

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

**Meeting Date:** August 19, 2025

☒ **Consent**      ☐ **Regular**  
☐ **Workshop**      ☐ **Public Hearing**

**Department:** Facilities Development & Operations

**I. EXECUTIVE BRIEF**

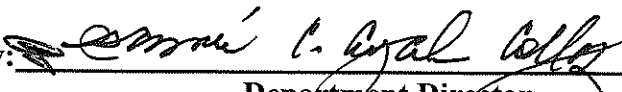
**Motion and Title:** Staff recommends motion to approve: Work Order No. 25-006 (Work Order) to the annual heating, ventilation and air conditioning (HVAC) services contract (R2025-0085) with Cedars Electro-Mechanical, Inc. (Contractor) in the amount of \$1,989,753 for the West Palm Beach Lutheran Services – HVAC Upgrades project for a period of 180 calendar days from notice to proceed.


**Summary:** The project consists of the replacement of two (2) existing 75 and 25 ton chillers, with one (1) 125 ton chiller unit and three (3) roof top fresh air units at the Lutheran Services building located at 100 South Chillingworth Drive in West Palm Beach. The Work Order authorizes the construction services necessary to furnish all labor, equipment, devices, tools, materials, transportation, professional services, supervision, shop drawings, permitting and all miscellaneous requirements necessary to upgrade the HVAC system. The new HVAC system will benefit all users of the facility by providing years of reliable service. This project was competitively advertised and new contractors were invited to bid on the project by submitting prequalification documents prior to the submission of the bid response. The Contractor will have 180 calendar days from notice to proceed to substantially complete the project. Liquidated damages for failure to achieve certification of substantial completion within the contract time or approved time extension thereof are \$120 per day. This Work Order was solicited pursuant to the annual HVAC services contract and the requirements of the Equal Business Opportunity (EBO) Ordinance. The annual HVAC services contract was presented to the Goal Setting Committee on October 2, 2024 and the Committee established an Affirmative Procurement Initiative of a Small Business Enterprise (SBE) price preference whereby an SBE contractor will be given a price preference if its bid is within 10% of the lowest non-small business bid. The SBE participation on this Work Order is 83.28%. To date, the Contractor's SBE participation on its annual HVAC services contract is 85.23%. The overall SBE participation across all the annual HVAC services contracts to date is 67.58%. This contract is subject to emergency ordinance R2025-014 approved by the BCC on June 3, 2025. **Funding for this project is from the Capital Outlay Fund.** (Capital Improvements Division) District 7 (MWJ)

**Background and Justification:** This project was openly, competitively advertised and procured where new contractors were invited to bid on the project by submitting prequalification documents prior to the submission of the bid response. Of the two (2) bids received, the Contractor submitted a responsive and responsible bid within 10% of the lowest non-small business bid. Pursuant to Section 2-80.27 of the Equal Business Opportunity Ordinance award is recommended to the Contractor.

**Attachments:**

1. Location Map
2. Budget Availability Statement
3. Work Order No. 25-006
4. Bid Summary
5. Annual Contract – HVAC Services #P-2024-006318: Control Sheet
6. Nongovernmental Entity Human Trafficking Affidavit
7. Emergency Ordinance Notification Letters

**Recommended by:**  **Department Director**      7/14/25 **Date**

**Approved by:**  **County Administrator**      7/23/25 **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	\$2,089,241	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	\$2,089,241	-0-	-0-	-0-	-0-
# ADDITIONAL FTE	_____	_____	_____	_____	_____
POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes X No \_\_\_\_\_  
Is this item using Federal Funds? Yes \_\_\_\_\_ No X  
Is this item using State Funds? Yes \_\_\_\_\_ No X

Budget Account No:

Fund 3900 Dept 761 Unit B669 Object 4907

CONSTRUCTION	\$1,989,753.00
STAFF COSTS	\$ 99,487.65
CONTINGENCY	\$ 0.00
TOTAL	\$2,089,240.65

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Funding for this project is from the Capital Outlay Fund.

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Asst. Dir. 7/16/25  
OFMB QA 7/16  
BSW 7-16-25

Gracie Smith 7/17/25  
Contract Development and Control 7-17-25

B. Legal Sufficiency:

[Signature] 7/17/25  
Assistant County Attorney

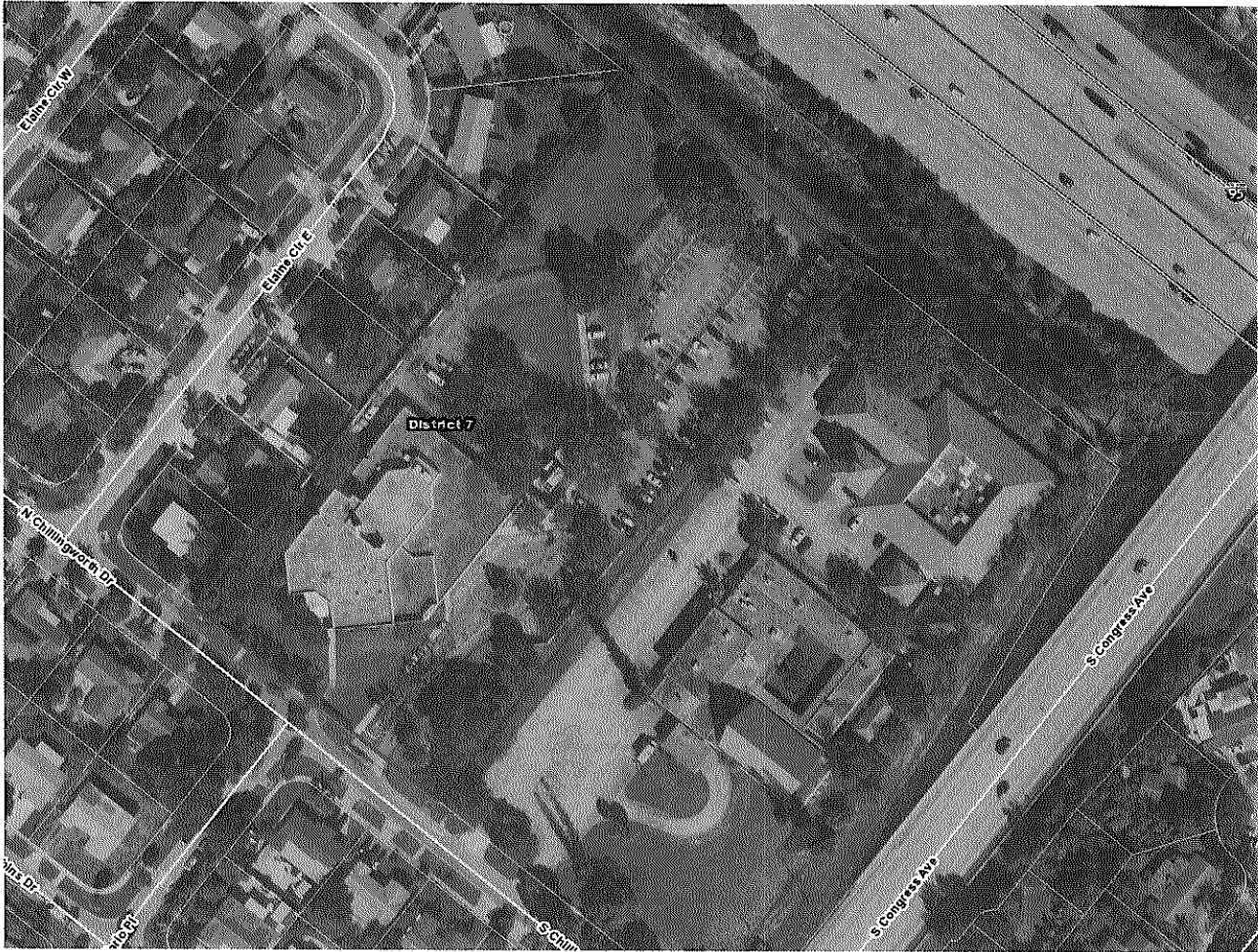
C. Other Department Review:

\_\_\_\_\_  
Department Director

This summary is not to be used as a basis for payment.

LOCATION MAP

**Project No:** 2021-039449  
**Project Name:** West Palm Beach Lutheran Services – HVAC Upgrades  
**Location:** 100 S Chillingworth Drive, West Palm Beach, FL 33409



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 4/2/2025

PHONE: (561)233-0222

PROJECT MANAGER: Nick Chimienti, Facilities Systems Project Manager

PROJECT TITLE: West Palm Beach Lutheran Services – HVAC Upgrades  
(Same as CIP or IST, if applicable)

IST PLANNING NO.:

ORIGINAL CONTRACT AMOUNT: \$

BCC RESOLUTION#: R2025-0085

REQUESTED AMOUNT: \$2,089,240.65

DATE:

eFDO #: P-2024-004583

PROJECT NUMBER: 2021-039449

W.O. NUMBER: 25-006 CSA or CHANGE ORDER NUMBER:

SERVICE LOCATION: 100 S. Chillingworth Dr., West Palm Beach, FL

BUILDING NUMBER: 1555

CONSULTANT/CONTRACTOR: Cedars Electro-Mechanical, Inc. (HVAC)

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR: To furnish all material, labor, supervision, permits and supplies necessary and reasonably incidental to upgrade the HVAC system per Attachment "C" and addenda, 4 provided by Capital Improvements Division.

CONSTRUCTION	\$1,989,753.00
PROFESSIONAL SERVICES	\$ N/A
STAFF COSTS*	\$ 99,487.65
EQUIP. / SUPPLIES	\$ N/A
CONTINGENCY	\$ N/A
TOTAL	\$2,089,240.65

*\* By signing this BAS your department agrees to these CID staff charges and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed. If this BAS is for construction costs of \$250,000 or greater, staff charges will be billed as actual and reconciled at the end of the project. If the project requires Facilities Management or ESS staff your department will be billed actual hours worked upon project completion.*

**BUDGET ACCOUNT NUMBER(S) (Specify distribution if more than one and order in which funds are to be used):**


FUND: 3900 DEPT: 761 UNIT: B669 OBJ: 4907

**IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check and provide detail for all that apply)**

- ☒ Ad Valorem (Amount \$2,089,240.65)
- ☐ Infrastructure Sales Tax (Amount \$ )
- ☐ State (source/type: Amount \$ )
- ☐ Federal (source/type: Amount \$ )
- ☐ Grant (source/type: Amount \$ )
- ☐ Impact Fees: (Amount \$ )
- ☐ Other (source/type: Amount \$ )


DEPARTMENT: FDO

OK  
4/03/25

BAS APPROVED BY: 

ENCUMBRANCE NUMBER:

DATE 5/9/2025

  
7/3/2025

## **ATTACHMENT #3**

**WORK ORDER 25-006 TO  
ANNUAL CONTRACT R2025-0085  
FOR HVAC SERVICES  
PROJECT NAME: WEST PALM BEACH LUTHERAN SERVICES – HVAC  
UPGRADES  
PROJECT NO. 2021-039449**

**THIS WORK ORDER** is made as of August 19, 2025 by and between Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as “Owner”, and *Cedars Electro-Mechanical, Inc.*, a Florida Profit Corporation, authorized to do business in the State of Florida, whose Federal ID# is 65-0213904 hereinafter referred to as “Contractor”.

**WHEREAS**, the Owner and Contractor acknowledge and agree that the Contract between Owner and Contractor dated January 14, 2025 (R2025-0085) (“Contract”) is in full force and effect and that this Work Order incorporates all the terms and conditions of the Contract and the IFB/Q for this project, as may be supplemented and amended by this Work Order;

**NOW THEREFORE**, in exchange for the mutual covenants and promises set forth herein and the sums of money agreed to be paid by the Owner to the Contractor, the parties agree as follows:

**1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

**2. Total Bid Amount.** Pursuant to Section 6.3 of the Instructions to Bidders of the Annual Contract for HVAC Services between Owner and Contractor, the Contractor was the lowest, responsive, responsible Bidder in the amount of **\$1,989,753.00** for the construction costs to furnish all material, labor, supervision, permits and supplies necessary and reasonably incidental to upgrade the HVAC system per Attachment "C" and addenda provided by Capital Improvements Division as set forth on the **Bid Form** attached hereto and incorporated herein by reference.

**3. Schedule of Time for Completion.** The time of completion for this Work Order will be as follows: The Contractor shall substantially complete the project within **180 calendar days from notice to proceed**. Liquidated Damages are \$120/day for failure to achieve certification of substantial completion within the contract time or approved extension thereof.

**4. APIs.** The APIs applicable to this Contract are attached hereto.

**5. EBO Participation to Date.** To date Contractor has achieved 85.23% SBE subcontracting participation on this Contract. Contractor will provide 83.28% on this Work Order.

**6. Attachments.** The following attachments are attached hereto and incorporated herein by reference:

Bid Form  
EBO Schedules 1 and 2  
APIs  
Bid Bond/Security  
Project Requirements  
Public Construction Bond  
Form of Guarantee  
Insurance Certificate(s)

**7. Emergency Ordinance.** The Contract and this Work Order is subject to the County Emergency Ordinance 2025-014, approved by the Board of County Commissioners on June 3, 2025.

**8. Annual Contract Modifications and Additions.** The following provisions of the Annual Contract are modified as follows:

*Section 3.6 of the "Instructions To Bidders" of the Contract, is deleted in its entirety and replaced with the following:*

**3.6 Non-Discrimination.** The County is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. Pursuant to Palm Beach County Resolution R2025-0748, as may be amended, the Contractor warrants and represents that throughout the term of the Contract, including any renewals thereof, if applicable, all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, or genetic information. Failure to meet this requirement shall be considered default of the Contract.

*Section 3.7 of the "Instructions To Bidders" of the Contract, is deleted in its entirety and replaced with the following:*

**3.7 Commercial Non-Discrimination.** The Bidder represents and warrants that it will comply with the County's Commercial Nondiscrimination Policy as described in Resolution R2025-0748, as may be amended. As part of such compliance, the Bidder shall not discriminate on the basis of race, color, national origin, religion, ancestry, sex, age, marital status, familial status, sexual orientation, disability, or genetic information in the solicitation, selection, hiring or commercial treatment of subcontractors, vendors, suppliers, or commercial customers, nor shall the Bidder retaliate against any person for reporting instances of such discrimination. The Bidder shall provide equal opportunity for subcontractors, vendors and suppliers to participate in all of its public sector and private sector subcontracting and supply opportunities, provided that nothing contained in this clause shall prohibit or limit otherwise lawful efforts to remedy the effects of marketplace discrimination that have occurred or are occurring in the County's relevant marketplace in Palm Beach County. The Bidder understands and agrees that a material violation of this clause shall be considered a material breach of any resulting contract and may result in termination of the contract, disqualification or debarment of the Bidder from participating in County contracts, or other sanctions. This clause is not enforceable by or for the benefit of, and creates no obligation to, any third party.

All subcontractor agreements shall include a commercial non-discrimination clause.

9. Except as modified herein, the Contract remains in full force and effect. All capitalized terms herein shall have the same meaning as set forth in the Contract.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK.



**Project Name: West Palm Beach Lutheran Services – HVAC Upgrades**  
**Project Number: 2021-039449**

IN WITNESS WHEREOF, the Board of County Commissioners of Palm Beach County, Florida has made and executed this Work Order on behalf of the COUNTY and CONTRACTOR has made and executed this Work Order, the day and year written above.

ATTEST:  
JOSEPH ABRUZZO, CLERK &  
COMPTROLLER

PALM BEACH COUNTY, a political  
subdivision of the State of Florida, BOARD  
OF COUNTY COMMISSIONERS

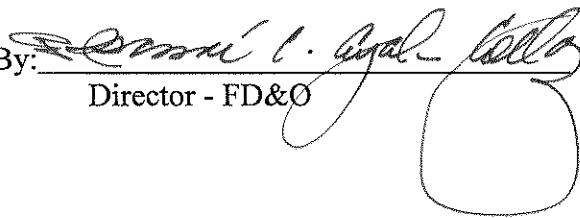
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Maria G Marino, Mayor

APPROVED AS TO  
LEGAL SUFFICIENCY


APPROVED AS TO TERMS  
AND CONDITIONS

By:  \_\_\_\_\_  
County Attorney

By:  \_\_\_\_\_  
Director - FD&O

Project Name: West Palm Beach Lutheran Services – HVAC Upgrades  
Project Number: 2021-039449

WITNESS: FOR CONTRACTOR  
SIGNATURE

  
Signature

IBRAHIM CHALHOUB  
Name (type or print)

CONTRACTOR:  
Cedars Electro-Mechanical, Inc.

  
Signature

Debra L. Chalhoub  
Name (type or print)

president  
Title

(Corporate Seal)

QUOTE/BID FORM

PROJECT NUMBER: 2021-039449

PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades

IN ORDER TO BE DEEMED RESPONSIVE TO THIS INVITATION FOR QUOTE/BID, THE QUOTE/BID PACKAGE MUST CONTAIN:

- a) This Quote/Bid Form completed and executed.
- b) EBO Schedules 1 and 2 completed and executed.
- c) Bid Security. (If the bid is \$200,000 or more).
- d) Signed Addenda, if any issued

THE FOLLOWING MUST BE COMPLETED AND SIGNED BY CONTRACTOR

1. TOTAL QUOTE/BID AMOUNT \$ 1,989,753.00

Written amount One Million Nine Hundred Eighty-Nine Thousand Seven Hundred Fifty-Three Dollars.

2. Bidder commits to achieving the APIs applicable to this solicitation as designated on Attachment A and as submitted on its EBO Schedules 1 and 2.

Acknowledgement of Changes

3. Is the Bidder a Palm Beach County certified S/M/WBE? Yes X No \_\_\_\_\_

Contractor's Initials

FDO Director's Initials

4. Commercial Non-Discrimination Certification. The undersigned Bidder hereby certifies and agrees that the following information is correct: In preparing its response to this Solicitation, the Bidder has considered all proposals submitted from qualified, potential Subcontractors and suppliers, and has not engaged in "discrimination" as defined in the County's Commercial Nondiscrimination Policy as set forth in Resolution 2017-1770 as amended, to wit: discrimination in the solicitation, selection or commercial treatment of any Subcontractor, vendor, supplier or commercial customer on the basis of race, color, national origin, religion, ancestry, sex, age, marital status, familial status, sexual orientation, gender identity or expression, disability, or genetic information, or on the basis of any otherwise unlawful use of characteristics regarding the vendor's, supplier's or commercial customer's employees or owners; provided that nothing in this policy shall be construed to prohibit or limit otherwise lawful efforts to remedy the effects of discrimination that have occurred or are occurring in the County's relevant marketplace of Palm Beach County. Without limiting the foregoing, "discrimination" also includes retaliating against any person or other entity for reporting any incident of "discrimination." Without limiting any other provision of the solicitation, it is understood and agreed that, if this certification is false, such false certification will constitute grounds for the County to reject the bid submitted by the Bidder for this Solicitation, and to terminate any contract awarded based on the response. As part of its bid, the Bidder shall provide to the County a list of all instances within the immediate past four (4) years where there has been a final adjudicated determination in a legal or administrative proceeding in the State of Florida that the Bidder discriminated against its Subcontractors, vendors, suppliers or commercial customers, and a description of the status or resolution of that complaint, including any remedial action taken. As a condition of submitting a bid to the County, the Bidder agrees to comply with the County's Commercial Nondiscrimination Policy as described in Resolution 2017-1770 as amended. 2025-0748

Quote/Bid Form Page 1

5. The Bidder shall be bound by the terms of its Bid for a period of one hundred twenty (120) calendar Days from the date of the bid opening and may not withdraw its Bid within that time period. If the County issues a Notification from Owner within the above 120-Day period, then the Bidder will be bound by the Bid as submitted. If the County fails to issue a Notification from Owner to the successful Bidder within the above identified 120-Day period, the successful bidder will not be required to honor its bid unless otherwise agreed to by both parties. County anticipates, but does not guarantee, the award of a Work Order and written notice to proceed within ninety (90) calendar Days of Notification from Owner, absent the filing of a timely bid protest.


6. It is agreed that the undersigned has received all addenda complete as issued by the County and that related costs are included in the bid submitted. The undersigned acknowledges receipt of said addenda as follows:

Addendum # 1 dated 11/20/2024 Addendum # 2 dated 12/20/2024  
Addendum # 3 dated 01/08/2025 Addendum # 4 dated 01/17/2025

The undersigned has included the signed addenda, if issued, in its bid package.

7. The undersigned does hereby declare that the Bid covers all expenses of every kind incidental to the completion of said Work in accordance with the Contract Documents, including all claims that may arise through damages or other causes whatsoever. The undersigned does hereby declare that it shall make no claim on account of any variation from any estimate in the quantities of Work to be done, nor on account of any misunderstanding or misconception of the nature of the Work to be done or the grounds, subsurface conditions, or place where the Work is to be done.

**QUOTE/BID PROVIDED BY:**

<u>01/23/2025</u>	<u>Cedars Electro-Mechanical, Inc.</u>
<b>Date</b>	<b>Contractor Firm Name</b>
	
	<b>Signature</b>
	<u>Ibrahim Chalhoub, Corporate Secretary</u>
	<b>Print Name and Title</b>

***Quote/Bid Must Contain Original Signatures. No Copies or Emailed/Faxed Quotes/Bids Will Be Accepted***



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

**Detail by Entity Name**

Florida Profit Corporation  
CEDARS ELECTRO-MECHANICAL, INC.

Filing Information

**Document Number**            S01192  
**FEI/EIN Number**            65-0213904  
**Date Filed**                    09/07/1990  
**State**                            FL  
**Status**                        ACTIVE

Principal Address

211 N. Federal Hwy.  
Lake Worth Beach, FL 33460

Changed: 01/20/2020

Mailing Address

211 N. FEDERAL HWY  
LAKE WORTH Beach, FL 33460

Changed: 01/20/2020

Registered Agent Name & Address

CHALHOUB, Debra L  
1701 W. Terrace Drive  
LAKE WORTH, FL 33460

Name Changed: 01/11/2017

Address Changed: 01/11/2017

Officer/Director Detail

**Name & Address**

Title secretary

CHALHOUB, IBRAHIM H.  
1701 W. Terrace Drive  
LAKE WORTH, FL 33460

Title President

CHALHOUB, DEBRA L  
1701 W. Terrace Drive  
LAKE WORTH, FL 33460



Title VP

Chalhoub, John I  
626 North Palmway  
Lake Worth, FL 33460

Annual Reports

Report Year	Filed Date
2023	01/20/2023
2024	01/09/2024
2025	01/06/2025

Document Images

<a href="#">01/06/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/24/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/17/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/15/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

[02/11/1998 -- ANNUAL REPORT](#)

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[05/01/1996 -- ANNUAL REPORT](#)

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[04/25/1995 -- ANNUAL REPORT](#)

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**Donna Lynch**

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**From:** FDO-CID-Bids  
**Sent:** Tuesday, January 28, 2025 9:26 AM  
**To:** Cedars Electro-Mechanical, Inc. ; Debra Chalhoub; 'Debbie Giuliani'  
**Cc:** Nick Chimienti  
**Subject:** 2021-039449 West Palm Beach Lutheran Services - HVAC Upgrades  
**Attachments:** 2021-039449 Bid Summary Approved.pdf

Attached is the approved Bid Summary and the award recommendation for the above referenced project opened on January 23, 2025.

Please contact us with any questions and thank you for participating in our process.

Thank you,



Donna Lynch  
Capital Improvements Division (CID)  
2633 Vista Parkway,  
West Palm Beach, FL 33411  
(561) 233-0292  
[DLynch@pbc.gov](mailto:DLynch@pbc.gov)

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Need Forms? Click on the link below.  
[Capital Improvements Forms](#)  
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*Under Florida's public records laws, please be advised that this email and all information herein, including any attachments, will become a public record unless covered by a statutory exemption.*



OEBO SCHEDULE 1

\*This Contract, including all Schedules, Forms, and attachments, is subject to the County Emergency Ordinance 2025-014, approved by the BCC on June 3, 2025. As a result, the M/WBE participation will not be enforced.

SOLICITATION/PROJECT/BID NAME: West Palm Beach Lutheran Services – HVAC Upgrades

SOLICITATION/PROJECT/BID NO.: 2021-039449

SOLICITATION OPENING/SUBMITTAL DATE: January 23, 2025

COUNTY DEPARTMENT: Capital Improvements Division

Section A PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE PRIME CONTRACTOR/CONSULTANT\* ON THE PROJECT:

NAME OF PRIME RESPONDENT/BIDDER: Cedars Electro-Mechanical, Inc. ADDRESS: 211 N. Federal Highway, Lake Worth Beach, Florida 33460  
CONTACT PERSON: Debra L. Chalhoub PHONE NO.: 561-588-4088 E-MAIL: debra@cedarsinc.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$1,382,583.00

\*SMWBE Primes must include their percentage or dollar amount in the Total Participation line under section B.

Non-SBE MBE WBE SBE  
☐ ☐ ☐ ☒

Section B PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY ALL SUBCONTRACTORS/SUBCONSULTANTS ON THE PROJECT BELOW:

Subcontractor/Sub consultant Name DIRECTION: List Firm Name, Address, & Provide PBC Vendor ID#. (https://www.pbcgov.org/pbcvendors)	(Check all Applicable Categories)				DOLLAR AMOUNT OR PERCENTAGE OF WORK					
	Non-SBE	MBE Minority Business	WBE Women Business	SBE Small Business	Black	Hispanic	Women	Caucasian	Asian	Other
1. Cedars Electro-Mechanical, Inc. 211 N. Federal Highway Lake Worth Beach, Florida 33460 VC0000014140	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				\$1,382,583.00		
2. Universal Test & Balance, LLC 302 Springdale Circle Palm Springs, Florida 33461 VS0000023520	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				\$6,320.00		
3. Godfrey Electric, Inc. 1222 Omar Road West Palm Beach, Florida VC0000115055	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				\$241,800.00		
4. Hi-Tech Roofing & Sheet Metal, Inc. 22266 4th Ave. N Lake Worth Beach, Florida 33461 VC0000008741	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				\$26,350.00		
5. Unlimited Ductwork & HVAC Corp 17298 NW 88th Place Hialeah, Florida 33018-8348 VS0000013093	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		177,700.00				

(Please use additional sheets if necessary)

Total See Page 2 See Page 2 See Page 2

Total Bid/Offer Price \$ 1, 989,753.00

Total Certified S/M/WBE Participation \$ 1,657,053.00

I hereby certify that the above information is accurate to the best of my knowledge: Ibrahim Chalhoub  
Name & Authorized Signature Corporate Secretary  
Title

- Note:
- The amount listed on this form for a Subcontractor/sub consultant must be supported by price or percentage listed on the properly executed Schedule 2 or attached signed proposal.
  - Only those firms certified by Palm Beach County at the time of solicitation opening or due date are eligible to meet the established OEBO Affirmative Procurement Initiative (API). Please check the applicable box and list the dollar amount or percentage under the appropriate demographic category.
  - Modification of this form is not permitted and will be rejected upon submittal.

OEBO SCHEDULE 1

\*This Contract, including all Schedules, Forms, and attachments, is subject to the County Emergency Ordinance 2025-014, approved by the BCC on June 3, 2025. As a result, the M/WBE participation will not be enforced.

SOLICITATION/PROJECT/BID NAME: West Palm Beach Lutheran Services – HVAC Upgrades  
January 23, 2025  
SOLICITATION OPENING/SUBMITTAL DATE:

SOLICITATION/PROJECT/BID NO.: 2021-039449  
COUNTY DEPARTMENT: Capital Improvements Division

**Section A** PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE PRIME CONTRACTOR/CONSULTANT\* ON THE PROJECT:

NAME OF PRIME RESPONDENT/BIDDER: Cedars Electro-Mechanical, Inc. ADDRESS: 211 N. Federal Highway, Lake Worth Beach, Florida 33460

CONTACT PERSON: Debra L. Chalhoub PHONE NO.: 561-588-4088 E-MAIL: debrac@cedarsinc.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$1,382,583.00

\*SMWBE Primes must include their percentage or dollar amount in the Total Participation line under section B.

Non-SBE	MBE	WBE	SBE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Section B** PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY ALL SUBCONTRACTORS/SUBCONSULTANTS ON THE PROJECT BELOW:

(Check all Applicable Categories)					<u>DOLLAR AMOUNT OR PERCENTAGE OF WORK</u>					
Subcontractor/Sub consultant Name	<u>Non-SBE</u>	<u>MBE</u> Minority Business	<u>WBE</u> Women Business	<u>SBE</u> Small Business	Black	Hispanic	Women	Caucasian	Asian	Other
1. Siemens Industry, Inc. 3580 NW 58 Streetm #102 Fort Lauderdale, Florida 33309 SIEM00006	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____	\$155,000.00
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____	_____
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____	_____
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____	_____
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____	_____
(Please use additional sheets if necessary)					0	\$177,700.00	0	\$1,657,053.00	0	\$155,000.00
Total					_____	_____	_____	_____	_____	_____

Total Bid/Offer Price \$ 1,989,753.00

Total Certified S/M/WBE Participation \$ 1,657,053.00

I hereby certify that the above information is accurate to the best of my knowledge: Ibrahim Chalhoub  
Name & Authorized Signature  
Corporate Secretary  
Title

- Note:
- 1. The amount listed on this form for a Subcontractor/sub consultant must be supported by price or percentage listed on the properly executed Schedule 2 or attached signed proposal.
  - 2. Only those firms certified by Palm Beach County at the time of solicitation opening or due date are eligible to meet the established OEBO Affirmative Procurement Initiative (API). Please check the applicable box and list the dollar amount or percentage under the appropriate demographic category.
  - 3. Modification of this form is not permitted and will be rejected upon submittal.

OEBO LETTER OF INTENT – SCHEDULE 2

\*This Contract, including all Schedules, Forms, and attachments, is subject to the County Emergency Ordinance 2025-014, approved by the BCC on June 3, 2025. As a result, the M/WBE participation will not be enforced.

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. The Schedule 2 shall contain bolded language indicating that by signing the Schedule 2, both parties recognize this Schedule as a binding document. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2021-039449  
SOLICITATION/PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades

Prime Contractor: Cedars Electro-Mechanical, Inc. Subcontractor:

(Check box(s) that apply)

☐ SBE ☐ WBE ☐ MBE ☐ M/WBE ☐ Non-S/M/WBE Date of Palm Beach County Certification (if applicable): 6/15/2023 to 6/14/2026

The undersigned affirms they are the following (select one from each column if applicable):

Column 1 Column 2 Column 3  
☐ Male ☐ Female ☐ African-American/Black ☐ Asian American ☐ Caucasian American ☐ Supplier  
☐ Hispanic American ☐ Native American

S/M/WBE PARTICIPATION – S/M/WBE Primes must document all work to be performed by their own work force on this form. Failure to submit a properly executed Schedule 2 for any S/M/WBE participation may result in that participation not being counted. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. S/M/WBE credit will only be given for the areas in which the S/M/WBE is certified. A detailed proposal may be attached to a properly executed Schedule 2.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	HVAC				\$1,989,753.00

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: \$1,382,583.00

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Universal Test & Balance	\$6,320.00
Godfrey Electric, Inc.	\$241,800.00
Hi-Tech Roofing	\$26,350.00
Unlimited Ductwork & HVAC Corp.	\$177,700.00
Name of 2 <sup>nd</sup> /3 <sup>rd</sup> tier Subcontractor/subconsultant	
Siemens	\$155,000.00

Cedars Electro-Mechanical, Inc.

Print Name of Prime  
By:   
Authorized Signature

Ibrahim Chalhoub

Print Name  
Corporate Secretary

Title

Date: 1/23/2025

Print Name of Subcontractor/subconsultant  
By:   
Authorized Signature

Print Name

Title

Date:

Revised 09/17/2019

OEBO LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2021-039449  
SOLICITATION/PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades

Prime Contractor: Cedars Electro-Mechanical, Inc. Subcontractor: Universal Test and Balance, LLC  
(Check box(s) that apply)

SBE WBE MBE M/WBE Non-S/M/WBE Date of Palm Beach County Certification (if applicable): 5/1/23

The undersigned affirms they are the following (select one from each column if applicable):

Column 1 Column 2 Column 3  
Male Female African-American/Black Asian American Caucasian American Supplier  
Hispanic American Native American

S/M/WBE PARTICIPATION – S/M/WBE Primes must document all work to be performed by their own work force on this form. Failure to submit a properly executed Schedule 2 for any S/M/WBE participation may result in that participation not being counted. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. S/M/WBE credit will only be given for the areas in which the S/M/WBE is certified. A detailed proposal may be attached to a properly executed Schedule 2.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Testing, Adjusting, and Balancing	6320	1	N/A	6320

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 100%

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

Cedars Electro-Mechanical, Inc.

Print Name of Prime

By: Ibrahim Chalhoub  
Authorized Signature

Ibrahim Chalhoub

Print Name

Corporate Secretary

Title

Date: 01/23/2025

Universal Test and Balance

Print Name of Subcontractor/subconsultant

By: Charleigh Heater  
Authorized Signature

Charleigh Heater

Print Name

Operations Manager

Title

Date: 12/18/24

OEBO LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2021-039449

SOLICITATION/PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades

Prime Contractor: Cedars Electro-Mechanical, Inc. Subcontractor: Godfrey Electric

(Check box(s) that apply)
[SBE] [WBE] [MBE] [M/WBE] [Non-S/M/WBE] Date of Palm Beach County Certification (if applicable): 4/14/25

The undersigned affirms they are the following (select one from each column if applicable):

Column 1: [Male] [Female]
Column 2: [African-American/Black] [Asian American] [Hispanic American] [Native American]
Column 3: [Caucasian American] [Supplier]

S/M/WBE PARTICIPATION – S/M/WBE Primes must document all work to be performed by their own work force on this form. Failure to submit a properly executed Schedule 2 for any S/M/WBE participation may result in that participation not being counted. Specify in detail, the scope of work to be performed or Items supplied with the dollar amount and/or percentage for each work item. S/M/WBE credit will only be given for the areas in which the S/M/WBE is certified. A detailed proposal may be attached to a properly executed Schedule 2.

Table with 6 columns: Line Item, Item Description, Unit Price, Quantity/Units, Contingencies/Allowances, Total Price/Percentage. Row 1: 1, Electrical, \$241,800.00.

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 100%

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant Price or Percentage:

Cedars Electro-Mechanical, Inc.
Print Name of Prime
By: [Signature]
Authorized Signature
Ibrahim Chalhoub
Print Name
Corporate Secretary
Title
Date: 1/23/25

Godfrey Electric
Print Name of Subcontractor/subconsultant
By: [Signature]
Authorized Signature
Albert A Godfrey
Print Name
President
Title
Date: 1/22/25

OEBO LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2021-039449  
SOLICITATION/PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades  
Prime Contractor: Cedars Electro-Mechanical, Inc. Subcontractor: Hi-Tech Roofing & Sheetmetal Inc

(Check box(s) that apply)  
☒ SBE ☐ WBE ☐ MBE ☐ M/WBE ☐ Non-S/M/WBE Date of Palm Beach County Certification (if applicable): 6/26/2024

The undersigned affirms they are the following (select one from each column if applicable):

Column 1 Column 2 Column 3  
☒ Male ☐ Female ☐ African-American/Black ☐ Asian American ☒ Caucasian American ☐ Supplier  
☐ Hispanic American ☐ Native American

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Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Roofing				\$26,350.00

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 100%

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

Price or Percentage:

Cedars Electro-Mechanical, Inc

Print Name of Prime

By:

Ibrahim Chalhoub

Authorized Signature

Print Name

Corporate Secretary

Title

Date: 1/23/2025

Hi-Tech Roofing & Sheet Metal Inc

Print Name of Subcontractor/subconsultant

By:

Michael J Dailey

Authorized Signature

Print Name

President

Title

Date: 1/22/2025

Revised 09/17/2019

OEBO LETTER OF INTENT – SCHEDULE 2

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. The Schedule 2 shall contain bolded language indicating that by signing the Schedule 2, both parties recognize this Schedule as a binding document. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2021-039449  
SOLICITATION/PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades  
Prime Contractor: Cedars Electro Mechanical Subcontractor: Unlimited Ductwork & HVAC Corp

(Check box(s) that apply)  
☐ SBE ☐ WBE ☐ MBE ☐ M/WBE ☒ Non-S/M/WBE Date of Palm Beach County Certification (If applicable):

The undersigned affirms they are the following (select one from each column if applicable):

Column 1 Column 2 Column 3  
☒ Male ☐ Female ☐ African-American/Black ☐ Asian American ☐ Caucasian American ☐ Supplier  
☒ Hispanic American ☐ Native American

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Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Duct and Piping Insulation	\$9,000			\$9,000.00
2	Ductwork Installation	\$8,700			\$8,700.00

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 100%

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

Price or Percentage:

Cedars Electro-Mechanical, Inc.  
Print Name of Prime

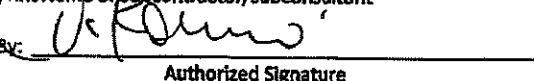
By:   
Authorized Signature

Ibrahim Chalhoub  
Print Name

Corporate Secretary  
Title

Date: 1/23/2025

Unlimited Ductwork & HVAC Corp.  
Print Name of Subcontractor/subconsultant

By:   
Authorized Signature

Carlos Romero  
Print Name

President  
Title

Date: 01-22-2025

OEBO LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2021-039449  
SOLICITATION/PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades

Prime Contractor: Cedars Electro-Mechanical, Inc. Subcontractor: Siemens

(Check box(es) that apply)  
☐ SBE ☐ WBE ☐ MBE ☐ M/WBE ☒ Non-S/M/WBE Date of Palm Beach County Certification (if applicable):

The undersigned affirms they are the following (select one from each column if applicable):

Column 1 Column 2 Column 3  
☐ Male ☐ Female ☐ African-American/Black ☐ Asian American ☐ Caucasian American ☐ Supplier  
☐ Hispanic American ☐ Native American

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Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Controls	\$155,000			\$155,000

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 100%

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant Price or Percentage:

Cedars Electro-Mechanical, Inc.

Print Name of Prime  
By:   
Authorized Signature

Ibrahim Chalhouh

Print Name  
Corporate Secretary

Title

Date: 01/23/25

Siemens

Print Name of Subcontractor/subconsultant

By: Lague  
Daniel  
Digitally signed by Lague Daniel  
DN: cn=Lague Daniel, c=DE,  
o=Siemens,  
Date: 2025.01.23 08:32:50 -0500

Print Name

Sales Executive

Title

Date: 1-23-2025



**ATTACHMENT "A"**  
**(for Asphalt, Demolition, Electrical, Flooring, HVAC, Low Voltage,  
Painting and Weatherproofing, Roofing)**

**AFFIRMATIVE PROCUREMENT INITIATIVES (APIs) FOR CONSTRUCTION  
PROCUREMENT**

The API(s) approved for this project are selected below by ☒. Fillable pdfs of all EBO forms can be found on the OEBO website at <http://discover.pbcgov.org/oebo/Pages/Compliance-Programs.aspx>. Also, see the EBO Ordinance and Countywide PPM CW-O-043 for further information on APIs.

       **SBE Sheltered Market for Small Construction Contracts**

Under this contract, Work Orders \$100,000 and below are reserved for competition among only certified SBEs. Small prime construction contracts (single trade or multi-trade) valued at or below \$100,000 may be reserved for sheltered market competition where only certified SBEs are eligible to submit bids or quotes.

  **X**   **SBE Price Preference For Single Trade Construction**

The work orders under this contract shall be awarded to the lowest, responsive, responsible bidder unless a certified SBE's bid is within ten percent (10%) of the lowest non-SBE bid, in which case the award shall be made to the certified SBE bidder. Construction contracts where there are no opportunities for subcontracting (i.e. single trade), may include a provision requiring awards of the contract to be made to the lowest responsive, responsible respondent or bidder unless a certified SBE's bid is within ten (10) percent of the lowest non-small business bid, in which case the award shall be made to the certified small business bidder submitting the lowest responsive, responsible bid at the price that it bid.

**IFQ/B ATTACHMENT B**  
**Return Attachment B if bid is \$200,000 or more**

PROJECT NUMBER: 2021-039449

PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades

DATE: December 26, 2024

**BID BOND**

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS: That we, Cedars Electro-Mechanical, Inc.  
(hereinafter called "Principal"), and American Alternative Insurance Corporation  
(hereinafter called "Surety") are held and firmly bound unto Palm Beach County, a Political Subdivision in the State of Florida, by and through its Board of County Commissioners, (hereinafter called "County") in the sum of Five Perent of Amount Bid  
Dollars,(\$ 5% of Amount Bid ), **(which sum is at least 5% of the bid price)**, lawful money of the United States of America, for the payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly be these presents;

WHEREAS, the "Principal" contemplates submitting or has submitted a bid to the Board of County Commissioners, Palm Beach County, Florida, for furnishing and paying for all necessary labor materials, equipment, machinery, tools, apparatus, services, all state workmen's compensation and unemployment compensation taxes incurred in the performance of the Contract, means of transportation for and complete Construction of: **(Project Name: West Palm Beach Lutheran Services – HVAC Upgrades and Number: 2021-039449)**, in the County of Palm Beach, State of Florida; and

WHEREAS, it was a condition precedent to the submission of said bid that a certified check cashier's check, money order or bid bond in the amount of five percent (5%) of the base bid be submitted with said bid as a guarantee that the bidder would, if given a Notification from Owner, enter into a written contract with the County, and furnish a public construction bond in an amount equal to one hundred (100%) of the total Contract, within fourteen (14) consecutive calendar days after the County issues the Notification from Owner.


NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, if the bid of the "Principal" herein is accepted and said "Principal", within fourteen (14) consecutive calendar days after written notice being given of such acceptance, (i) enter into a written contract with the County and (ii) furnishes a public construction contract bond in the amount equal to one hundred percent (100%) of the total contract amount and in a form satisfactory to the County, then this obligation shall be void. If the Principal fails to complete (i) and (ii) above, the sum herein stated shall be due and payable to the "County", and the "Surety" herein agrees to pay said sum immediately upon demand of the "County", in good and lawful money of the United States of America, as liquidated damages for failure of said "Principal".

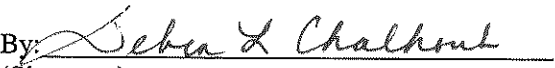
***Bid Bond Must Contain Original Signatures. No Copies Will Be Accepted.***

PROJECT NUMBER: 2021-039449  
PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades  
DATE: December 26, 2024

IN WITNESS WHEREOF, the said Cedars Electro-Mechanical, Inc.  
as "Principal" herein, has caused these presents to be signed in its name, by its president  
, and attested by its secretary-treasurer under  
the corporate seal, and the said American Alternative Insurance Corporation as "Surety"  
herein, has caused these presents to be signed in its name, by its attorney-in-fact  
, and attested by its corporate Seal, this 18th day of November, A.D., 2024.

ATTEST: (SEAL)

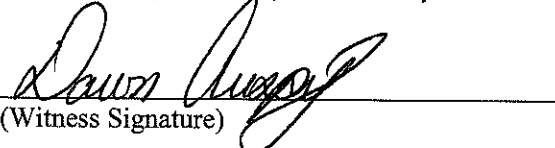
  
(Witness Signature)  
IBRAHIM CHALHOUB  
Print Name

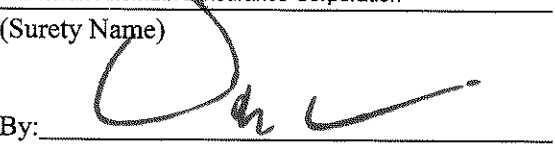
Cedars Electro-Mechanical, Inc.  
(Contractor Firm Name)  
By:   
(Signature)

TITLE: SECRETARY

Debra L. Chalhoub - president  
Print Name and Title:

ATTEST: As per attached power of attorney (SEAL)

  
(Witness Signature)  
Dawn Auspitz  
Print Name  
TITLE: Witness

American Alternative Insurance Corporation  
(Surety Name)  
By:   
(Signature)  
Warren M. Alter, Attorney-in-Fact  
Print Name and Title:

***Bid Bond Must Contain Original Signatures. No Copies Will Be Accepted.***

KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents, does make, constitute and appoint:

Warren M. Alter: David T. Satine; and Jonathan A. Bursevich

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars (\$100,000,000)**. Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary. This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 24<sup>th</sup> day of September, 2021.



By:

*Michael G. Kerner*  
Michael G. Kerner  
President

Attest:

*Ignacio Rivera*  
Ignacio Rivera  
Deputy General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me by means of online notarization this 24<sup>th</sup> day of September, 2021, by Michael G. Kerner and Ignacio Rivera, who are personally known to me.



*Jillian Sanfilippo*  
Jillian Sanfilippo, Notary Public  
State of New Jersey  
My Commission Expires February 8, 2026

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

- 1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
- 2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof;
- 3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.

- 4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this 18<sup>th</sup> day of November, 20<sup>24</sup>.



AMERICAN ALTERNATIVE INSURANCE CORPORATION

*Ignacio Rivera*  
Ignacio Rivera (Sep 24, 2021 16:06 EDT)  
Ignacio Rivera  
Deputy General Counsel & Secretary

TRS-1001-1

**CAPITAL IMPROVEMENTS DIVISION  
IFQ/B ATTACHMENT C  
PROJECT REQUIREMENTS  
ANNUAL CONTRACT – HVAC**

Contact: Nick Chimienti, Facilities Systems Project Manager  
Phone: (561)233-0222  
Project Title: West Palm Beach Lutheran Services – HVAC Upgrades  
Project #: 2021-039449  
Project Location: 100 S. Chillingworth Dr., West Palm Beach, FL

**1. GENERAL**

- a. The work covered by this Request for Quote consists of the furnishing of all labor, equipment, devices, tools, materials, transportation, professional services, supervision, drawings, permitting, and all miscellaneous requirements to perform all operations necessary to accomplish the work set forth below and shall be considered part of the Scope of Work.
- b. Please reference the Annual Contract – HVAC for additional requirements.
- c. Work to be completed during the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday.
- d. Contractor shall contact the Project Manager within seventy-two (72) hours of notice to proceed to establish scheduling, etc. required for project implementation.
- e. Work to be completed within one hundred eighty (180) calendar days from Notice to Proceed. Permit application, if required, is to be submitted by Contractor within five (5) days of "Notice to Proceed" and due diligence exercised to address all Building Department comments.
- f. Liquidated damages will accrue in the amount of \$120 per day. ✓
- g. The Contractor will provide a Certificate of Occupancy or Certificate of Completion, as appropriate, obtained from the proper Building official, prior to processing of final payment.
- h. Contractor is responsible for obtaining all measurements during the site inspection

**2. SCOPE OF WORK**

To to upgrade the HVAC system per the project requirements provided below:

- a. Contractor to execute all upgrades outlined in the engineered design drawings and specifications provided as Exhibit "1".

**3. PRODUCT INFORMATION**

Manufacturers identified as the Basis of Design are specified in the drawings. Any alternate

manufacturers must meet or exceed all specified requirements. Substitution requests must be submitted by the Prime Contractor at least ten (10) business days prior to the bid due date and require written approval from the Owner. All substitution requests should be submitted to the County for review through the Project Manager and must include equipment and material cut sheets, along with performance criteria data for all equipment and components, for evaluation by the County. Identifying acceptable manufacturers does not exempt the contractor from adhering to all design requirements indicated in the drawings and technical specifications or listed herein. The Engineer of Record is responsible for reviewing the substitutions and making a final recommendation for equality to the Owner. ✓

#### **4. SUBMITTALS**

All submittals shall be sent to the Project Manager for approval. This includes, but is not limited to, products to be used, methods of installation and requests for information and/or clarification. All submittals must be made by the Contractor and must include all details necessary for the Project Manager and Palm Beach County to make any necessary determinations. A transmittal form must be included which clearly requests data or information and deviations from the contract requirements for which approval is being requested. Failure to provide sufficient information will result in the rejection of the submittal. Where the specifications do not specify a brand name product or where a substitution of a product is not specifically prohibited, the Contractor shall submit their selected products for approval by the Project Manager. Such submittals shall include as much detail, and in a format, as required by the Project Manager, so as to allow the Project Manager to evaluate the proposed substitution.

#### **5. EXISTING EQUIPMENT**

- a. Contractor shall be responsible for storage of all old equipment, loading, delivery and off-loading such equipment to Palm Beach County's Fixed Asset Division at 2455 Vista Parkway, WPB, FL.
- b. Provide, on company letterhead, the make, model and serial number of each piece of equipment to be disposed of, stating said equipment has been disposed of in the proper manner. Pictures of the equipment shall be included with the letter along with a record of any PBC asset numbers.
- c. The FMD representative shall use the contractor provided information to complete the PBC asset disposal forms.

#### **6. MATERIALS**

- a. All material shall meet or exceed Florida Building Code and product submittals shall be reviewed and approved by the Owner's Representative prior to ordering.
- b. Materials shall be delivered in their original, unopened packages, and protected from exposure to the elements. Damaged or deteriorated materials shall not be used.
- c. Contractor is responsible for providing any required hangers, supports, tie-downs, etc. required to provide complete installation.

## **7. PRODUCTS**

### **a. ACCEPTABLE MANUFACTURERS**

1. Air Handlers shall be manufactured by one of the following:
  - I. Trane
  - II. Carrier
  - III. Lennox
  - IV. Rheem
2. Chillers shall be manufactured by one of the following:
  - I. Daikin
  - II. York
  - III. Trane
  - IV. Carrier
3. Chilled Water Pumps shall be manufactured by one of the following:
  - I. Bell & Gossett
  - II. Gould
  - III. Taco

Requests for substitution are required to meet the specified requirements and performance criteria. Refer to Section 3 (Product Information) for additional requirements.

## **8. TEMPORARY PROTECTION**

The Contractor shall protect all workers, staff and the general public from injury. The Contractor shall coordinate and schedule all work with the Project Manager.

## **9. PROJECT CONDITIONS**

Contractor is to coordinate all space and security requirements with the Project Manager. A construction schedule shall be submitted for review and approval prior to pre-construction meeting, including a start date, substantial completion date, and work plan defining which openings will be scheduled on what day. The Contractor shall conduct all work so as to cause the least interference possible with the normal activities of the operations of the facility and surrounding areas. Any damage caused by Contractor (including landscaping and irrigation) shall be the responsibility of the Contractor to repair and return to its original state.

## **10. PREPARATION**

It shall be the responsibility of the Contractor to prep the site at the construction locations.

## **11. EXAMINATION**

Report to the Project Manager, in writing, any imperfections, unacceptable conditions and/or corrections required to be made before commencing work. Any items not identified, documented and reported to PBC in writing, will become part of the contractors' scope. All other items identified in writing, if approved, shall result in a change order.

## **12. INSTALLATION**

All materials shall be installed in strict accordance with FBC, NEC and the Manufacturer's written instructions and recommendations. All work shall be done in conformance with applicable Federal, State and Local codes, and established standards.

## **13. WARRANTY**

Contractor warrants all equipment, materials and labor furnished or performed against defects in design, materials and workmanship for a period of twelve (12) months from substantial completion. Compressors shall have a five (5) year warranty.

## **14. CLEAN UP**

Remove all waste materials, tools and equipment from job site daily. Thoroughly clean the entire job area prior to requesting final inspection.

Disposal of all hazardous equipment, chemicals, and components shall comply with all federal, state, and local guidelines.

## **15. SECURITY**

All bidders must have badged employees as identified below prior to commencement of work.

This project is subject to:

- ☐ Critical Facilities Background Check
- ☐ CJI Facilities Background Check
- ☒ No Background Check



**BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
FACILITIES DEVELOPMENT AND OPERATIONS DEPARTMENT  
CAPITAL IMPROVEMENTS DIVISION**

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PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades  
PROJECT NUMBER: 2021-039449

---

**ADDENDUM NUMBER: ONE**

DATE OF ISSUANCE: 11/20/2024

**TO: Prospective Bidders**

This addendum forms a part of the contract documents, modifies the original bid documents and shall be as binding as if contained therein. Acknowledge receipt of this addendum in the space provided on the "Bid Proposal Form." Failure to do so may subject the Bidder to disqualification.

This Addendum consists of one (1) page.

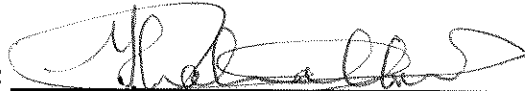
**CHANGE TO IFQ/B ATTACHMENT C**

1. **7. PRODUCTS** a. ACCEPTABLE MANUFACTURES - Insert 1.V. and 2.V. as follows:

1. V. Pace
2. V. Pace

**IT IS REQUIRED THAT THIS ADDENDUM NO. ONE (1), BE SIGNED IN THE ACKNOWLEDGMENT OF RECEIPT BELOW, AND ATTACHED TO THE BID FORMS AND BECOMES PART OF BID FORMS AND CONTRACT DOCUMENTS.**

**ACKNOWLEDGMENT OF RECEIPT:**



END OF ADDENDUM - 1

**BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
FACILITIES DEVELOPMENT AND OPERATIONS DEPARTMENT  
CAPITAL IMPROVEMENT DIVISION**

PROJECT NAME: West Palm Beach Lutheran Services - HVAC Upgrades  
PROJECT NUMBER: 2021-039449

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**ADDENDUM NUMBER: TWO**

DATE OF ISSUANCE: 12/20/2024

**TO: Prospective Bidders**

This addendum forms a part of the contract documents, modifies the original bid documents and shall be as binding as if contained therein. Acknowledge receipt of this addendum in the space provided on the "Bid Proposal Form". Failure to do so may subject the Bidder to disqualification.

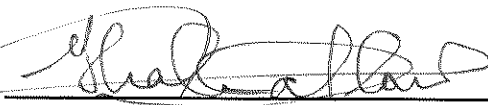
This Addendum consists of one (1) page.

**CHANGE TO BID/QUOTATION FORM:**

1. Change bid due date from "December 26, 2024" to read "January 9, 2025, by 2:00 PM"

**IT IS REQUIRED THAT THIS ADDENDUM NO. TWO (2), BE SIGNED IN THE ACKNOWLEDGMENT OF RECEIPT BELOW AND ATTACHED TO THE BID FORMS AND BECOMES PART OF BID FORMS AND CONTRACT DOCUMENTS.**

**ACKNOWLEDGMENT OF RECEIPT:**



END OF ADDENDUM - 2

**BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
FACILITIES DEVELOPMENT AND OPERATIONS DEPARTMENT  
CAPITAL IMPROVEMENT DIVISION**

PROJECT NAME: West Palm Beach Lutheran Services - HVAC Upgrades  
PROJECT NUMBER: 2021-039449

---

**ADDENDUM NUMBER: THREE**

DATE OF ISSUANCE: 1/8/2025

**TO: Prospective Bidders**

This addendum forms a part of the contract documents, modifies the original bid documents and shall be as binding as if contained therein. Acknowledge receipt of this addendum in the space provided on the "Bid Proposal Form". Failure to do so may subject the Bidder to disqualification.

This Addendum consists of one (1) page.

**CHANGE TO BID/QUOTATION FORM:**

1. Change bid due date from "January 9, 2025" to read "January 23, 2025, by 2:00 PM"

**IT IS REQUIRED THAT THIS ADDENDUM NO. THREE (3), BE SIGNED IN THE ACKNOWLEDGMENT OF RECEIPT BELOW AND ATTACHED TO THE BID FORMS AND BECOMES PART OF BID FORMS AND CONTRACT DOCUMENTS.**

**ACKNOWLEDGMENT OF RECEIPT:**

  
A handwritten signature in black ink, appearing to read 'K. K. K.', is written over a horizontal line.

END OF ADDENDUM - 3

**BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
FACILITIES DEVELOPMENT AND OPERATIONS DEPARTMENT  
CAPITAL IMPROVEMENT DIVISION**

PROJECT NAME: West Palm Beach Lutheran Services - HVAC Upgrades

PROJECT NUMBER: 2021-039449

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**ADDENDUM NUMBER: FOUR**

DATE OF ISSUANCE: 1/17/2025

**TO: Prospective Bidders**

This addendum forms a part of the contract documents, modifies the original bid documents and shall be as binding as if contained therein. Acknowledge receipt of this addendum in the space provided on the "Bid Proposal Form". Failure to do so may subject the Bidder to disqualification.

This Addendum consists of one (1) page and four (4) attachments.

**1. RESPONSES TO REQUESTS FOR INFORMATION:**

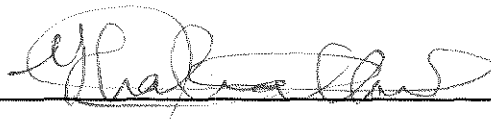
Inserted as attached Exhibit "2" – FICE responses to RFI's/Design Changes

**2. EXHIBIT:** Insert the following Exhibits attached as:

- a. **Exhibit "2"** - FICE responses to RFI's/Design Changes
- b. **Exhibit "3"** - As – Built: 2008
- c. **Exhibit "4"** - As – Built: 2004
- d. **Exhibit "5"** - As – Built: 1986

**IT IS REQUIRED THAT THIS ADDENDUM NO. FOUR (4), AND ANY PREVIOUSLY ISSUED ADDENDA, BE SIGNED IN THE ACKNOWLEDGMENT OF RECEIPT BELOW AND ATTACHED TO THE BID FORMS AND BECOMES PART OF BID FORMS AND CONTRACT DOCUMENTS.**

**ACKNOWLEDGMENT OF RECEIPT:** \_\_\_\_\_



END OF ADDENDUM - 4



**ALTER**  
SURETY GROUP

www.altersurety.com

June 6, 2025

Palm Beach County  
2633 Vista Parkway  
West Palm Beach, FL 33411

**RE: Cedars Electro-Mechanical, Inc.**  
**Project: 2021-039449, West Palm Beach Lutheran Services – HVAC Upgrades**  
**Bond No. S7A2SU0005648**

To Whom It May Concern:

We have executed the enclosed bonds on behalf of the above captioned contractor in favor of the Palm Beach County. Please note that we have not dated the bonds, the Power of Attorney or the Form of Guarantee. The copy of the contract we received was not dated and as the bonds follow the contract they should not be dated prior to the contract.

Please accept this letter as authorization to date the enclosed Public Construction Bond, and the attached Power of Attorney concurrently with the date of the contract and to date the form of guarantee upon substantial completion for the captioned project. Please date these items concurrently with the contract date and fax a copy to our office at 305-328-4838 or email [dawn@altersurety.com](mailto:dawn@altersurety.com) **so that we can activate the bond coverage. Please note that failure to timely provide the undersigned with the requested information may impact coverage under the bond.**

Please do not hesitate to contact our office should you have any questions in this regard. Thank you.

Yours truly,  
American Alternative Insurance Corporation

Warren M. Alter,  
Attorney-in-Fact

5979 N.W. 151st Street • Suite 202 • Miami Lakes, FL 33014  
Phone: 305-517-3803 • Fax: 305-397-1311

LETTER OF TRANSMITTAL

CEDARS ELECTRO-MECHANICAL, INC.  
211 N. Federal Highway  
Lake Worth, Florida 33460  
(561) 588-4088 ♦ Fax: (561) 588-4087

Trans 02

TO: Palm Beach County
FDO: Capital Improvements Div.
2633 Vista Parkway
West Palm Beach, FL 33411

Date: 20 June 2025 Phone: 561-233-0222
Attn: Nick Chimienti, Project Manager
Reference: West Palm Beach Lutheran Services – HVAC Upgrades Project No.: 2021-039449 Work Order #: 25-006

WE ARE SENDING YOU:    ☒ Attached                      ☐ Contract Package                      ☐ RFI

☐ Shop Drawings            ☐ Prints                                      ☐ Specifications                      ☐ Samples

☐ Copy of Letter            ☐ Plans                                      ☐ Change Order                      ☐ Submittals

COPIES	DATE	NO.	DESCRIPTION
1	20 June 25		Recorded Bond

THESE ARE TRANSMITTED as checked below:

☐ For Approval                      ☐ Approved as Submitted                      ☐ For Review & Comment

☒ For Your Use                      ☐ Furnish as Corrected                      ☐ Revise & Resubmit

☒ As Requested                      ☐ No Exceptions Taken                      ☐ Resubmit \_\_\_ Copies for Approval

REMARKS: \_\_\_\_\_

RECEIPT ACKNOWLEDGEMENT
NAME/DATE

SIGNED: Angela Dunn  
Angela Dunn

**PUBLIC CONSTRUCTION BOND**

RECORDED

JUN 20 2025

JOSEPH ABRUZZO, CLERK  
PALM BEACH COUNTY, FL

BOND NUMBER S7A2SU0005648

BOND AMOUNT \$1,989,753.00

CONTRACT AMOUNT \$1,989,753.00

CONTRACTOR'S NAME: Cedars Electro-Mechanical, Inc.

CONTRACTOR'S ADDRESS: 211 North Federal Highway, Lake Worth Beach, FL 33460

CONTRACTOR'S PHONE: 561-588-4088

SURETY COMPANY: American Alternative Insurance Corporation

SURETY'S ADDRESS: 555 College Road East - P.O. Box 5421  
Princeton, NJ 08543

SURETY'S PHONE: 609-243-4200

OWNER'S NAME: PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
CAPITAL IMPROVEMENTS DIVISION

OWNER'S ADDRESS: 2633 Vista Parkway  
West Palm Beach, FL 33411-5604

OWNER'S PHONE: (561) 233-0261

PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades

PROJECT NUMBER: 2021-039449

CONTRACT NUMBER (to be provided after Contract award): \_\_\_\_\_

DESCRIPTION OF WORK: Upgrade the HVAC system

PROJECT ADDRESS, PCN, or LEGAL DESCRIPTION: 100 S. Chillingworth Dr., West Palm Beach, FL

This Bond is issued in favor of the County conditioned on the full and faithful performance of the Contract.

KNOW ALL MEN BY THESE PRESENTS: that Contractor and Surety, are held and firmly bound unto

mil  
6.20.25

Palm Beach County Board of County Commissioners  
301 N. Olive Avenue  
West Palm Beach, Florida 33401

as Obligee, herein called County, for the use and benefit of claimant as hereinbelow defined, in the amount of

Dollars    \$ 1,989,753.00  
              One million nine hundred eighty-nine thousand seven hundred fifty-three and 00/100

for the payment whereof Principal and Surety bind themselves, their heirs, personal representatives, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement entered into a contract with the County for

Project Name:            West Palm Beach Lutheran Services – HVAC Upgrades  
Project No.:             2021-039449  
Project Description:    Upgrade the HVAC system  
Project Location:        100 S. Chillingworth Dr., West Palm Beach, FL

in accordance with Drawings and Specifications prepared by

NAME OF ARCHITECTURAL FIRM: Johnson, Levinson, Ragan Davilia, Inc.  
LOCATION OF FIRM: 1450 Centrepark Blvd, Ste 350, West Palm Beach, FL  
PHONE: (561)689-2303

which contract is by reference made a part hereof in its entirety, and is hereinafter referred to as the Contract.

1. THE CONDITION OF THIS BOND is that if Principal:

- a. Performs the contract between Principal and County to complete the West Palm Beach Lutheran Services – HVAC Upgrades, the contract being made a part of this bond by reference, at the times and in the manner prescribed in the contract; and
- b. Promptly makes payments to all claimants, as defined in Section 255.05, Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract; and
- c. Pays County all losses, damages (including liquidated damages), expenses, costs, and attorneys' fees, including appellate proceedings, that County sustains because of a default by Principal under the contract; and
- d. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract,

then this bond is void; otherwise it remains in full force.

2. Any changes in or under the contract documents and compliance or noncompliance with any formalities connected with the contract or the changes does not affect Surety's obligation under this bond. Any increase in the total contract amount as authorized by the County shall accordingly increase the Surety's obligation by



the same dollar amount of said increase. Contractor shall be responsible for notification to Surety of all such changes, but failure of such notice shall not affect or be a defense or excuse to Surety's obligations under this bond.

3. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of construction liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against the bond.

4. Principal and Surety expressly acknowledge that any and all provisions relating to consequential, delay and liquidated damages contained in the contract are expressly covered by and made a part of this Performance, Labor and Material Payment Bond. Principal and Surety acknowledge that any such provisions lie within their obligations and within the policy coverages and limitations of this instrument.

5. Section 255.05, Florida Statutes, as amended, together with all notice and time provisions contained therein, is incorporated herein, by reference, in its entirety. Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes. This instrument regardless of its form, shall be construed and deemed a statutory bond issued in accordance with Section 255.05, Florida Statutes.

6. Any action brought under this instrument shall be brought in a state court of competent jurisdiction in Palm Beach County and not elsewhere, and shall be construed in accordance with the laws of the State of Florida without regard to applicable principles of conflicts of law.

The provisions and limitation of section 255.05 Florida Statutes, including but not limited to the notice and time limitations in sections 255.05(2) and 255.05(10), are incorporated in this bond by reference.

Dated on \_\_\_\_\_, 20\_\_

PRINCIPAL: CEDARS ELECTRO-MECHANICAL, INC.

By: Debra L. Chalhoub  
Signature

[Signature]  
Attest as to the signature of Principal

Debra L. Chalhoub - president  
(Print Name and Title)

SECRETARY  
Title

(SEAL)

Address of Witness: 1701 W. TERRACE DR.

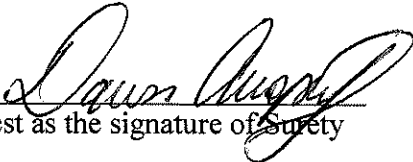
Address of Principal: 211 North Federal Highway

LAKE WORTH BEACH, FL 33460

Lake Worth Beach, FL 33460

SURETY: American Alternative Insurance Corporation

By: [Signature]  
Signature

  
Attest as the signature of Surety

Dawn Auspitz, Witness  
Title

Address of Witness: \_\_\_\_\_  
5979 NW 151st #202  
Miami Lakes, FL 33014

Warren M. Alter, Attorney-in-Fact  
(Print Name and Title)

(SEAL) \_\_\_\_\_  
555 College Road East - P.O. Box 5421  
Princeton, NJ 08543  
Address of Surety: \_\_\_\_\_

**IMPORTANT:** Surety companies executing bonds must appear and remain on the U.S. Treasury Department's most current list (Federal Register) during construction, guarantee and warranty periods, and be authorized to transact business in the State of Florida.

**FIRST PAGE MUST BE COMPLETED**

**NOTE:** If Contractor is a Partnership, all partners must execute bond.

**BOND MUST CONTAIN ORIGINAL SIGNATURES. NO COPIES WILL BE ACCEPTED**

KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents, does make, constitute and appoint:

Warren M. Alter; David T. Satine; and Jonathan A. Bursevich

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars (\$100,000,000)**. Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary. This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 24th day of September, 2021.



By:

*Michael G. Kerner*  
Michael G. Kerner  
President

Attest:

*Ignacio Rivera*  
Ignacio Rivera  
Deputy General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me by means of online notarization this 24th day of September, 2021, by Michael G. Kerner and Ignacio Rivera, who are personally known to me.



*Julian Santilippo*  
Julian Santilippo, Notary Public  
State of New Jersey  
My Commission Expires February 6, 2026

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof;
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.

4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



AMERICAN ALTERNATIVE INSURANCE CORPORATION

*Ignacio Rivera*  
Ignacio Rivera (Sep 24, 2021 14:04 EDT)  
Deputy General Counsel & Secretary

TRS-1001-1

**FORM OF GUARANTEE**

GUARANTEE FOR Contractor Name: Cedars Electro-Mechanical, Inc. and Surety Name:  
American Alternative Insurance Corporation

**We the undersigned** hereby guarantee that the (West Palm Beach Lutheran Services – HVAC Upgrades, Project No. 2021-039449) Palm Beach County, Florida, which we have constructed and bonded, has been done in accordance with the plans and specifications; that the work constructed will fulfill the requirements of the guaranties included in the Contract Documents. We agree to repair or replace any or all of our work, together with any work of others which may be damaged in so doing, that may prove to be defective in the workmanship or materials within a period of one year from the date of Substantial Completion of all of the above named work by the County of Palm Beach, State of Florida, without any expense whatsoever to said County of Palm Beach, ordinary wear and tear and unusual abuse or neglect excepted by the County. When correction work is started, it shall be carried through to completion.

In the event of our failure to acknowledge notice, and commence corrections of defective work within five (5) working days after being notified in writing by the Board of County Commissioners, Palm Beach County, Florida, we, collectively or separately, do hereby authorize Palm Beach County to proceed to have said defects repaired and made good at our expense and we will honor and pay the costs and charges therefore upon demand.

DATED \_\_\_\_\_  
(Date to be filled in at substantial completion)

SEAL AND NOTARIAL  
ACKNOWLEDGMENT OF SURETY

CEDARS ELECTRO-MECHANICAL, INC.  
(Contractor Name) (Seal)

By: Debra L. Chalhoub  
(Contractor Signature)  
Debra L. Chalhoub - president  
(Print Name and Title)

American Alternative Insurance Corporation  
(Surety Name) (Seal)

By: [Signature]  
(Surety Signature)

Warren M. Alter, Attorney-in-Fact  
(Print Name and Title)

**MUST CONTAIN ORIGINAL SIGNATURES, NO COPIES WILL BE ACCEPTED**

KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents, does make, constitute and appoint:

Warren M. Alter: David T. Satine; and Jonathan A. Bursevich

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of One Hundred Million Dollars (\$100,000,000). Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary. This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 24<sup>th</sup> day of September, 2021.



By:

Michael G. Kerner  
Michael G. Kerner  
President

Attest:

Ignacio Rivera  
Ignacio Rivera  
Deputy General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me by means of online notarization this 24<sup>th</sup> day of September, 2021, by Michael G. Kerner and Ignacio Rivera, who are personally known to me.



Jillean Sanfilippo  
Jillean Sanfilippo/Notary Public  
State of New Jersey  
My Commission Expires February 8, 2026

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof;
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.

4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



AMERICAN ALTERNATIVE INSURANCE CORPORATION

Ignacio Rivera  
Ignacio Rivera (Sep 24, 2021 16:04 EDT)  
Ignacio Rivera  
Deputy General Counsel & Secretary

TRS-1001-1

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).

<b>PRODUCER</b>		<b>CONTACT NAME:</b> Amanda Genneken	
Brown & Brown Insurance Services, Inc.		<b>PHONE (A/C No. Ext):</b> (954) 776-2222	<b>FAX (A/C No):</b> (954) 776-4446
1201 W Cypress Creek Rd		<b>E-MAIL ADDRESS:</b> Amanda.Genneken@bbrown.com	
Suite 130			
Fort Lauderdale FL 33309		<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
		<b>INSURER A:</b> National Trust Insurance Company	20141
		<b>INSURER B:</b> FCCI Insurance Company	10178
<b>INSURED</b>		<b>INSURER C:</b>	
Cedars Electro Mechanical, Inc		<b>INSURER D:</b>	
211 N Federal Hwy		<b>INSURER E:</b>	
Lake Worth FL 33460		<b>INSURER F:</b>	

## COVERAGES

**CERTIFICATE NUMBER:** 24-25 Master


**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	Y		GL10003316307	11/15/2024	11/15/2025	EACH OCCURRENCE	\$ 1,000,000		
	<input type="checkbox"/>	CLAIMS-MADE						<input checked="" type="checkbox"/>	OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/>							MED EXP (Any one person)	\$ 5,000		
	GEN'L AGGREGATE LIMIT APPLIES PER:							PERSONAL & ADV INJURY	\$ 1,000,000		
	<input type="checkbox"/>	POLICY						<input checked="" type="checkbox"/> PRO-JECT	<input type="checkbox"/> LOC	GENERAL AGGREGATE	\$ 2,000,000
	OTHER:							PRODUCTS - COM/OP AGG	\$ 2,000,000		
	AUTOMOBILE LIABILITY							Employee Benefits	\$ 1,000,000		
	<input type="checkbox"/>	ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	\$		
	<input type="checkbox"/>	OWNED AUTOS ONLY	<input type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per person)	\$		
	<input type="checkbox"/>	HIRED AUTOS ONLY	<input type="checkbox"/>	NON-OWNED AUTOS ONLY				BODILY INJURY (Per accident)	\$		
	<input type="checkbox"/>	UMB ONLY	<input type="checkbox"/>					PROPERTY DAMAGE (Per accident)	\$		
									\$		
A	<input checked="" type="checkbox"/>	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR	UMB10001956806	11/15/2024	11/15/2025	EACH OCCURRENCE	\$ 5,000,000		
	<input type="checkbox"/>	EXCESS LIAB	<input type="checkbox"/>	CLAIMS-MADE				AGGREGATE	\$ 5,000,000		
	<input type="checkbox"/>	DED	<input checked="" type="checkbox"/>	RETENTION \$ 10,000					\$		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		N/A					<input type="checkbox"/> PER STATUTE	<input type="checkbox"/> OTHER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)										
	If yes, describe under DESCRIPTION OF OPERATIONS below										
B	Equipment Floater				CM10003316406	11/15/2024	11/15/2025	Equipment	39,500		

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

Annual HVAC Contract Project: P-2024-006318 Palm Beach County Board of County Commissioners, a political subdivision of the State of Florida, its officer, employees and agents c/o Facilities Development & Operations Department are additional insured with respect to general liability if required by written contract.

<b>CERTIFICATE HOLDER</b>  Palm Beach County c/o Capital Improvements 2633 Vista Parkway  West Palm Beach FL 33411		<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b> 
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CEDAR-1

OP ID: NT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/18/2025

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 Workers Compensation Group P O Box 410 Boca Raton, FL 33429-0410 Workers Compensation Group	561-392-3300	CONTACT NAME: Workers Compensation Group PHONE (A/C, No, Ext): 561-392-3300 FAX (A/C, No): 561-361-1132 E-MAIL ADDRESS: wcgroup@bellsouth.ent
INSURED Cedars Electro-Mechanical, Inc 211 N Fedral Hwy Lake Worth, FL 33460		INSURER(S) AFFORDING COVERAGE INSURER A: Technology Ins Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
		NAIC # 42376

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 INSD	SUBR 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"/> PRC-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 - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO 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) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE 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	Y/N <input type="checkbox"/>	N/A	TWC4577398	03/01/2025	03/01/2026	<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)  
RE:Annual HVAC Contract - Project P-2024-006318

CERTIFICATE HOLDER	CANCELLATION
PBCBOA3  PBC Board of County Commissioners c/o Capital Improvements 2633 N. Jog Road, 2nd Floor West Palm Beach, FL 33411	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 



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/29/2025

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 <b>State Farm</b> Tamargo Insurance Agency 11903 Southern Blvd Ste 100 Royal Palm Beach, FL 33411	CONTACT NAME: Marilyn Monia PHONE: 561-422-8900 FAX: 561-422-8985 E-MAIL: Mari@franktamargo.com ADDRESS: Mari@franktamargo.com
INSURED  CEDARS ELECTRO MECHANICAL INC 1701 W TERRACE DR LK WORTH BCH FL 33460-6456	INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Mutual Automobile Insurance Company 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	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 - COM/PROP AGG \$ OTHER \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	L27 3617-C15-59A 18 CHEVROLET K2500 VIN: 1GC1KVEY8JF172673	03/15/2025	09/15/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 OTHER \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ OTHER \$
	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 \$

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

Palm Beach County a political subdivision of the State of Florida, it's officers, agents and employees as additional Insured for all required insurance coverages, on Auto Liability.

CERTIFICATE HOLDER  Palm Beach County Board of County Commissioners c/o Capital Improvements Divisions 2633 Vista Parkway West Palm Beach, Florida, 33411	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 
--	---



Palm Beach County  
Facilities Development & Operations/Capital Improvements Division  
BID SUMMARY

API: Price Preference

ANNUAL/TRADE: HVAC

MANDATORY PRE-BID DATE: December 18, 2024

PROJECT NUMBER: 2021-039449

PROJECT MANAGER: Nick Chimienti, Facilities Systems Project Manager

BID OPENING DATE: January 23, 2025

PROJECT NAME: West Palm Beach Lutheran Services – HVAC Upgrades

FIRM NAME	Advanced Roofing, Inc. HVAC	Cedars Electro-Mechanical, Inc.				
PRIME LOCATION	NON-LOCAL	LOCAL				
PRIME SBE STATUS	NON-SBE	SBE				
BID BOND	Yes	Yes				
BID	\$1,895,250.00	\$1,989,753.00				
ADDENDUM 1	Acknowledged/Signed	Acknowledged/Signed				
ADDENDUM 2	Not Acknowledged/Signed	Acknowledged/Signed				
ADDENDUM 3	Not Acknowledged/Signed	Acknowledged/Signed				
ADDENDUM 4	Not Acknowledged/Signed	Acknowledged/Signed				
SBE SCHEDULE 1 (Shall list the S/M/WBE Prime and the names of <u>all</u> subcontractors regardless of SBE status.)	Satisfactory	Satisfactory				
SBE PARTICIPATION	0%	83.28%				
SBE SCHEDULE 2 (Schedule 2 is required for SBE Prime and <u>every</u> subcontractor.)	SBE prime did not provide a separate Schedule 2 for the subcontractor(s)	Satisfactory				
NOTES:	Firm signed four addenda, but acknowledged one. Firm did not acknowledge addenda 2,3,and 4. Firm did not provide separate Schedule 2s for subs listed on schedule 1.					

COMMENTS: The lowest bidder is not SBE certified with Palm Beach County. The lowest bid is increased by 10% (1,895,250. + 10% = \$2,084,775.) pursuant to Sec. 2-80.27. of the Equal Business Opportunity Ordinance re-ranking provision. The Bid amount is not changed as the 10% calculation is only utilized for the purpose of determining the SBE Price Preference. The SBE's bid amount is lower than the 10% threshold. Therefore, award is recommended to Cedars Electro-Mechanical, Inc.

Bid Documents Opened By (Print Name): Shethal Sinanan

Bid Documents Recorded By (Print Name): Donna Lynch

The recommended contractor's License(s) is current and in compliance with Palm Beach County requirements for the contractor and all sub-contractors listed. YES

The recommended contractor's Insurance(s) is current and in compliance with Palm Beach County requirements for the contractor. YES

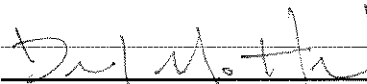
The recommended firm is registered in VSS. YES

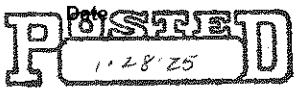
RECOMMENDED FOR APPROVAL:

Based on the bid results for the above project, FDO recommends award to the following firm, as this firm provided the lowest responsive and responsible bid: Cedars Electro-Mechanical, Inc.

  
Charlene La Mattina, Project Manager

1.27.25  
Date

  
David Hawke, Assistant Director

27 JANUARY '25  


ORIGINAL CONTRACT + CAPACITY INCREASES (Approved 01/14/2025)							\$15,000,000.00					
HVAC SERVICES CONTRACT Expires 01/13/2030							\$15,000,000.00					
BIDNET BOARD INCREASES ABOVE THIS LINE												
PROJECT INFORMATION						DOLLARS			SBE PARTICIPATION			
DATE APPROVED	PROJECT #	PROJECT NAME	FIRM	W.O. AMOUNT	W.O. #	SUPPLEMENT #	\$ TO DATE	\$ CAPACITY REMAINING	\$ SBE W.O.	\$ M/WBE W.O.	% SBE W.O.	% M/WBE W.O.
	2021-039449	West Palm Beach Lutheran Services – HVAC Upgrades	Cedars	\$1,989,753.00	25-006		\$4,320,594.00	\$10,679,406.00	\$1,657,053.00	***	83.28%	#VALUE!
UNRIDE ROWS												
	CAPACITY REMAINING	Total SBE \$	Total M/WBE \$	Cumulative SBE %	Cumulative M/WBE %							
	\$7,327,611.00	5,185,067.89	6,639.53	67.58%	0.09%							
		ELECTRICAL CONSTRUCTION ANNUAL	FIRM	TOTAL WORK ORDERS	TOTAL SBE \$	CONTRACT CUMULATIVE SBE %	TOTAL M/WBE \$	CONTRACT CUMULATIVE M/WBE %				
		1 Advanced Roofing, Inc. dba Advanced Air Systems (R2025-0084)	Advanced	\$604,890.00	\$ 6,639.53	1.10%	6,639.53	1.10%				
		2 Air Conditioning Filters Plus, Inc.	Air Conditioning	\$0.00	\$ -	-	-	-				
		3 Air Mechanical & Service Corp.	Air Mechanical	\$0.00	\$ -	-	-	-				
		4 Aquarius Air Conditioning & Refrigeration, Inc.	Aquarius	\$0.00	\$ -	-	-	-				
		5 Cedars Electro-Mechanical, Inc. (R2025-0085)	Cedars	\$6,075,499.00	\$ 5,178,428.36	85.23%	-	0.00%				
		6 Florida Mechanical LLC	Florida	\$992,000.00	\$ -	0.00%	-	0.00%				
		7 Koldaire, Inc.	Koldaire	\$0.00	\$ -	-	-	-				
		8 Master Mechanical Services, Inc.	Master	\$0.00	\$ -	-	-	-				
		9 Precision Air Systems, LLC	Precision	\$0.00	\$ -	-	-	-				
				\$0.00	\$ -	-	-	-				
			TOTAL	7,672,389.00	5,185,067.89	67.58%	6,639.53	0.09%				
***Subject to Emergency Ordinance 2025-014 approved by the BCC on June 3, 2025; as a result, the W/MBE participation is not enforceable.												


IFQ/B ATTACHMENT D  
NONGOVERNMENTAL ENTITY HUMAN TRAFFICKING AFFIDAVIT

Section 787.06(13), Florida Statutes

THIS AFFIDAVIT MUST BE SIGNED AND NOTARIZED

I, the undersigned, am an officer or representative of Cedars Electro-Mechanical, Inc.  
(Entity) and attest that Entity does not use coercion for labor or services as defined in section  
787.06, Florida Statutes.

Under penalty of perjury, I hereby declare and affirm that the above stated facts are true  
and correct.


  
(signature of officer or representative)

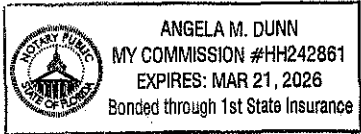
IBRAHIM CHALHOUB - SECRETARY  
(printed name and title of officer or representative)

State of Florida, County of Palm Beach

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization  
this, 22 day of January, 2025, by Ibrahim Chalhoub

Personally known ☒ OR produced identification ☐. Type of identification produced \_\_\_\_\_  
\_\_\_\_\_.

  
NOTARY PUBLIC  
My Commission Expires:  
State of Florida at large



(Notary Seal)

July 2, 2025



Facilities Development &  
Operations Department

Capital Improvements Division

2633 Vista Parkway  
West Palm Beach, FL 33411  
Telephone - (561) 233-0261  
[www.pbc.gov/fdo](http://www.pbc.gov/fdo)



Palm Beach County  
Board of County  
Commissioners

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

Interim  
County Administrator

Todd J. Bonlarron

"An Equal Opportunity Employer"

Cedars Electro-Mechanical, Inc.  
211 N. Federal Highway  
Lake Worth Beach, FL 33460

Re: 2021-039449  
West Palm Beach Lutheran Services – HVAC Upgrades Project  
Notification of Contract Clauses No Longer Being Enforced  
Pursuant to Emergency Ordinance 2025-014

Dear Ibrahim Chalhoub,

On June 3, 2025, the Board of County Commissioners (BCC) approved an emergency ordinance to suspend the race and gender conscious provisions of the County's EBO ordinance. As a result, the provisions contained on section 5 of the Invitation to Bid will not apply to the contract to be recommended for approval, only the small business enterprise (SBE) provisions will apply. To avoid delaying processing of this contract, rather than require your company to submit new EBO Schedule 1s and Schedule 2s, County staff has stamped the ones already submitted with the following statement "This Schedule is subject to the provisions of Emergency Ordinance 2025-014 approved by the BCC on June 3, 2025. As a result, the W/MBE participation is not enforceable.

Please sign below to acknowledge receipt of this notification. This acknowledgement will be included, and made part of, the contract file.

Should you require any additional information please contact Capital Improvements Division at 561-233-0261.

Cordially,

Fernando DelDago  
Director, Capital Improvements Division

Receipt Acknowledged and In Agreement:

Cedars Electro-Mechanical, Inc.

07/07/25  
Date

EC: Mark Broderick, Business Operations Division Director  
Shethal Sinanan, CID Contract Manager

July 3, 2025



Facilities Development &  
Operations Department

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Cedars Electro-Mechanical, Inc.  
211 N. Federal Highway  
Lake Worth Beach, FL 33460

Re: Contract # R2025-0085  
HVAC Services Annual Contract  
Notification of Contract Clauses No Longer Being Enforced Pursuant  
to Emergency Ordinance 2025-014

Dear Ibrahim Chalhoub,

On June 3, 2025, the Board of County Commissioners (BCC) approved an emergency ordinance to suspend the race and gender conscious provisions of the County's EBO ordinance. The suspension will remain in effect for two years or until further direction by the BCC, whichever comes first. As a result, the provisions relating to minority/women-owned business enterprise (M/WBEs) participation contained on section 5.3 of contract number R2025-0085 will not be enforced as of June 3, 2025, only the small business enterprise (SBE) provisions will apply.

Please sign below to acknowledge receipt of this notification. This acknowledgement will be included, and made part of, the contract file.

Should you require any additional information please contact Capital Improvements Division at 561-233-0261.

Cordially,

  
Fernando DelDago  
Director, Capital Improvements Division

Receipt Acknowledged and In Agreement:

  
Cedars Electro-Mechanical, Inc.

07/07/25  
Date

EC: Mark Broderick, Business Operations Division Director  
Shethal Sinanan, CID Contract Manager

"An Equal Opportunity Employer"