

(NOTARY SEAL)



DOMINGA RIVERA
MY COMMISSION # DD 603702
EXPIRES: October 10, 2010
Bonded Thru Budget Notary Services



(Signature of person taking acknowledgment)

VILLAGE OF PALMETTO BAY

SECTION 16 - NOTICE OF INTENT TO AWARD

Portland Services LLC

Contractor

14540 SW 136 Street Suite 102 Miami FL 33186

Address

Ernesto Lopes, President

Name and Title

PROJECT: Coral Reef Restrooms & Concession Building (the "Project")
Village of Palmetto Bay

Gentlemen:

This is to advise that the Village of Palmetto Bay intends to award the Contract for the above referenced Project as a result of your Bid of:

_____ (\$) submitted to the Village of Palmetto Bay (Owner) on _____ (Date).

Four (4) sets of the Contract Documents for this Project are attached. Each set contains an unexecuted Contract and the requirement for providing the Performance Bond for the Project. Please execute all copies of the Contract and attach a copy of the Performance Bond to each Contract and return to our office within ten (10) consecutive days for final execution by the Owner.

Your attention is invited to the provision whereby your Bid Security shall be forfeited in the event the Contract with satisfactory Performance Bond attached is not executed and delivered to the Owner and all other requirements of the Instructions to Bidders met within ten (10) consecutive calendar days from _____ (Date).

Sincerely yours,

By: _____

SECTION 00300
INFORMATION AVAILABLE TO BIDDERS

EXISTING REPORTS AND SURVEYS

1.01 FIRE FLOW TESTING REPORT

- A. A copy of the Fire Flow Testing report with respect to the project site is attached to this Section.
1. Title: _____.
 2. Date: _____.
 3. Prepared by: _____.
- B. This report establishes the maximum allowable normal operating pressure (static pressure) for use when computing the available water supply for all new automatic sprinkler systems.
1. _____.

1.02 TOPOGRAPHIC SURVEY

- A. A copy of a topographic survey with respect to the project site is included in the Drawings.
1. Title: _____.
 2. Date: _____.
 3. Prepared by: _____.
- B. This survey identifies grade elevations prepared primarily for the use of Architect in establishing new grades and identifying natural water shed.

1.03 GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT

- A. A copy of a geotechnical report with respect to the building site is attached to this Section.
1. Title: Subsurface Investigation and Soil Bearing Capacity Verification
 2. Date: August 27th, 2008
 3. Prepared by: U.S. South Engineering and Testing Laboratory Inc.
- B. This report identifies properties of below grade conditions and offers recommendations for the design of foundations, prepared primarily for the use of Architect/.
- C. The recommendations described shall not be construed as a requirement of this Contract, unless specifically referenced in the Contract Documents.
- D. This report, by its nature, cannot reveal all conditions that exist on the site. Should subsurface conditions be found to vary substantially from this report, changes in the design and construction of foundations will be made, with resulting credits or expenditures to the Contract Price accruing to Owner.

END OF SECTION

Attachments:

- Appendix 1: Fire Flow Testing Report.
Appendix 2: Geotechnical Subsurface Investigation Report.

SECTION 00400

BID FORM

1.01 OWNER

Village of Palmetto Bay, Florida
8950 SW 152nd Street
Palmetto Bay, Florida 33157

1.02 PROJECT

Coral Reef Park Restrooms & Concession Building
7895 SW 152nd Street
Palmetto Bay, FL 33157

1.03 DATE: (Bidder to enter date) October 15, 2008

1.04 SUBMITTED BY: (Bidder to enter name and address)

A. Bidder's Full Name: Portland Services LLC
Address: 14540 SW 136 Street Suite 102
City, State, Zip: Miami, FL 33186
Telephone: (305) 969-3136

1.05 THE UNDERSIGNED, AS BIDDER, HEREBY DECLARES THAT:

- A. The only person or persons interested in this Bid as Principal, or Principals, is or are named herein and that no person other than herein mentioned has any interest in this Bid or in the Contract to be entered into; that this Bid is made without connection with any other person, company or parties making a Bid; and that it is in all respects fair and made in good faith without collusion or fraud.
- B. The Bidder further declares that it has examined the Bidding Documents and the site of the Work, is fully informed in regard to the work to be performed, and accepts all conditions pertaining to the place where the work is to be done.

1.06 THE BIDDER ACKNOWLEDGES RECEIPT OF THE FOLLOWING ADDENDA:

- A. Addendum No. 1 9/3/08
- B. Addendum No. 2 9/18/08
- C. Addendum No. 3 10/8/08
- D. Addendum No. 4 10/14/08
- E. Addendum No. 5 _____
- F. Addendum No. 6 _____

G. Failure to acknowledge addenda shall not relieve such bidder from its obligation under this bid.

1.07 THE BIDDER FURTHER AGREES THAT:

- A. BID ACCEPTANCE: If this Bid is accepted, to contract with the Village or Palmetto Bay, Florida, in the form of Agreement attached, in strict accordance with the Bid Documents and to furnish the prescribed Performance and Payment Bond, for not less than the Total Maximum Contract Amount, and to furnish the required evidence of the specified insurance, all within the applicable time.
- B. BID SECURITY: Each Bid must be accompanied by a Bid Security in the amount and manner stipulated in the Advertisement for Bids and specified in the Instructions to Bidders. The Bidder shall not withdraw this Bid after bid opening for the Period stipulated as the bid security period in the Advertisement for Bids.
- C. CONTRACT TIME: Completion of the work within the Contract Time is of the essence. The Contract Time for this work is 238 calendar days from the effective date established in the Notice To Proceed.
- D. LIQUIDATED DAMAGES: Liquidated Damages at the rate of \$ 500.00 per day, will be deducted from the Contract amount for each calendar day of delay due to a Non-Excusable Delay.
- E. COMPENSATION: To accept as full compensation for all work required to complete the Contract, the prices named therefore in the following Schedule of Prices Bid:

1.08 SCHEDULE OF PRICES BID (All prices shall be in U.S. Dollars)

BID ITEM A - BASE BID: Lump Sum Bid for furnishing all labor, materials, equipment and services necessary for the Contract Work, completed in strict accordance with the Contract Documents:

TOTAL BID ITEM A:

Nine Hundred Thirty Two Thousand Dollars \$ 932,000.00
(Amount Bid in Words) (Amount Bid in Figures)

BID ITEM B - GENERAL ALLOWANCE ACCOUNT:

TOTAL BID ITEM B:

Fifty thousand and $\frac{00}{100}$ Dollars \$ 50,000.00
(Amount Bid in Words) (Amount Bid in Figures)

TOTAL AMOUNT BID: Sum total of amounts bid for Total Bid Item A and Total Bid Item B:

Nine Hundred Eighty Two Thousand Dollars \$ 982,000.00
(Amount Bid in Words) (Amount Bid in Figures)

1.09 BID SIGNATURE PAGE FOR CORPORATION

Attached is a Bid Bond for the sum of: Five Percent of Total Bid
_____ U.S. Dollars, (\$ 5% _____),

in accordance with the Instructions to Bidders.

The Officers of the Corporation are as follows:

<u>Name</u>	<u>Address</u>
President: <u>Ernesto Lopes</u>	<u>14540 SW 136 Street Suite 102 Miami FL 33186</u>
Vice President: _____	_____
Secretary: _____	_____
Treasurer: _____	_____

STATE OF FLORIDA CERTIFICATE OF CERTIFICATION FOR CORPORATION

Ernesto Lopes _____ CGC061741
Name of Holder (Qualifier) (Certificate No.)

MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY FOR CORPORATION

N/A _____
Name of Holder (Qualifier) (Certificate No.)

Post Office Address: 14540 SW 136 Street
Suite 102 Miami FL 33186

(Corporate Name)

State in which Chartered: Florida

BIDDER:

Portland Services LLC

BY: _____
President

Attest: _____
Secretary

Date: 10/15/08

(CORPORATE SEAL)

1.10 BID SIGNATURE PAGE FOR PARTNERSHIP OR JOINT VENTURE *N/A*

Attached is a Bid Bond for the sum of: _____
_____ U.S. Dollars, (\$ _____),
in accordance with the Instructions to Bidders.

The Partnership or Joint Venture Bidder, _____, consists of the following entities: (attach additional sheets if necessary)

(a) _____, a _____ corporation,
(Corporate Name)

Authorized to do business in the State of Florida

(b) _____, a _____ corporation,
(Corporate Name)

Authorized to do business in the State of Florida

(c) _____, (d) _____
(Name) (Name)

(Partner) (Partner)

The Managing or the General Partner of the Partnership or Joint Venture

_____, who is the _____ of _____
(Name) (Title) (Name of Entity)

STATE OF FLORIDA CERTIFICATE OF CERTIFICATION FOR PARTNERSHIP OR JOINT VENTURE: *N/A*

Name of Holder (Qualifier) (Certificate No.)

MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY FOR PARTNERSHIP OR JOINT VENTURE: *N/A*

Name of Holder (Qualifier) (Certificate No.)

BIDDER: _____
Name of Partnership or Joint Venture Managing Representative:

Witnesses to Signature

_____ BY: _____



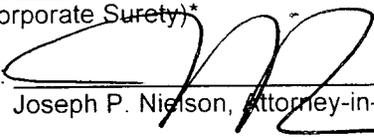
Bid Bond

305-969-3136 _____
(Business Phone)

ATTEST:

Please see enclosed Power of Attorney
Secretary

The Hanover Insurance Company
(Corporate Surety)*

By:  _____
Joseph P. Nielson, Attorney-in-Fact

*Impress Corporate Surety Seal

IMPORTANT Surety companies executing bonds must appear on the Treasury Department's most current list (circular 570 as amended) and be authorized to transact business in the State of Florida.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWERS OF ATTORNEY
CERTIFIED COPY

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint

Charles J. Nielson, David R. Hoover, Charles D. Nielson, Warren Mitchell Alter and/or Joseph P. Nielson

of Miami Lakes, FL and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated

any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:
Any such obligations in the United States, not to exceed Twenty Five Million and No/100 (\$25,000,000) in any single instance

and said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Assistant Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by a Vice President and an Assistant Vice President, this 10th day of October, 2008.



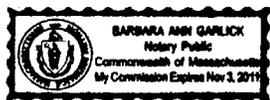
THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Mary Jeanne Anderson
Mary Jeanne Anderson, Vice President

Robert K. Grennan
Robert K. Grennan, Assistant Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 10th day of October 2008, before me came the above named Vice President and Assistant Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



Barbara A. Garlick
Notary Public

My commission expires on November 3, 2011

I, the undersigned Assistant Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

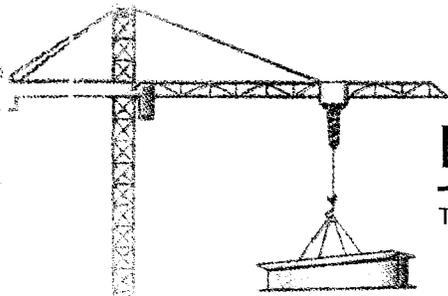
This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America.

"RESOLVED, That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or any Vice President in conjunction with any Assistant Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 15th day of October 2008.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Stephen L. Brault
Stephen L. Brault, Assistant Vice President



NIELSON, ALTER & ASSOCIATES

NCI
NIELSON & COMPANY, INC.

THERE IS A DIFFERENCE...

October 1st, 2008

Portland Services, LLC
14540 S.W. 136th Street, Suite 102
Miami, Florida 33186

RE: **PORTLAND SERVICES, LLC**

To Whom It May Concern:

This is to advise you that our office provides Performance and Payment Bonds for Portland Services, LLC. Their surety is The Hanover Insurance Company, which carries an A. M. Best Rating of A- XIV and is listed in the department of The Treasury's Federal Register.

Portland Services, LLC has a bonding capacity on individual projects of \$10,000,000 and a total program capacity of \$30,000,000. Based upon normal and standard underwriting criteria at the time of request, we should be in a position to provide Performance and Payment Bonds for Portland Services, LLC. It must be understood; however, that we reserve the right to review all contractual documents prior to final commitment to issue any bonds.

Portland Services, LLC is an excellent contractor and we hold them in high regard. We feel extremely confident in them and encourage you to offer them an opportunity to execute any upcoming projects.

This letter is not an assumption of liability, nor is it a bid or performance and payment bond. It is issued only as a bonding reference requested by our respected client.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Nielson', written over a horizontal line.

Joseph P. Nielson
Resident Agent

PROVIDING BONDS FOR THE CONSTRUCTION INDUSTRY

8000 GOVERNORS SQUARE BLVD • SUITE 101 • MIAMI LAKES, FL 33016 • DADE: 1800-557-2663 (BOND)

PHONE: (305) 222-2663 (BOND) • FAX: (305) 558-9650

WWW.NIELSONBONDS.COM



Portland Services, LLC Company Information



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

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

(850) 487-1395

LOPES-NETO, ERNESTO PEREIRA
PORTLAND CONSTRUCTION COMPANY
14540 SW 136TH ST STE 102
MIAMI FL 33186-6777

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

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

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

STATE OF FLORIDA AC# 3884882
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CGC061741 07/31/08 070524044

CERTIFIED GENERAL CONTRACTOR
LOPES-NETO, ERNESTO PEREIRA
PORTLAND CONSTRUCTION COMPANY

IS CERTIFIED under the provisions of ch.489 vs
Expiration date: AUG 31, 2010 L08073101127

DETACH HERE

AC# 3884882

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L08073101127

DATE	BATCH NUMBER	LICENSE NBR
07/31/2008	070524044	CGC061741

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 vs
Expiration date: AUG 31, 2010

LOPES-NETO, ERNESTO PEREIRA
PORTLAND CONSTRUCTION COMPANY
12294 SW 140TH STREET
MIAMI FL 33186



CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

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

(850) 487-1395

PORTLAND SERVICES LLC
PORTLAND CONSTRUCTION COMPANY
14540 SW 136TH ST SUITE 102
MIAMI FL 33186



DETACH HERE

ACF 32308834

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

DATE	BATCH NUMBER	ISSUE TYPE
05/29/07	AC07146	ISSUED

THE BUSINESS INFORMATION ON
NAMED BY IS CURRENT
UNDER THE PROVISIONS OF CHAPTER
EXPIRES ON DATE: AUG 31 2009
(THIS IS NOT A LICENSE TO DO BUSINESS
COMPANY TO DO BUSINESS ONLY AS
PORTLAND SERVICES LLC
PORTLAND CONSTRUCTION COMPANY
14540 SW 136TH ST SUITE 102
MIAMI FL 33186

CHARLES CRIST
GOVERNOR

HOLLY BENSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

MIAMI-DADE COUNTY
TAX COLLECTOR
140 W. FLAGLER ST.
14th FLOOR
MIAMI, FL 33130

2008 LOCAL BUSINESS TAX RECEIPT 2009
MIAMI-DADE COUNTY - STATE OF FLORIDA
EXPIRES SEPT. 30, 2009
MUST BE DISPLAYED AT PLACE OF BUSINESS
PURSUANT TO COUNTY CODE CHAPTER 8A - ART. 9 & 10
THIS IS NOT A BILL-DO NOT PAY

FIRST-CLASS
U.S. POSTAGE
PAID
MIAMI, FL
PERMIT NO. 231

414641-1
BUSINESS NAME / LOCATION
PORTLAND CONSTRUCTION COMPANY
14540 SW 136 ST
33186 UNIN DADE COUNTY

RENEWAL
RECEIPT NO. 455728-7
STATE# CGC061741

OWNER
PORTLAND SERVICES LLC
Sec. Type of Business
196 GENERAL BUILDING CONTRACTOR

WORKER/S
5

THIS IS ONLY A LOCAL
BUSINESS TAX RECEIPT. IT
DOES NOT PERMIT THE
HOLDER TO VIOLATE ANY
EXISTING OR REGULATORY
OR ZONING LAWS OF THE
COUNTY OR CITIES. NOR
DOES IT EXEMPT THE
HOLDER FROM ANY OTHER
PERMIT OR RECEIPT
REQUIRED BY LAW. THIS IS
NOT A CERTIFICATION OF
THE HOLDER'S QUALIFICA-
TION.

DO NOT FORWARD

PORTLAND CONSTRUCTION COMPANY
ERNESTO P LOPES PRES
14540 SW 136 ST 102
MIAMI FL 33186

PAYMENT RECEIVED
MIAMI-DADE COUNTY TAX
COLLECTOR:

07/07/2008
09010288001
000075.00



SEE OTHER SIDE

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/18/2008

PRODUCER (305)822-7800 FAX
Collinsworth, Alter, Fowler, Dowling & French
P. O. Box 9315
Miami Lakes, FL 33014-9315
Sheila Twigg

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Amerisure Mutual Ins Co	
INSURER B: The North River Ins Company	
INSURER C:	
INSURER D:	
INSURER E:	

INSURED Portland Services, LLC
DBA: Portland Construction Company
14540 SW 136 Street
102
Miami, FL 33186

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY	GL2025814010007	07/24/2008	07/24/2009	EACH OCCURRENCE	\$ 1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COM/OP AGG	\$ 2,000,000
						GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	
A		AUTOMOBILE LIABILITY	CA2030070010007	07/24/2008	07/24/2009	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
		<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
		<input checked="" type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE (Per accident)	\$
		<input checked="" type="checkbox"/> NON-OWNED AUTOS					
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC	\$
						AUTO ONLY: AGG	\$
B		EXCESS/UMBRELLA LIABILITY	553-091055-3	03/27/2008	07/24/2009	EACH OCCURRENCE	\$ 10,000,000
		<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$ 10,000,000
							\$
							\$
		DEDUCTIBLE					
		RETENTION \$					
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WC203131902	07/24/2008	07/24/2009	WC STATU-TORY LIMITS <input checked="" type="checkbox"/> OTH-ER	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$ 500,000
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$ 500,000
		OTHER				E.L. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Project Name: Coral Reef Park Concession Building

Certificate Holder shall be named as Additional Insured once the above project is awarded to the contractor referenced herein above. Waiver of Subrogation will also be in favor of Certificate Holder upon job being awarded.

CERTIFICATE HOLDER

Village of Palmetto Bay
8950 SW 152 Street
Plametto Bay, FL

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
Melissa Cruz/SHEILA



IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

Intelligent Solutions for Your Construction Needs

PC
PORTLAND
CONSTRUCTION COMPANY

RESIDENTIAL

COMMERCIAL

RETAIL

HOSPITALITY

SENIOR LIVING

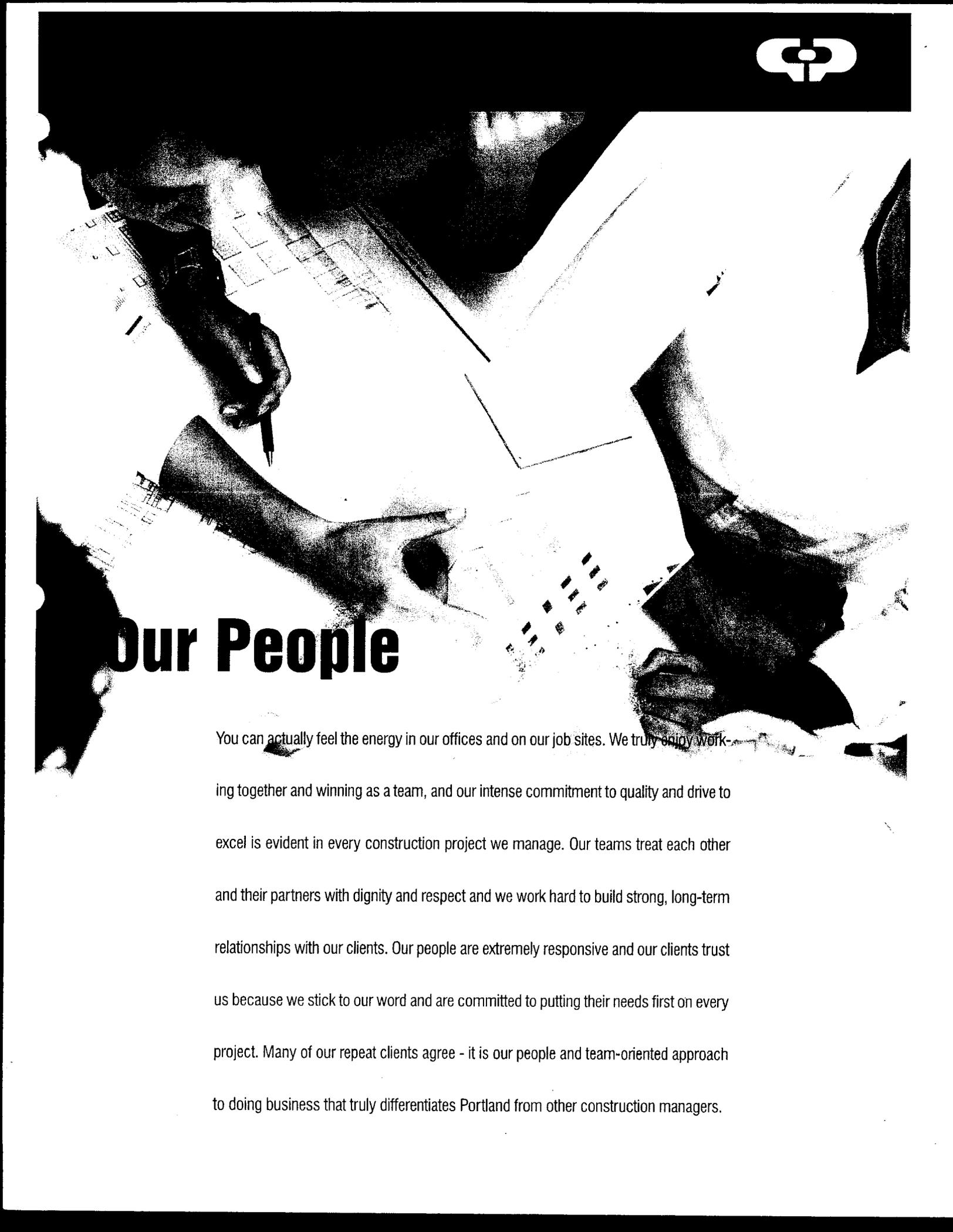
ENTERTAINMENT

Our Company

Our passionate and skilled employees, proactive approach to managing projects, strategic focus and financial strength truly differentiate us from other construction management firms. We are considered influencers in the construction industry and in our local communities because we lead by example and strive to build strong relationships by exceeding expectations.

Portland's core values - passion, integrity, hard work and professionalism - best describe who we are as a company and the characteristics each of our employees brings to our organization.

Our unprecedented success has a surprisingly simple explanation - consistently high performance and a strong commitment to customer service has attracted and retained more clients and project opportunities every year.



Our People

You can actually feel the energy in our offices and on our job sites. We truly enjoy working together and winning as a team, and our intense commitment to quality and drive to excel is evident in every construction project we manage. Our teams treat each other and their partners with dignity and respect and we work hard to build strong, long-term relationships with our clients. Our people are extremely responsive and our clients trust us because we stick to our word and are committed to putting their needs first on every project. Many of our repeat clients agree - it is our people and team-oriented approach to doing business that truly differentiates Portland from other construction managers.



Our Culture

Our corporate culture is unique to the construction industry because we recruit all our people based on their skills, attitude and track record for unselfish teamwork. Our core values are inherent in every Portland employee and you can feel the positive energy in the offices and on our job sites.

We offer our employees many opportunities to grow both professionally and personally. In fact, training and developing our people is our "number one" corporate strategy for achieving our vision. Our Training initiatives are focused on increasing our teams' construction management knowledge and improving their on-the-job performance.

Our core values – passion, integrity, hard work and professionalism – are inherent in every one of our employees and describe who we are. We

have a reputation for doing whatever it takes to

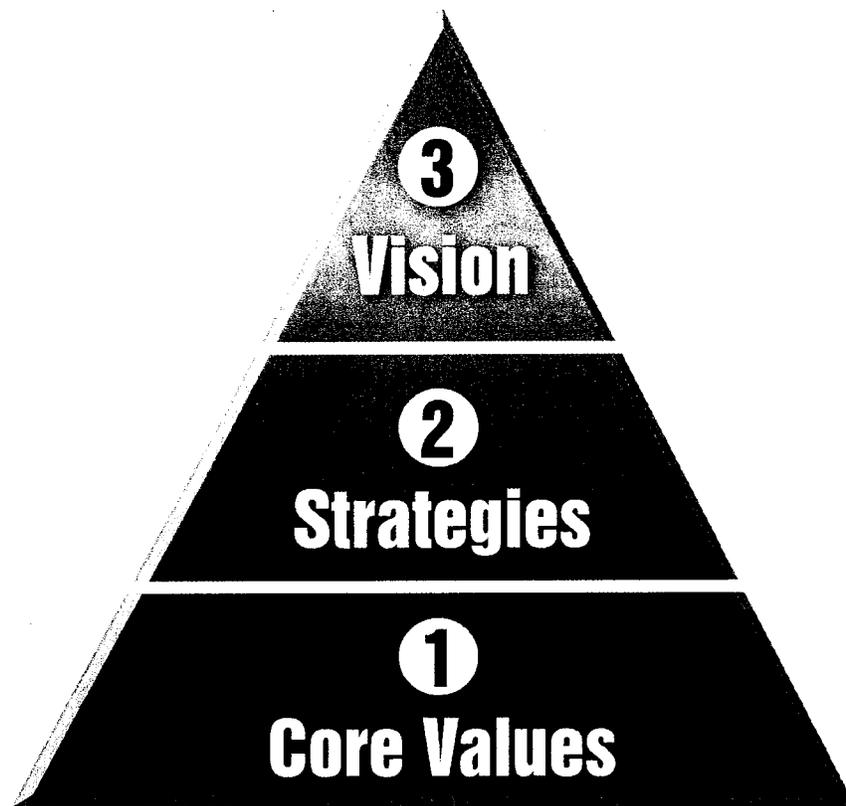
satisfy our clients and strengthen our

partner relationships.



Our Strategy

The pyramid, a recognizable symbol of strength and stability, is the perfect symbol of Portland's corporate strategy. Our core values serve as a strong foundation that supports the rest of the Portland Pyramid. Our strategies, built on top of our foundation of core values, act as "stepping stones" to our company's greater purpose and represent the direction we need to follow to become a great company. Our vision statement resides at the Portland summit and represents the company we are striving to become.



Our Pyramid Phylosophy

Core Values

Portland's Core Values best describe who we are as a company and the characteristics each of our employees brings to our organization. These values are deeply held throughout the company, permeating every aspect of our operations and guiding the actions of every one of our employees.

Strategies

As a company, we closely adhere to three strategies: train and develop our people; earn intense customer loyalty; and diversify our work. These strategies are critical components of Portland's strategic plan because they provide a clear path to our company's greater purpose – to become a great company by providing superior client service and quality projects in every sector and region.

Vision

Our corporate vision statement is Building Relationships by Exceeding Expectations. We intend to build relationships and partnerships that will last a lifetime by delivering quality buildings and consistently providing exceptional client service. This vision statement represents where we are going as a company if we stay true to our core values and remain focused on our strategies. Portland's vision gives our people the focus they need to achieve greatness through teamwork, collaboration and strong partnerships with our clients and partners.

Our Services

At Portland, we understand the importance of hands-on project management, strong leadership; creative problem solving, team building and a well-rounded knowledge of the entire construction process, from permitting and preconstruction to punch list and project close out.

Our coordinated and reliable preconstruction services set the tone for a successful project from day one by establishing open communication and fostering a team environment with partners and clients. Throughout the construction management process, our teams leverage their strong relationship building skills and Portland's streamlined reporting systems to make informed decisions while sharing critical information with clients in a collaborative environment. Our teams are dedicated to working closely with architects throughout the design phase of a project, particularly in the design/build format, and we are committed to hiring and closely managing the industry's best subcontractors so our clients gets the most value for their money.



Preconstruction

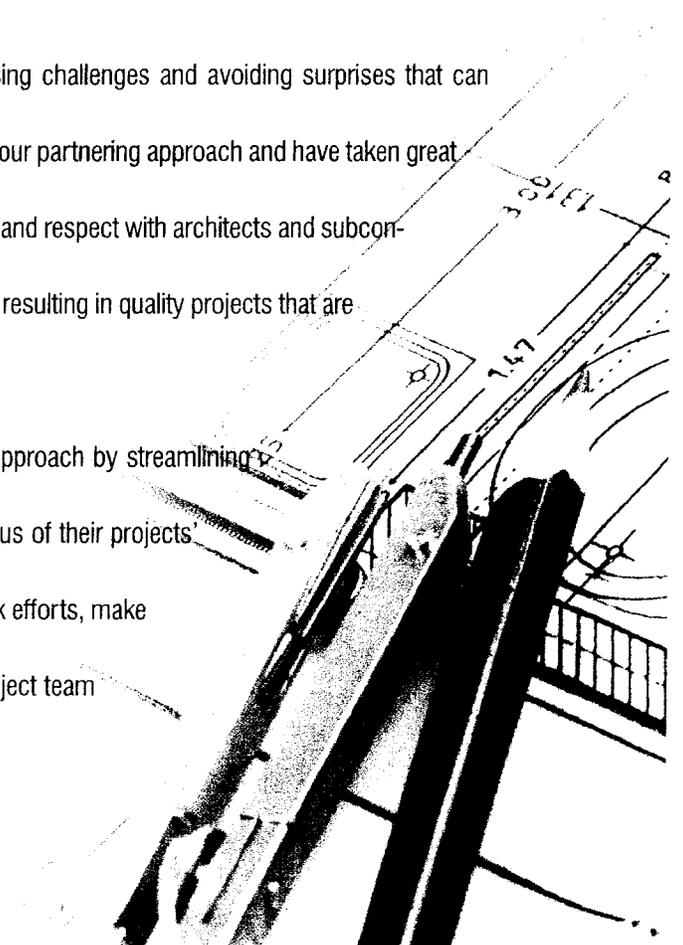
Making the right decisions in the early stages of a project is critical to constructing quality buildings and exceeding client expectations, so our teams establish open communication and team environments with owners, architects and subcontractors long before the first shovel even touches the ground.

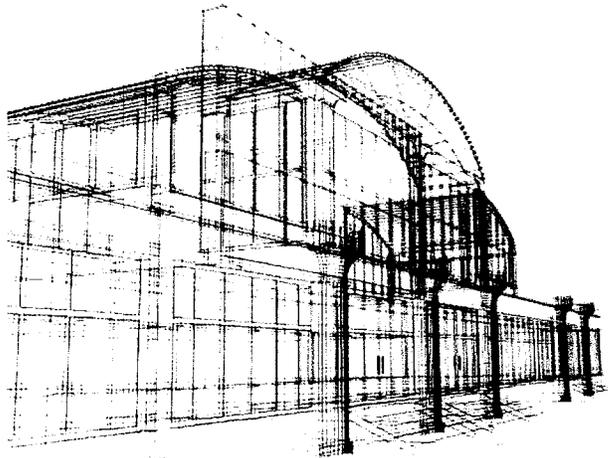
We provide effective building, planning and cost solutions based on creativity and an in-depth understanding of the project goals and requirements, combined with a rigorous analysis of processes and materials. Portland teams do not simply look for opportunities to delete scope during the value engineering process - we have the knowledge, skills and creativity to develop alternative methods to accomplish tasks more cost effectively. We also take a very proactive approach to the building permitting process because we understand that successful permitting often hinges on proactive communication and trust with our local communities.

Construction Management

Open, honest communication is critical for quickly addressing challenges and avoiding surprises that can disrupt project schedules and impact costs. We are proud of our partnering approach and have taken great strides to foster an environment of collaboration, cooperation and respect with architects and subcontractors. Our project teams work closely together at all times, resulting in quality projects that are completed on schedule and on budget.

Our reporting systems also contribute to our collaborative approach by streamlining our processes and ensuring our teams are aware of the status of their projects' critical components. Our teams are able to prioritize their work efforts, make informed decisions and share critical information with all project team members in a more collaborative environment.





Design/Build

Our teams consistently demonstrate the leadership and collaboration skills necessary to drive design/build projects to completion. We understand the key benefits of the design/build process from an owner's perspective and work tirelessly to ensure the client's needs are met throughout every project phase.

In the design/build project format, we act as a single point of contact and responsibility for project quality, cost and schedule adherence. Our teams are dedicated to working closely with architects and other partners throughout the design phase so that together we can deliver timely projects with aesthetic and functional qualities that exceed our clients' expectations.

General Contracting

We understand that tight coordination of job sites and strong partnerships with subcontractors and other partners are critical to delivering quality projects on time and on budget. Our teams take pride in their relationships with subcontractors and other project partners and have taken great strides to foster environments of cooperation and mutual respect on all our project sites.

By leveraging our partner relationships and measuring project status through detailed schedules, methodical safety plans and effective cost control reporting, our teams are able to closely monitor and quickly identify issues that could impact the budget and project timeline.



Our Reputation

Clients, partners and national industry experts have recognized Portland for our passionate approach to construction. Our reputation for meeting aggressive project schedules, fostering safe working environments and providing clients exceptional service continues to expand across the country.



Commitment to Training

Unlike many companies that offer training as an added perk, our state-of-the-art training programs are absolutely critical to our success. Portland's training courses enhance the many different skills necessary to consistently deliver quality building projects and exceed client and partner expectations.

Our technical training coursework teaches our people the construction management skills necessary to construct quality buildings on time and on budget, while our people management skills training instructs our field staff on the most effective ways to collaborate and communicate with partners and clients in a professional manner.

Our safety training initiatives play a critical role in educating our teams about the importance of job site safety, fall protection, safety equipment usage and other critical safety procedures. Our safety track record leads the industry and is a direct result of our commitment to training and developing our people.





Safety First

At Portland, we do not leave any aspect of safety to chance.

Portland's safety initiatives have been built on a solid foundation of safety experience and carefully designed procedures, including proven preconstruction and onsite safety planning management systems.

We understand that accidents and injuries can seriously harm individuals, increase project costs and negatively reflect on the reputation of our clients.

Our Team

OUR TEAM



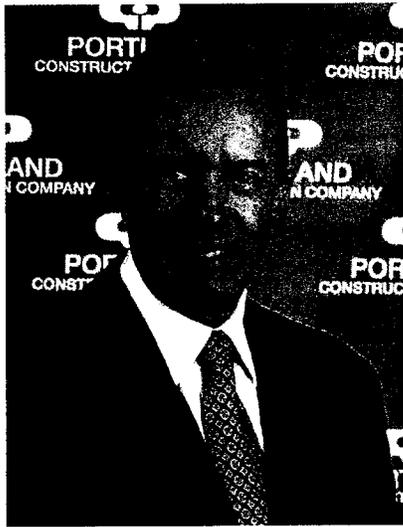
Ernesto Lopes
President and CEO

Mr. Lopes received his academic training in Civil Engineering from the University of Sao Paulo (Brazil). His

20 years of empirical knowledge ranges from heavy construction and specialty engineering to residential and commercial construction, and includes leading projects in Brazil, Switzerland and the US.

Mr. Lopes is the co-founder and partner of ERGIL, a real estate development company which specializes in middle class residential developments in Sao Paulo. Prior to founding Portland Construction Company, he was an International Director at Olympvs International AG and a Managing Director at Nussli Norma Ltda.

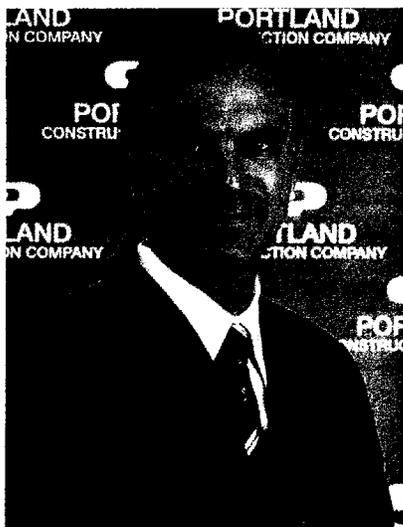
Mr. Lopes is a Certified General Contractor in the State of Florida.



Francisco Ruiz
Chief Financial Officer

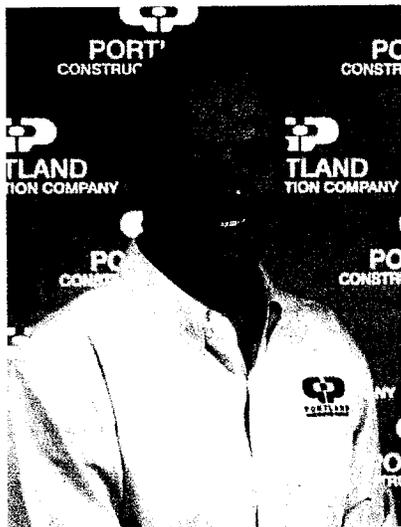
With more than 30 years of banking experience, Mr. Ruiz spent most of his career as an executive of Banespa. His high-ranking with the bank granted him important international positions. In 1994, he was assigned to the Miami Beach branch as General Manager, where he managed assets over \$320 million dollars. He later joined Flick Mortgage Investors, Inc., as a Senior Vice President, originating commercial and residential mortgages for high-net-worth clients. In 2001 his expertise in these mortgages and in Real-Estate structured deals, drew him to Venture International Mortgages, and in 2002 he co-founded JCR Investments, a company specialized in the

foreclosure market. Since June, 2004, Mr. Ruiz has been investing and participating in commercial developments as well as setting up groups of investors interested in this market. Mr. Ruiz's educational background includes a Degree in Business Administration in addition to several post-graduate Certificates of Study in the area of Economy, International Trade and Financial Administration from Brazilian universities as well as several seminars attended in the United States, particularly a business course at the Colorado University's School for International Banking, in Boulder.



Gilberto Milare
Construction Manager

Mr. Milare has over 20 years of experience in managing positions for many construction related business ventures. He is also co-founder of Egil Construcoes, a construction and real estate development company in Sao Paulo, Brazil. Mr. Milare holds a Civil Engineering Degree from the University of Sao Paulo and has joined Portland as Construction Manager in 2006.



Antonio Marson
Project Manager

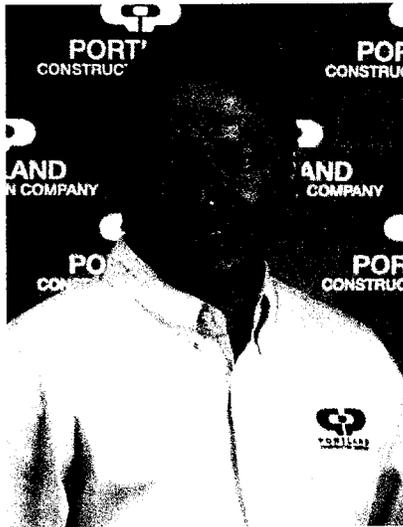
Mr. Marson is a Project Manager working in the Construction business in South Florida since 1997. For the past 10 years, Antonio has successfully built high-rise condominiums and mix-used facilities, valued at over US\$300 million. He has gained significant experience in all aspects of the construction processes including, but not limited to, Scheduling, Estimating, Contracts, Cost-Control, Quality Assurance and Safety. He obtained his Civil Engineering degree from Mackenzie University in Brazil and has a Master's of Engineering in Construction Management from the University of Florida.



Jack Penny
Project Manager

Jack Penny is a development professional with over 15 years experience in management of residential, commercial, and hotel construction projects. Some of Mr. Penny's areas of expertise include: Pre-development, A & E coordination, Life/Safety, contract negotiations, contract administration scheduling and value engineering. Mr. Penny has managed numerous commercial projects including contract buy-outs, site work, building shells to finishes and project close-outs. He is also adamant when it comes to monitoring safety and code compliance. The projects managed by Mr. Penny range from \$4 Million to US\$100 Million. Jack Penny holds an Engineering Operations Executive Certification and his Commercial HVAC, Trane Chiller Operation and OSHA credentials are updated annually.

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Javier Portocarrero
Project Manager

An important member of our Construction Team, Mr. Portocarrero has worked for some of Peru's leading Heavy Construction companies and for the past 10 years his professional involvement has been vital and visible in many major U.S. Projects well worth over \$40 million dollars. Mr. Portocarrero received his degree in Civil Engineering from the University, Ricardo Palma, in Lima, Peru.



Rodolfo Cordeiro Guerra
Project Manager

As a successful Civil Engineer and a valued member of the Portland's Construction Team, Mr. Guerra has been responsible for major projects that range from renovations of office spaces to the construction of commercial buildings. While working as a liaison between Portland, various owners, and governmental agencies, Mr. Guerra has obtained a vast knowledge of the intricate paper trail during turn key projects. His solid analytical background is enhanced by his vast proficiency with construction related software. His latest accomplishment was setting up Portland's project management system which became crucial for the company's quality and cost

control. Mr. Guerra has graduated valedictorian of his Civil Engineering class at The George Washington University, where he also pursued a Master's of Science on the same field.



Fernando Alcantara

Estimator

Mr. Alcantara has recently joined the Portland's Construction Team bringing with him vast experience and ample knowledge as a Civil Engineer in the areas of High-Rise and Home Building as well as in Estimating and Construction Management. Additionally, Fernando's background will serve the team in interpreting Financial Statements and in keeping track of job budgets, its variances and profitability.

While working for Whitehall Quality Homes, a major builder along Florida's coasts, Mr. Alcantara's most notable contributions included establishing value engineering procedures for estimates and reducing

variances on purchases by 70%. As a Civil Engineer and Project Manager for the Construtora Construction Company in Brazil, Fernando improved construction scheduling and reduced construction overtime by over 70%. He was also instrumental in improving the company's cash flow by negotiating vendor payment terms. Mr. Alcantara received his Bachelor of Science Civil Engineering Degree from the Maua School of Engineering in Sao Paulo, Brazil.

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