

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

Meeting Date: April 14, 2026

Consent Regular
 Workshop Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

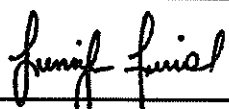

Motion and Title: Staff recommends motion to approve: Work Order No. 26-014 (Work Order) to the annual minor construction services contract (R2025-0464) with Andrea Construction, Inc. (Contractor) in the amount of \$483,846.00 for the Vista Data Center – Installation of Fire Suppression Systems (Project) for a period of 240 calendar days from notice to proceed.

Summary: The Project consists of installing new fire suppression systems with associated control panels at the Vista Data Center facility located at 2601 Vista Parkway in West Palm Beach. The Work Order authorizes the construction services necessary to furnish all labor, equipment, devices, tools, materials, transportation, professional services, supervision, drawings, permitting and all miscellaneous requirements necessary to install complete turnkey fire suppression systems. 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 240 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 minor construction services contract and the requirements of the Equal Business Opportunity (EBO) Ordinance. The annual minor construction services contract was presented to the Goal Setting Committee (GSC) on October 2, 2024 and the GSC established Affirmative Procurement Initiatives (APIs) 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 on single trade projects or a minimum mandatory 25% SBE subcontracting goal for multi-trade projects. The SBE participation on this Work Order is 30.17%. To date, the Contractor’s SBE participation on its annual minor construction services contract is 59.25%. The overall SBE participation across all the annual minor construction services contracts to date is 51.65%. Funding for this Project is from the Information Technology Capital Improvements 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. The Contractor submitted the lowest responsive and responsible bid of the three (3) bids received.

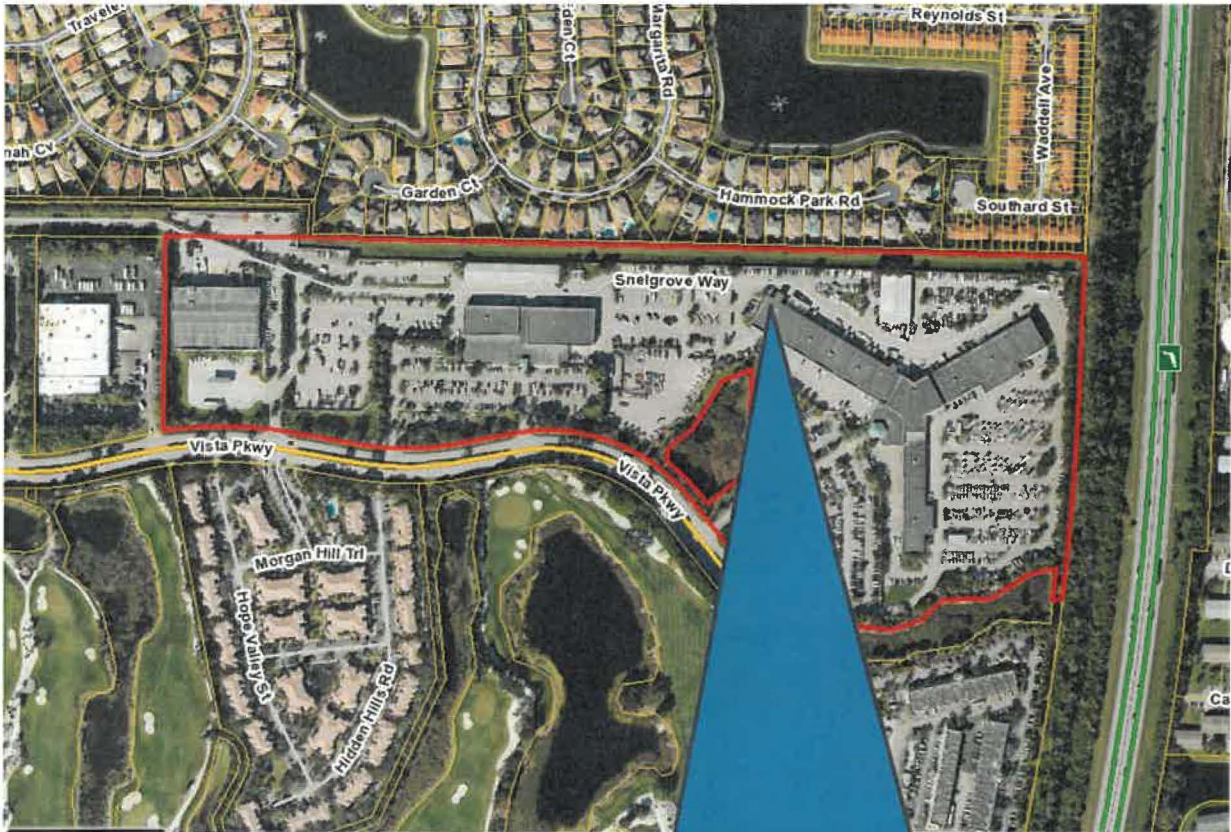
Attachments:

- 1. Location Map
- 2. Budget Availability Statement
- 3. Work Order No. 26-014
- 4. Bid Summary
- 5. Annual Contract – Minor Construction Services #P-2024-006317: Control Sheet
- 6. Nongovernmental Entity Human Trafficking Affidavit
- 7. Emergency Ordinance Notification Letters

Recommended by:  Department Director Date _____
Approved by:  Deputy County Administrator Date 3/18/26

LOCATION MAP

Project No: 2021-042796
Project Name: Vista Data Center – Installation of Fire Suppression Systems
Location: 2601 Vista Parkway, West Palm Beach, Florida 33411



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 12/10/2025

PHONE: (561)233-2050

PROJECT MANAGER: Chris Vacca, Facilities Systems Project Manager

PROJECT TITLE: Vista Data Center - Installation of Fire Suppression Systems
(Same as CIP or IST, if applicable)

IST PLANNING NO.:

ORIGINAL CONTRACT AMOUNT: \$

BCC RESOLUTION#: R2025-0464

REQUESTED AMOUNT: \$510,038.30 DATE:

eFDO #: P-2024-004588

PROJECT NUMBER: 2021-042796

W.O. NUMBER: 26-014

CSA or CHANGE ORDER NUMBER:

SERVICE LOCATION: 2601 Vista Pkwy, West Palm Beach, FL

BUILDING NUMBER: 1449

CONSULTANT/CONTRACTOR: Andrea Construction, Inc. (Minor Construction Services)

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR: To furnish all necessary materials, labor, supervision, permits, supplies, including reasonable incidentals to provide and install fire suppression systems and control panels per Attachment "C" and addendum one provided by Capital Improvements Division.

Table with 2 columns: Category (CONSTRUCTION, PROFESSIONAL SERVICES, STAFF COSTS*, EQUIP. / SUPPLIES, CONTINGENCY, TOTAL) and Amount (\$483,846.00, \$ N/A, \$26,192.30, \$ N/A, \$ N/A, \$510,038.30)

* 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: 3901 DEPT: 491 UNIT: 1458 OBJ: 4907

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

- Ad Valorem (Amount \$) 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 for Information Systems Services

BAS APPROVED BY: Amy Karpf DATE 12/12/25

ENCUMBRANCE NUMBER:

Amy Karpf Digitally signed by Amy Karpf Date: 2026.01.30 06:44:21 -05'00'

ATTACHMENT #3

**WORK ORDER 26-014 TO
ANNUAL CONTRACT R2025-0464
FOR MINOR CONSTRUCTION SERVICES
PROJECT NAME: VISTA DATA CENTER - INSTALLATION OF FIRE
SUPPRESSION SYSTEMS
PROJECT NO. 2021-042796**

THIS WORK ORDER is made as of _____ 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 Andrea Construction, Inc., a Florida Profit Corporation, authorized to do business in the State of Florida, whose Federal ID# is 65-0231292 hereinafter referred to as "Contractor".

WHEREAS, the Owner and Contractor acknowledge and agree that the Contract between Owner and Contractor dated 04/08/2025 (R2025-0464) ("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 Minor Construction Services between Owner and Contractor, the Contractor was the lowest, responsive, responsible Bidder in the amount of **\$483,846.00** for the construction costs to furnish all material, labor, supervision, permits and supplies necessary and reasonably incidental to provide and install fire suppression systems and control panels per Attachment "C" and addendum 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 240 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 59.25% SBE subcontracting participation on this Contract. Contractor will provide 30.17% 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
Addendum
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: Vista Data Center - Installation of Fire Suppression Systems
Project Number: 2021-042796

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:
MICHAEL A. CARUSO, CLERK &
COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

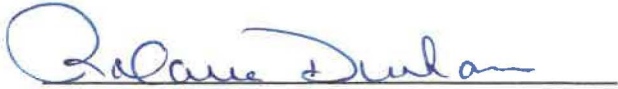
By: _____
County Attorney

By:  _____
Jennifer Ferriol, Director - FD&O


Project Name: Vista Data Center - Installation of Fire Suppression Systems
Project Number: 2021-042796


WITNESS: FOR CONTRACTOR
SIGNATURE

CONTRACTOR: Andrea Construction, Inc.


Signature


Signature


Name (type or print)


Name (type or print)


Title

(Corporate Seal)

QUOTE/BID FORM

PROJECT NUMBER: 2021-042796

PROJECT NAME: Vista Data Center - Installation of Fire Suppression Systems

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 \$ 483,846.00

Written amount Four Hundred Eighty Three Thousand Eight Hundred Forty Six

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.

3. Is the Bidder a Palm Beach County certified SBE? Yes No

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 2025-0748, as may be 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, 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 2025-0748, as may be amended.

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 10/22/25 Addendum# _____ dated _____
Addendum # _____ dated _____ Addendum# _____ dated _____

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:

Andrea Construction, Inc

Contractor Name

11/12/2025

Date

[Signature]

Signature

Richard Andrea, President

Print Name and Title

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
ANDREA CONSTRUCTION, INC.

Filing Information

Document Number P96000062571
FEI/EIN Number 65-0231292
Date Filed 07/24/1996
State FL
Status ACTIVE

Principal Address

12334 77TH PLACE NORTH
WEST PALM BEACH, FL 33412

Mailing Address

12334 77TH PLACE NORTH
WEST PALM BEACH, FL 33412

Registered Agent Name & Address

ANDREA, RICHARD M
12334 77TH PLACE NORTH
WEST PALM BEACH, FL 33412

Officer/Director Detail

Name & Address

Title President

ANDREA, RICHARD M
12334 77TH PLACE NORTH
WEST PALM BEACH, FL 33412

Title 1st Vice President

GILB, MEGAN L
12276 77TH PL N
WEST PALM BEACH, FL 33412

Annual Reports

Report Year	Filed Date
2023	03/31/2023

2024 01/29/2024
2025 02/10/2025

Document Images

<u>02/10/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/24/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/08/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/11/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/09/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/22/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/07/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/16/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/14/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/11/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/23/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/30/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/24/1996 -- DOCUMENTS PRIOR TO 1997</u>	View image in PDF format

Donna Lynch

From: FDO-CID-Bids
Sent: Tuesday, November 25, 2025 12:02 PM
To: 'Gneiss Corp'; Richard Andrea (andreaconst@aol.com); Joe Schmidt Construction, Inc.; joe schmidt
Cc: Chris Vacca
Subject: 2021-042796 Vista Data Center - Installation of Fire Suppression Systems
Attachments: 2021-042796 Bid Summary Form approved.pdf

Attached is the approved Bid Summary and the award recommendation for the above referenced project opened on November 13, 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

Need Forms? Click on the link below.

[Capital Improvements Forms](#)

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.

PROJECT NUMBER: 2021-042796

PROJECT NAME: Vista Data Center - Installation of Fire Suppression Systems

DATE: November 13th, 2025

IN WITNESS WHEREOF, the said Andrea Construction, Inc
as "Principal" herein, has caused these presents to be signed in its name, by its _____
_____, and attested by its _____ under
the corporate seal, and the said United States Fire Insurance Company 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 13th day of November, A.D., 2025.

ATTEST: (SEAL)

Roxanne Durham

Andrea Construction, Inc
(Contractor Name)

Roxanne Durham
Print Name

By: [Signature]
(Signature)

TITLE: Witness

Print Name and Title: Richard Andree, President

ATTEST:
[Signature]

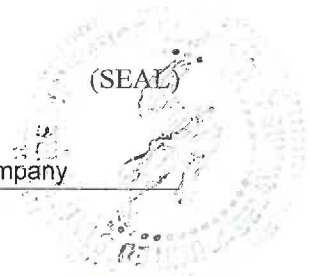
United States Fire Insurance Company
(Surety Name)

Kailee Rosenhaus
Print Name

By: [Signature]
(Signature)

TITLE: Witness

Print Name and Title: Brett Rosenhaus, Attorney-in-Fact



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

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

02725

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brett Rosenhaus, Dale Belis, Christian Collins

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 4th day of April, 2025.



State of New Jersey }
County of Morris }

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Rubin, President

On this 4th day of April, 2025, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 13th day of November 20 25



UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

**ATTACHMENT “A”
(for Minor Construction - MultiTrade)**

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

The API(s) approved for this project are selected below by . Any bid that fails to comply with the API requirements after the period allowed for waiver requests has lapsed shall be deemed non-responsive. 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.

 X **SBE Subcontracting Program**

A minimum mandatory goal of 25% SBE participation is established for this contract. The EBO Office shall reduce or waive this goal when there is inadequate availability of SBE prime and / or subcontractor firms. Respondents/bidders may request such waivers at least seven (7) days prior to bid opening based on submission of adequate Good Faith Efforts documentation.

OEBO SCHEDULE 1*

SOLICITATION/PROJECT/BID NAME: Vista Data center - Installation of Fire Suppression System

SOLICITATION/PROJECT/BID NO.: 2021-042796

SOLICITATION OPENING/SUBMITTAL DATE: November 13, 2025

COUNTY DEPARTMENT: Capital Improvements

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: Andrea Constructionm Inc.

ADDRESS: 12334 77th Place N., West Palm Beach, FL 33412

CONTACT PERSON: Richard Andrea

PHONE NO.: 561-358-4797

E-MAIL: andreaconst@aol.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$ 126,000.00

SBE Prime's must include their percentage or dollar amount in the Total Participation line under section B.

Non-SBE 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	(Check all Applicable Categories)		DOLLAR AMOUNT OR PERCENTAGE OF WORK
	Non-SBE	SBE	
1. Andrea Construction, Inc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>126,000.00</u>
2. Protect Video, Inc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>20,000.00</u>
3. Simmons Air Conditioning, Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>10,508.00</u>
4. Frontier Fire Protection (VS 0000016294)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>307,387.00</u>
5. Johnson Controls Fire Protection (SIMP0025)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>19,951.00</u>

(Please use additional sheets if necessary)

Total 483,846.00

Total Bid/Offer Price \$ 483,846.00

Total Certified SBE Participation \$ 146,000.00

I hereby certify that the above information is accurate to the best of my knowledge:

Name & Authorized Signature

President

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 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.
 4. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation.

*Revised 6.5.2025 pursuant to Emergency Ordinance 2025-014, approved on June 3, 2025

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. All Subcontractors/subconsultants, including any tiered Subcontractors/ subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2021-042796

SOLICITATION/PROJECT NAME: Vista Data Center - Installation of Fire Suppression System

Prime Contractor: Andrea Construction, Inc. Subcontractor: Andrea Construction, Inc.

(Check box(s) that apply)

SBE Non-SBE Supplier Date of Palm Beach County Certification (if applicable): May 9, 2025

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Complete general contractor trades for the project to include permitting, bonding, supervision, patching of walls and ceilings, scaffolding, painting and debris				126,000.00

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: \$ 122,000.00

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.

N/A Price or Percentage: 0

Name of 2nd/3rd tier Subcontractor/subconsultant

Andrea Construction, Inc.
Print Name of Prime

By: 
Authorized Signature

Richard Andrea
Print Name

President
Title

Date: November 12, 2025

Andrea Construction, Inc.
Print Name of Subcontractor/subconsultant

By: 
Authorized Signature

Richard Andrea
Print Name

President
Title

Date: November 12, 2025

OEBO LETTER OF INTENT – SCHEDULE 2*

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SOLICITATION/PROJECT NUMBER: 2021-042796

SOLICITATION/PROJECT NAME: Vista Data Center - Installation of Fire Suppression Systems

Prime Contractor: Andrea Construction, Inc. Subcontractor: Protect Video, Inc.

(Check box(s) that apply)

SBE Non-SBE Supplier

Date of Palm Beach County Certification (if applicable): 9/12/2025

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Provide electrical circuits to fire alarm and sprinkler devices	\$20,000.00	1		\$20,000.00

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: \$20,000.00

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.

Name of 2nd/3rd tier Subcontractor/subconsultant: n/a Price or Percentage: 0

Andrea Construction, Inc.
Print Name of Prime

Protect Video, Inc.
Print Name of Subcontractor/subconsultant

By: [Signature]
Authorized Signature

By: [Signature]
Authorized Signature

Richard Andrea
Print Name

Shad DiMaria
Print Name

President
Title

President
Title

Date: 11/13/25

Date: 11/12/2025

*Revised 6/5/2015 pursuant to Emergency Ordinance 2015-014, approved on June 3, 2015

OEOB 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. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2021-042796

SOLICITATION/PROJECT NAME: Vista Data Center - Installation of Fire Suppression System

Prime Contractor: Andrea Construction, Inc. Subcontractor: Simmons Air Conditioning, Inc.

(Check box(s) that apply)

SBE Non-SBE Supplier Date of Palm Beach County Certification (if applicable): N/A

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Complete HVAC scope of work for the project as per specifications.				10,508.00

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: \$ 10,508.00

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.

N/A Price or Percentage: 0

Name of 2nd/3rd tier Subcontractor/subconsultant

Andrea Construction, Inc.
 Print Name of Prime
 By: 
 Authorized Signature

Richard Andrea
 Print Name
President
 Title
 Date: November 12, 2025

Simmons Air Conditioning, Inc.
 Print Name of Subcontractor/subconsultant
 By: 
 Authorized Signature

Michael Simmons
 Print Name
President
 Title
 Date: November 12, 2025

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. All Subcontractors/subconsultants, including any tiered Subcontractors/ subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2021-042796

SOLICITATION/PROJECT NAME: Vista Data Center - Installation of Fire Suppression Systems

Prime Contractor: Andrea Construction, Inc Subcontractor: Frontier Fire Protection Co
 (Check box(s) that apply)

SBE Non-SBE Supplier Date of Palm Beach County Certification (if applicable): n/a

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Installation of clean agent system per scope provided				<u>307,387.00</u>

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: \$ 307,387.00

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.

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

Andrea Construction, Inc
 Print Name of Prime

By: [Signature]
 Authorized Signature

Richard Andrea
 Print Name

President
 Title

Date: 11/12/2025

Frontier Fire Protection Co.
 Print Name of Subcontractor/subconsultant

By: [Signature]
 Authorized Signature

Aaron Solomon
 Print Name

Business Development Manager
 Title

Date: November 10 2025

*Revised 6.5.2025 pursuant to Emergency Ordinance 2025-014, approved on June 3, 2025

December 30, 2025



Project: 2021-042796 Vista Data Center - Installation of Fire Suppression Systems

To Whom It May Concern;

~~This letter is to confirm that Aaron Solomon had authority to sign the OEBO Letter of Intent - Schedule 2 document on~~
my behalf for Frontier Fire Protection.

If you have any questions or need any additional information, feel free to contact me at fsavino@ufpco.com.

Kindest regards,

A handwritten signature in blue ink that reads "Frank Savino".

Frank Savino
President

FRONTIER FIRE PROTECTION
3748 NW 124th Avenue Coral Springs, FL 33065
EF20001617 / FPC19-000110
(954) 653-9000 • FAX: (754) 529-8085

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. All Subcontractors/subconsultants, including any tiered Subcontractors/ subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2021-042796

SOLICITATION/PROJECT NAME: Vista Data Center - Installation of Fire Suppression Systems

Prime Contractor: Andrea Construction, Inc Subcontractor: Johnson Controls Fire Protection

(Check box(s) that apply)

SBE Non-SBE Supplier

Date of Palm Beach County Certification (if applicable): n/a

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Supply and install the monitor modules required for the project as per specifications.				\$19,951.00

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: 19,951.00

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.

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

Andrea Construction, Inc
Print Name of Prime

Johnson Controls Fire Protection
Print Name of Subcontractor/subconsultant

By: [Signature]
Authorized Signature

By: [Signature]
Authorized Signature

Richard Andrea
Print Name
President
Title

Brian J. Grabenhorst
Print Name
Fire Systems Manager
Title

Date: 11/12/2025

Date: 11-12-2025



DELEGATION OF AUTHORITY CERTIFICATE

The undersigned, Nathan D. Manning, President, Americas, pursuant to the authority vested in him by: (i) a Sub-Delegation of Authority from the President of **Johnson Controls, Inc.**, a Wisconsin corporation (“JCI”), dated April 3, 2025, (ii) an Incumbency Certificate and Delegation of Authority from the general partner of **Johnson Controls Fire Protection LP**, a Delaware limited partnership (“JCFP”), dated April 3, 2025, and (iii) a Written Consent in Lieu of Special Meeting of the Management Board from **Johnson Controls Security Solutions LLC**, a Delaware limited liability company (“JCSS”), dated April 3, 2025, hereby authorizes:

Brian J. Grabenhorst
Fire Installation Manager

(the “**Delegate**”) to perform, on behalf of each of JCI, JCFP and JCSS, the acts described below:

To execute and deliver any and all contracts for the performance of work, sale of goods, and furnishing of services, and any other instruments in connection therewith and in the ordinary course of business and in accordance with the current Global Approval Authority Matrix.

This authority does not extend to:

- a. contracts without a (i) financial cap on liability, (ii) fault-based indemnity, and (iii) waiver of consequential damages, unless approved in accordance with the current Global Approval Authority Matrix;
- b. further sub-delegation of the above acts absent necessary approvals in writing;
- c. the execution of surety, performance or bid bonds;
- d. the signing of any notes, contracts, or any other agreement to borrow money in the name of JCI, JCFP and JCSS, or any form of guaranty for the payment or performance of obligations of any subsidiary, affiliate, or joint venture of JCI, JCFP and JCSS; or
- e. the signing, on behalf of JCI, JCFP and JCSS, of any deeds, abstracts, offers to purchase or any other instruments pertaining to the purchase or sale of real property.

Any actions taken by such **Delegate** within the scope of acts authorized herein taken between the date of expiration of any prior delegation of authority and the date hereof are hereby ratified, confirmed and approved as the acts and deeds of JCI, JCFP and JCSS.

This authority shall remain in full force and effect for one year from the date of issue unless earlier terminated by JCI, JCFP or JCSS or shall automatically terminate upon the end of Delegate’s employment with any affiliated company of Johnson Controls International plc.

Signed at Milwaukee, Wisconsin, this 20th day of May, 2025.

Johnson Controls, Inc. Johnson Controls
Fire Protection LP, and Johnson Controls
Security Solutions LLC

ATTESTS:

Steve W. Keane
Vice President and Assistant Secretary
Johnson Controls, Inc.

Nathan D. Manning
President, Americas

Heather A. Brown
Vice President and Secretary
Johnson Controls Fire Protection LP
Vice President and Assistant Secretary
Johnson Controls Security Solutions LLC



**CAPITAL IMPROVEMENTS DIVISION
IFQ/B ATTACHMENT C
PROJECT REQUIREMENTS
ANNUAL CONTRACT - MINOR CONSTRUCTION SERVICES**

Contact: Chris Vacca, Facilities Systems Project Manager
Phone: (561)233-2050
Project Title: Vista Data Center - Installation of Fire Suppression Systems
Project #: 2021-042796
Project Location: 2601 Vista Pkwy, 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 – Minor Construction Services for additional requirements.
- c. Work to be completed during the hours of 7:00 a.m. to 5:00 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 two hundred forty (240) 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 provide and install fire suppression systems and control panels per the project requirements provided below along with the engineered drawings and specifications shown in Exhibits “1” and “2”:

- a. The contractor shall install turnkey fire suppression systems and control panels per National Fire Protection Association (NFPA), National Electrical Code (NEC).

- b. Remove the existing Sprinkler Fire Suppression system and add a Pre-action Fire Suppression system with a Notifier 320 control panel to protect electrical room C-106 per Exhibit "1". This will be the secondary Fire Suppression system for that area.
- c. Add Chemical Releasing Fire Suppression system and a Notifier 320 fire control panel to protect electrical room C-106 per Exhibit "1". This will be the primary Fire Suppression system for that area. See Exhibit "1" for control panel location.
- d. Add Chemical Releasing Fire Suppression system and a Notifier 320 fire control panel to protect Data Center room C-110 per Exhibit "1". This will be the primary Fire Suppression system for that area. See Exhibit "1" for control panel location.
- e. Alter the existing Pre-action Fire Suppression system and add a Notifier 320 fire control panel to protect Data Center C-110 per Exhibit "1". This will be the secondary Fire Suppression system for that area. See Exhibit "1" for control panel location.
- f. The existing main fire alarm panel, a Simplex 4100U, shall be re-programmed to ensure proper communication between all suppression releasing fire control panels and the main fire control panel. The sequence of operations will be dictated by Exhibit "1".
- g. Remove the existing Simplex 4010 fire alarm panel and all associated equipment that currently control the existing Pre-action system in Data Center room C-110 per Exhibit "1". The existing Simplex 4010 fire alarm panel and all components shall be undamaged, salvaged, packaged in new component (Notifier) packaging and furnished to the Electronic Services and Security (ESS) department. An inventory of removed items shall be maintained by the contractor.
- h. A spare parts inventory of ten percent (10%) of the Smoke Sensors, Pull Stations, Modules, Heat Sensors, and Audible/Visual Signaling Devices will be supplied to (ESS) prior to system acceptance. All related software will also be supplied to the (ESS) department prior to system acceptance.
- i. The contractor shall provide an expected replacement plan for removal and replacement of Fire Alarm Control Panel (FACP) and all components including testing. See Exhibit "2".
- j. All wiring shall be replaced and meet County specification standards based on type, location and circuit type. See Exhibit "2".
- k. Chemical release and Pre-action control panels must be separated per Palm Beach County specs. See Exhibit "2".
- l. Any fire watch that may be required will be the responsibility of the requesting party Information System Services (ISS) and not the contractors.

3. 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 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.

4. 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.

5. 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.

6. PROJECT CONDITIONS

The 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 the pre-construction meeting, including a start date, substantial completion date, and work plan defining what work 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 the Contractor (including landscaping and irrigation) shall be the responsibility of the Contractor to repair and return to its original state.

7. PREPARATION

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

8. 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.

9. 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.

10. WARRANTY

The 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.

11. CLEAN UP

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

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

12. 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**

PROJECT NAME: Vista Data Center - Installation of Fire Suppression Systems

PROJECT NUMBER: 2021-042796

ADDENDUM NUMBER: ONE

DATE OF ISSUANCE: October 22, 2025

TO: Prospective Bidders

This addendum forms a part of the contract documents, modifies the original bidding 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 two (2) pages and two (2) attachments.

CHANGES TO INVITATION FOR QUOTE/BID:

1. **2. SCOPE OF WORK** delete items "b", "c", "d" and "e", and replace as follows:
 - b. Remove the existing Sprinkler Fire Suppression system and add a Pre-action Fire Suppression system with a Potter PFC-4410G3 control panel to protect electrical room C-106 per Exhibit "1". This will be the secondary Fire Suppression system for that area.
 - c. Add Chemical Releasing Fire Suppression system and a Notifier Inspire N16e fire control panel to protect electrical room C-106 per Exhibit "1". This will be the primary Fire Suppression system for that area. See Exhibit "1" for control panel location.
 - d. Add Chemical Releasing Fire Suppression system and a Notifier Inspire N16e fire control panel to protect Data Center room C-110 per Exhibit "1". This will be the primary Fire Suppression system for that area. See Exhibit "1" for control panel location.
 - e. Alter the existing Pre-action Fire Suppression system and add a Potter PFC-4410G3 fire control panel to protect Data Center C-110 per Exhibit "1". This will be the secondary Fire Suppression system for that area. See Exhibit "1" for control panel location.
2. **CHANGE TO IFQ/EXHIBIT:** Modify Exhibit "1", Page FA-202, Fire Alarm Coded Notes:

item "10" to delete "*New FAAP panel Manufactured by notifier Model NCA-2*" and replace as follows:

- a. 10. New FAAP panel Manufactured by notifier Model NCD
- b. Insert Exhibits "3" and "4"

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM NO. ONE (1), BY SIGNING BELOW AND ATTACHING THIS ADDENDUM TO YOUR BID FORM. THIS ADDENDUM MUST BE SIGNED BY AN AUTHORIZED AGENT AND ATTACHED TO YOUR BID FORM, AND RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED ON THE "BID PROPOSAL FORM". FAILURE TO DO THIS MAY RESULT IN BIDDER'S DISQUALIFICATION.

ACKNOWLEDGMENT OF RECEIPT: _____



END OF ADDENDUM -1



December 16, 2025

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

RE: Andrea Construction, Inc

Bond No. 6091019883
Project: 2021-042796 Vista Data Center – Installation of Fire Suppression Systems

To Whom it May Concern:

Please allow this letter to service as formal authorization for **Andrea Construction, Inc** and/or **Palm Beach County** to date the captioned bond, power of attorney to coincide with the Contract Date and the form of guarantee upon substantial completion. Please note the bond date cannot be prior to the contract date.

Please provide the bond date and send back to our office via email as soon as possible:

Bond Date: _____

Thank you and should you have any questions or need any additional information, please feel free to contact our office anytime.

Sincerely,

A handwritten signature in blue ink that reads "Brett Rosenhaus".

Brett Rosenhaus
Attorney-in-Fact

**FRONT PAGE OF
PUBLIC PAYMENT BOND**
Florida Statute 255.05

BOND NO. 6091019883

CONTRACTOR: Andrea Construction, Inc
12334 77th Place N.,
West Palm Beach, FL 33412
561-795-1136

SURETY: United States Fire Insurance Company
305 Madison Avenue,
Morristown, NJ 07962
973-490-6600

AGENT: Acrisure
3100 S Federal Highway, Ste G
Delray Beach, FL 33483
561-454-8202

OBLIGEE: Palm Beach County
2633 Vista Parkway,
West Palm Beach, FL 33411
561-355-3230

PROJECT: 2021-042796 Vista Data Center – Installation of Fire Suppression Systems

LOCATION: 2601 Vista Parkway, West Palm Beach, FL

PUBLIC CONSTRUCTION BOND

BOND NUMBER 6091019883

BOND AMOUNT Four Hundred Eighty Three Thousand Eight Hundred Forty Six and 00/100 (\$483,846.00)

CONTRACT AMOUNT Four Hundred Eighty Three Thousand Eight Hundred Forty Six and 00/100 (\$483,846.00)

CONTRACTOR'S NAME: Andrea Construction, Inc.

CONTRACTOR'S ADDRESS: 12334 77th Place North, West Palm Beach, FL 33412

CONTRACTOR'S PHONE: 561-795-1136

SURETY COMPANY: United States Fire Insurance Company

SURETY'S ADDRESS: 305 Madison Avenue, Morristown, NJ 07960

SURETY'S PHONE: 973-490-6600

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: Vista Data Center - Installation of Fire Suppression Systems

PROJECT NUMBER: 2021-042796

CONTRACT NUMBER (to be provided after Contract award): _____

DESCRIPTION OF WORK: Provide and install fire suppression systems and control panels

PROJECT ADDRESS, PCN, or LEGAL DESCRIPTION: 2601 Vista Pkwy, 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

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 \$ 483,846.00

Four hundred eighty-three thousand eight hundred forty-six 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: Vista Data Center - Installation of Fire Suppression Systems
Project No.: 2021-042796
Project Description: Provide and install fire suppression systems and control panels
Project Location: 2601 Vista Pkwy, West Palm Beach, FL

in accordance with Drawings and Specifications prepared by

NAME OF ARCHITECTURAL FIRM: Gartek Engineering Corporation
LOCATION OF FIRM: 6801 Lake Worth Road, Ste 117, Greenacres, FL 33467
PHONE: (561)249-3431

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 Vista Data Center - Installation of Fire Suppression Systems, 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.

Dated on _____, 20__

PRINCIPAL: ANDREA CONSTRUCTION, INC.

By: [Signature]
Signature

Richard Andra, President
(Print Name and Title)

[Signature]
Attest as to the signature of Principal

Witness
Title

(SEAL)

Address of Principal: _____

Address of Witness: 12334 77th Pl N - West Palm Beach, FL 33412

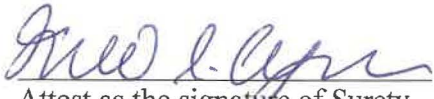
12334 77th Place North, West Palm Beach, FL 33412

SURETY: United States Fire Insurance Company

By: [Signature]
Signature

Brett Rosenhaus, Attorney-in-Fact
(Print Name and Title)




Attest as the signature of Surety

Julie Caporale, Witness _____
Title

(SEAL)

Address of Surety: _____

Address of Witness: _____
3100 S Federal Highway, Suite G, Delray Beach, FL 33483

305 Madison Avenue, Morristown, NJ 07960 _____

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

FORM OF GUARANTEE

GUARANTEE FOR Contractor Name: Andrea Construction, Inc. and Surety Name:
United States Fire Insurance Company

We the undersigned hereby guarantee that the (Vista Data Center - Installation of Fire Suppression Systems, Project No. 2021-042796) 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

ANDREA CONSTRUCTION, INC.
(Contractor Name) (Seal)

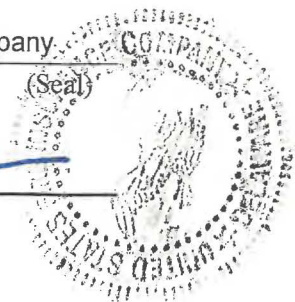
By: 
(Contractor Signature)

Richard Andica, President
(Print Name and Title)

United States Fire Insurance Company
(Surety Name) (Seal)

By: 
(Surety Signature)

Brett Rosenhaus, Attorney-In-Fact
(Print Name and Title)



MUST CONTAIN ORIGINAL SIGNATURES, NO COPIES WILL BE ACCEPTED

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

02725

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brett Rosenhaus, Dale Belis, Christian Collins

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

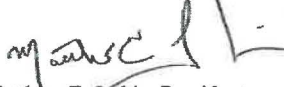
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 4th day of April, 2025.

UNITED STATES FIRE INSURANCE COMPANY





Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 4th day of April, 2025, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.




Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the _____ day of _____ 20



UNITED STATES FIRE INSURANCE COMPANY


Michael C. Fay, Senior Vice President

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/4/2026

<p>PRODUCER</p> <p>Crown Insurance Agcy. Of Fl., Inc. 850 NW Federal Hwy., Suite 417 Stuart, Fl. 34994 772-419-8619</p>	<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.</p>												
<p>INSURED</p> <p>ANDREA CONSTRUCTION, INC.</p> <p>12334 77TH PLACE NORTH WEST PALM BEACH, FL 33412</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURERS AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: STATE NATIONAL INS CO</td> <td>12831</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> </table>	INSURERS AFFORDING COVERAGE	NAIC #	INSURER A: STATE NATIONAL INS CO	12831	INSURER B:		INSURER C:		INSURER D:		INSURER E:	
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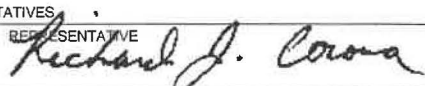
COVERAGES

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

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A Y		GENERAL LIABILITY	NXTQRDHWKR-01-GL	01/14/26	01/14/27	EACH OCCURRENCE	
	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
	<input type="checkbox"/>	CLAIMS MADE <input checked="" type="checkbox"/> OCCUR					\$ 100,000
						MED EXP (Any one person)	\$ 15,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	
		<input type="checkbox"/> ANY AUTO				\$	
		<input type="checkbox"/> ALLOWNED AUTOS				BODILY INJURY (Per person)	
		<input type="checkbox"/> SCHEDULED AUTOS				\$	
		<input type="checkbox"/> HIRED AUTOS				BODILY INJURY (Per accident)	
		<input type="checkbox"/> NON-OWNED AUTOS				\$	
						PROPERTY DAMAGE (Per accident)	
						\$	
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	
		<input type="checkbox"/> ANY AUTO				\$	
						OTHER THAN AUTO ONLY: EA ACC	
						\$	
						AGG	
						\$	
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				\$	
						AGGREGATE	
						\$	
						\$	
						\$	
						\$	
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				OTHER	
		OTHER				E.L. EACH ACCIDENT	
						\$	
						E.L. DISEASE - EA EMPLOYEE	
						\$	
						E.L. DISEASE - POLICY LIMIT	
						\$	

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

Palm Beach County, a political subdivision of the State of Florida, its officers, agents and employees as Additional Insured on a primary basis per automatic additional insured form.

<p>CERTIFICATE HOLDER</p> <p>PALM BEACH COUNTY C/O CAPITAL IMPROVEMENTS DIVISION 2633 VISTA PKWY WEST PALM BEACH, FL. 33411</p>	<p>CANCELLATION</p> <p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.</p> <p>AUTHORIZED REPRESENTATIVE </p>
---	---



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/28/2025

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 Kelly V. Hagar Insurance Agency Inc 9458 Alternate A1A Palm Beach Gardens FL 33403	CONTACT NAME: PHONE (A/C, No, Ext): 561-627-7660 FAX (A/C, No): 561-627-5937 E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE INSURER A : State Farm Mutual Automobile Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Andrea Construction 12334 77th Place North Royal Palm Beach FL 33410	NAIC # 25178

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 SUBR INSD 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"/> PROJECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X X	328 3353-E02-59G	11/02/2025	11/02/2026	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
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (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 \$
A	ENOL	X	329 6479-E02-59C	11/02/2025	11/02/2026	Bodily Injury (PP) \$1,000,000 Bodily Injury (PA) \$1,000,000 Property Damage \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Palm Beach County Board of County Commissioners, a political subdivision of the State of Florida, its officers, employees and agents, c/o Facilities Development & Operations Department are listed as additional insureds.

CERTIFICATE HOLDER Palm Beach County Insurance Compliance PO Box 100085 - DX Duluth GA 30096	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
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**Palm Beach County
Facilities Development & Operations/Capital Improvements Division
BID SUMMARY**

ATTACHMENT # 4

SBE Subcontracting Program (25%

API: Min)

ANNUAL/TRADE: MINOR

MANDATORY PRE-BID DATE: 10/16/2025

PROJECT NUMBER: 2021-042796

PROJECT MANAGER: Chris Vacca, Facilities Systems Project Manager

BID OPENING DATE: 11/13/2025

PROJECT NAME: Vista Data Center - Installation of Fire Suppression Systems

FIRM NAME	Gneiss, Corporation	Andrea Construction, Inc.	Joe Schmidt Construction, Inc.		
PRIME LOCATION	LOCAL	LOCAL	LOCAL		
PRIME SBE STATUS	SBE	SBE	SBE		
BID BOND	No	Yes	Yes		
BID	\$453,424.00	\$483,846.00	\$488,690.00		
ADDENDUM 1	Acknowledged/Signed	Acknowledged/Signed	Acknowledged/Signed		
SBE SCHEDULE 1 <small>(Shall list the SBE Prime and the names of all subcontractors regardless of SBE status.)</small>	Satisfactory	Satisfactory	Satisfactory		
SBE PARTICIPATION	25.16%	30.17%	33.02%		
SBE SCHEDULE 2 <small>(Schedule 2 is required for SBE Prime and every subcontractor.)</small>	Satisfactory	Satisfactory	Satisfactory		
NOTES:	Prime Bidder is non-responsible, non-responsive because they failed to provide a Bid Security/Bond with their bid as specified in the Invitation for Quote/Bid, Section "4. BID SECURITY AND PUBLIC CONSTRUCTION BOND".				

COMMENTS:

Bid Documents Opened By (Print Name): Donna Lynch

Bid Documents Recorded By (Print Name): Diana Del Rio Cabrera

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:

Andrea Construction, Inc.

POSTED
11-25-25

Charlene La Mattina 11-24-25
Charlene La Mattina, Project Manager Date

David Hawke 11-24-25
David Hawke, Assistant Director Date

ANNUAL CONTRACT - MINOR CONSTRUCTION SERVICES #P-2024-006317: CONTROL SHEET

ORIGINAL CONTRACT + CAPACITY INCREASES (Approved 01/14/2025)							\$15,000,000.00					
MINOR CONSTRUCTION SERVICES CONTRACT Expires 01/13/2030							\$15,000,000.00					
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.
	2021-042796	Vista Data Center - Installation of Fire Suppression Systems	Andrea	\$483,846.00	26-014		\$10,021,066.26	\$4,978,933.74	\$146,000.00	***	30.17%	#VALUE!
UNHIDE ROWS												
	CAPACITY REMAINING	Total SBE \$	Total M/WBE \$	Cumulative SBE %	Cumulative M/WBE %							
	\$4,780,209.74	5,279,019.34	88,339.00	51.65%	0.86%							
		NAME OF FIRM / CONTRACT R#	FIRM	TOTAL WORK ORDERS	TOTAL SBE \$	CONTRACT CUMULATIVE SBE %	TOTAL M/WBE \$	CONTRACT CUMULATIVE M/WBE %				
		1 Advanced Roofing, Inc.	Advanced	\$380,436.00	\$ 100,250.00	26.35%	-	0.00%				
		2 Andrea Construction, Inc.	Andrea	\$3,200,238.27	\$ 1,896,007.00	59.25%	-	0.00%				
		3 Anzco, Inc.	Anzco	\$0.00	\$ -	-	-	-				
		4 Concrete Protection & Restoration, LLC	Concrete	\$994,540.00	\$ 258,580.40	26.00%	-	0.00%				
		5 Critical Path Construction, LLC (R2025-0081)	Critical	\$0.00	\$ -	-	-	-				
		6 D.W. Recreation Services, Inc.	D.W. Recreation	\$0.00	\$ -	-	-	-				
		7 E&F Florida Enterprises Inc. dba Creative Contracting Group	E&F Florida	\$0.00	\$ -	-	-	-				
		8 Glades Roofing, LLC	Glades	\$88,339.00	\$ 88,339.00	100.00%	88,339.00	100.00%				
		9 Gneiss, Corporation (R2025-0082)	Gneiss	\$0.00	\$ -	-	-	-				
		10 Joe Schmidt Construction, Inc.	Joe Schmidt	\$1,901,698.13	\$ 1,230,250.38	64.69%	-	0.00%				
		11 Lebolo Construction Management, Inc. (R2025-0083)	Lebolo	\$0.00	\$ -	-	-	-				
		12 Mavolic, L.L.C.	Mavolic	\$0.00	\$ -	-	-	-				
		13 Mueller Construction and Management Company dba Mueller	Mueller	\$22,349.86	\$ 15,349.86	68.68%	-	0.00%				
		14 New-Tech Construction, Corporation	New-Tech	\$0.00	\$ -	-	-	-				
		15 One Call Florida, Inc	One Call	\$0.00	\$ -	-	-	-				
		16 Ralph Della-Pietra Inc.	Ralph Della-Pietra	\$2,646,000.00	\$ 944,029.00	35.68%	-	0.00%				
		17 Randolph Construction Group, Inc.	Randolph	\$0.00	\$ -	-	-	-				
		18 Republic Construction Corp	Republic	\$277,850.00	\$ 186,909.70	67.27%	-	0.00%				
		19 Rosso Site Development, Inc.	Rosso	\$708,339.00	\$ 559,304.00	78.96%	-	0.00%				
		20 Southern Road & Bridge, LLC	Southern	\$0.00	\$ -	-	-	-				
				\$0.00	\$ -	-	-	-				
			TOTAL	10,219,790.26	5,279,019.34	51.65%	88,339.00	0.86%				

***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 Andrea Construction, 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]
(signature of officer or representative)

Richard Andra, President
(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, 12th day of November, 2025, by Richard Andra

Personally known OR produced identification . Type of identification produced n/a

[Signature]
NOTARY PUBLIC
My Commission Expires:
State of Florida at large



(Notary Seal)

June 26, 2025



Facilities Development & Operations Department

Capital Improvements Division

2633 Vista Parkway
West Palm Beach, FL 33411
Telephone - (561) 233-0261
www.pbc.gov/ido

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

Andrea Construction, Inc.
12334 77th Place North
West Palm Beach, FL 33412

Re: Contract # R2025-0464
Minor Construction Services Annual Contract
Notification of Contract Clauses No Longer Being Enforced Pursuant to Emergency Ordinance 2025-014

Dear Richard Andrea,

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 R2025-0464 **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:

Andrea Construction, Inc.

7/2/2025
Date

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