



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	\$907,552	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<b>\$907,552</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
# 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** 3804    **Dept** 411    **Unit** B774-123    **Object** 4907

CONSTRUCTION	\$ 862,430.00
STAFF COSTS	\$ 45,121.50
CONTINGENCY	\$ 0.00
<b>TOTAL</b>	<b>\$ 907,551.50</b>

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

Funding for this project is from the Public Building Improvement Fund.


**C. Departmental Fiscal Review:** \_\_\_\_\_  


**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

 OFMB 5/10/2026 PA 5/11 APR 5/11	 Contract Development and Control 5/13/26 25, 5.12.26
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**B. Legal Sufficiency:**

  
 Chief Assistant County Attorney  
 5/19/26

**C. Other Department Review:**

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

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

**LOCATION MAP**

**Project No:** 2024-005117  
**Project Name:** 2300 Vista Center – Two Cooling Tower  
**Location:** 2300 North Jog Road, West Palm Beach, FL 33411



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: March 20, 2026 PROJECT MANAGER: Nick Chimienti, Facilities Systems Project Manager

PHONE: (561)233-0222 PROJECT TITLE: 2300 Vista Center - Two Cooling Tower Replacements (Same as CIP or IST, if applicable)

ORIGINAL CONTRACT AMOUNT: \$ IST PLANNING NO.:

REQUESTED AMOUNT: \$907,551.50 BCC RESOLUTION#: R2025-0084

DATE:

eFDO #: P-2024-005434

PROJECT NUMBER: 2024-005117

CSA or CHANGE ORDER NUMBER:

W.O. NUMBER: 26-006

SERVICE LOCATION: 2300 N. Jog Road , West Palm Beach

BUILDING NUMBER: 1448

CONSULTANT/CONTRACTOR: Advanced Roofing, Inc. dba Advanced Air Systems (HVAC 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 replace cooling towers and pumps per Attachment "C" and addenda provided by Capital Improvements Division.

Table with 2 columns: Category (CONSTRUCTION, PROFESSIONAL SERVICES, STAFF COSTS\*, EQUIP. / SUPPLIES, CONTINGENCY, TOTAL) and Amount (\$862,430.00, \$ N/A, \$45,121.50, \$ NA, \$ NA, \$907,551.50)

\* 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: 3804 DEPT: 411 UNIT: B774-123 OBJ: 4907

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

- Ad Valorem (Amount \$ 907,551.50)
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

BAS APPROVED BY: Karyn Sykes (Digitally signed by Karyn Sykes)

DATE 03/30/2026

ENCUMBRANCE NUMBER:

Ed Lluveras (Digitally signed by Ed Lluveras)

**ATTACHMENT #3**

**WORK ORDER 26-006 TO  
ANNUAL CONTRACT R2025-0084  
FOR HVAC SERVICES  
PROJECT NAME: 2300 VISTA CENTER - TWO COOLING TOWER  
REPLACEMENTS  
PROJECT NO. 2024-005117**

**THIS WORK ORDER** is made as of June 9, 2026 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 Advanced Roofing, Inc. dba Advanced Air Systems, a Florida Profit Corporation, authorized to do business in the State of Florida, whose Federal ID# is 59-2360591 hereinafter referred to as "Contractor".

**WHEREAS**, the Owner and Contractor acknowledge and agree that the Contract between Owner and Contractor dated **01/14/25** (R2025-0084) ("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 \$862,430.00 for the construction costs to furnish all material, labor, supervision, permits and supplies necessary and reasonably incidental to replace cooling towers and pumps 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 0.25% SBE subcontracting participation on this Contract. Contractor will provide 0% 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  
and addenda  
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: 2300 Vista Center - Two Cooling Tower Replacements**  
**Project Number: 2024-005117**

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

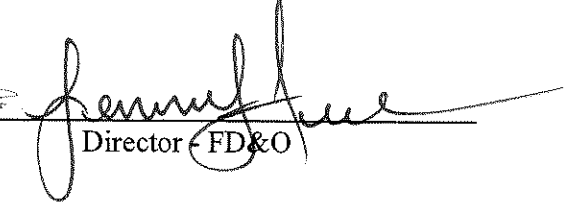
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Sara Baxter, Mayor

APPROVED AS TO  
LEGAL SUFFICIENCY

APPROVED AS TO TERMS  
AND CONDITIONS

By:   
Chief Assistant County Attorney


By:   
Director - FD&O

**Project Name: 2300 Vista Center - Two Cooling Tower Replacements**  
**Project Number: 2024-005117**


WITNESS: FOR CONTRACTOR

CONTRACTOR: Advanced Roofing, Inc.  
dba Advanced Air Systems

SIGNATURE

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Tomara Martin  
Name (type or print)

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Robert Kornahrens  
Name (type or print)

\_\_\_\_\_  
President  
Title

(Corporate Seal)

**QUOTE/BID FORM**

**PROJECT NUMBER:** 2024-005117

**PROJECT NAME:** 2300 Vista Center - Two Cooling Tower Replacements

**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** \$ 862,430.00

Written amount Eight Hundred Sixty Two Thousand Four Hundred Thirty 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.

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

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 12/9/25 Addendum# 3 dated 1/28/25  
Addendum # 2 dated 1/5/26 Addendum# 4 dated 3/9/26

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: Advanced Roofing, Inc. dba Advanced Air Systems

**Contractor Name**

3/11/26

**Date**

  
**Signature**

Robert P. Kornahrens, President

**Print Name and Title**

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



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## Detail by Entity Name

Florida Profit Corporation  
ADVANCED ROOFING, INC.

### Filing Information

<b>Document Number</b>	G65116
<b>FEI/EIN Number</b>	59-2360591
<b>Date Filed</b>	10/08/1983
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	12/22/2025
<b>Event Effective Date</b>	NONE

### Principal Address

1950 NW 22ND STREET  
FORT LAUDERDALE, FL 33311

Changed: 04/10/2015

### Mailing Address

1950 NW 22ND STREET  
FORT LAUDERDALE, FL 33311

Changed: 04/10/2015

### Registered Agent Name & Address

KORNAHRENS, KEVIN  
1950 NW 22ND STREET  
FORT LAUDERDALE, FL 33311

Name Changed: 04/29/2015

Address Changed: 04/09/2018

### Officer/Director Detail

#### **Name & Address**

Title PSD

Kornahrens, Robert  
1950 NW 22ND STREET  
FORT LAUDERDALE, FL 33311

Title Treasurer, VP

Kornahrens, Kevin  
1950 NW 22ND STREET  
FORT LAUDERDALE, FL 33311

Title VP

CARRUTH, JASON  
200 NORTHSTAR COURT  
SANFORD, FL 32771

Title VP

Kornahrens, Michael  
1950 NW 22ND STREET  
FORT LAUDERDALE, FL 33311

Title VP

Sockman, Clinton  
1950 NW 22ND STREET  
FORT LAUDERDALE, FL 33311

Title CFO

KENDRICK, JON MICHAEL  
1950 NW 22ND ST  
FT. LAUDERDALE, FL 33311

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	01/09/2024
2025	02/06/2025
2026	01/15/2026

**Document Images**

<a href="#"><u>01/15/2026 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
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<a href="#"><u>02/06/2025 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>06/25/2024 -- Amendment</u></a>	<a href="#">View image in PDF format</a>
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<a href="#">03/12/2014 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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## Donna Lynch

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**From:** FDO-CID-Bids  
**Sent:** Friday, March 20, 2026 9:51 AM  
**To:** 'danny@precisionairsystemsinc.com'; 'Brien Roy'; Cedars Electro-Mechanical, Inc. ; 'viratb@advancedairsystems.com'; 'jaime3535@hotmail.com'; 'vmillan@integca.com'; 'Kelly Perez'  
**Cc:** Nick Chimienti  
**Subject:** 2024-005117 2300 Vista Center - Two Cooling Tower Replacement  
**Attachments:** 2024-005117 Bid Summary approved.pdf

Attached is the approved Bid Summary and the award recommendation for the above referenced project opened on March 12, 2026.

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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*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.*

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

PROJECT NUMBER: 2024-005117

PROJECT NAME: 2300 Vista Center - Two Cooling Tower Replacements

DATE: December 11, 2025

**BID BOND**

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS: That we, Advanced Roofing, Inc. d/b/a Advanced Air Systems  
1950 NW 22nd Street, Ft. Lauderdale, FL 33311 (hereinafter called "Principal"), and \_\_\_\_\_  
\* Atlantic Specialty Insurance Company (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 Percent Of The Total Amount Bid  
\_\_\_\_\_  
Dollars, (\$ 5% \_\_\_\_\_), (**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; \* 605 Highway 169 North, Suite 800, Plymouth, MN 55441-6533

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 2300 Vista Center - Two Cooling Tower Replacements and Number**  
**2024-005117)**, 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.***



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Andrea E. Gorbort, Andreah Moran, Jaclyn Maffey, Kevin T. Walsh, Jr., Krystal L. Stravato, Marisol Mojica, Mariya Leonidov, Ryan Gray, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: unlimited and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

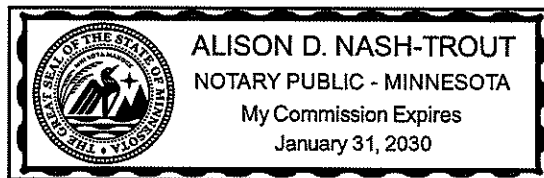
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



By [Signature]  
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA  
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



[Signature]  
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 11th day of December, 2025.



[Signature]  
Kara L.B. Barrow, Secretary

This Power of Attorney expires  
January 31, 2030

Please direct bond verifications to [surety@intactinsurance.com](mailto:surety@intactinsurance.com)

PROJECT NUMBER: 2024-005117

PROJECT NAME: 2300 Vista Center - Two Cooling Tower Replacements

DATE: December 11, 2025

IN WITNESS WHEREOF, the said Advanced Roofing, Inc. d/b/a Advanced Air Systems  
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 Atlantic Specialty 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 11th day of December, A.D., 2025.

ATTEST:

(SEAL)



\_\_\_\_\_

Tierra Davis

Print Name

TITLE: Witness

Advanced Roofing, Inc. d/b/a Advanced Air Systems

(Contractor Name)

By: \_\_\_\_\_

(Signature)

Print Name and Title:

Robert P. Kornahrens,  
President

ATTEST:

(SEAL)



\_\_\_\_\_

Cole Walinsky

Print Name

TITLE: Witness as to Surety

Atlantic Specialty Insurance Company

(Surety Name)

By: \_\_\_\_\_

(Signature)

Print Name and Title: Marisol Mojica, Attorney-In-Fact

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

**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.

**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.

**OEBO SCHEDULE 1\***

SOLICITATION/PROJECT/BID NAME: 2300 Vista Center - Two Cooling Tower Replacements

SOLICITATION/PROJECT/BID NO.: 2024-005117

SOLICITATION OPENING/SUBMITTAL DATE: 3/12/26

COUNTY DEPARTMENT: Facility

**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: Advanced Roofing, Inc. dba Advanced Air Systems

ADDRESS: 1950 NW 22nd Street, Fort Lauderdale, FL 33311

CONTACT PERSON: Virat Barla

PHONE NO.: 954-522-6868

E-MAIL: viratb@advancedairsystem.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$814,555.00

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. Trane US Inc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>47,875.00</u>
2. Trane US Inc	<input type="checkbox"/>	<input type="checkbox"/>	_____
3.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5.	<input type="checkbox"/>	<input type="checkbox"/>	_____

(Please use additional sheets if necessary)

Total Bid/Offer Price \$ 862,430.00

Total \$47,875.00

Total Certified SBE Participation \$ N/A

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



Name & Authorized Signature

President

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 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.
  - 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.



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

Contact: Nick Chimienti, Facilities Systems Project Manager  
Phone: (561)233-0222  
Project Title: 2300 Vista Center - Two Cooling Tower Replacements  
Project #: 2024-005117  
Project Location: 2300 N. Jog Road, 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 Services for additional requirements.
- c. Work to be completed during the hours of 7:30 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 replace cooling towers and pumps per the project requirements provided below and the engineered drawings and specifications included as Exhibit "1":

- a. This is a "Turnkey" project for the removal and replacement of two (2) cooling towers, their associated equipment and accessories.

**3. PRODUCT INFORMATION**

Design basis for all equipment specified in this contract is found in Exhibit 1; substitutions require owners' prior written approval. Provide, to the Project Manager, all equipment and

material cut sheets and manufacturer's project data for all equipment and components for acceptance by the County prior to bidding.

#### **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 removal in good usable condition, of all motors, VFDs and any other equipment identified at preconstruction meetings, and FMD will identify a staging area for all items to be retained by the County before starting work.
- 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 for any items FMD does not want to keep.
- 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 Turnkey installation.

#### **7. 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 before beginning work.

#### **8. 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 equipment will be started 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. If coordinated shut-downs of equipment to be replaced will not be feasible the contractor will provide temporary cooling to the areas served.

#### **9. PREPARATION**

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

#### **10. 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.

#### **11. 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.

#### **12. 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. The contractor is to present any extended warranty options, where available, to the County for consideration.

#### **13. 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.

#### **14. 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: 2300 Vista Center - Cooling Tower Replacement

PROJECT NUMBER: 2024-005117

---

**ADDENDUM NUMBER: ONE**

DATE OF ISSUANCE: 12/09/2025

**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 "December 11, 2025 by 2:00 p.m." to read "January 8<sup>th</sup>, 2026 by 2:00 PM"

**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:** \_\_\_\_\_



Robert P. Kornahrens, President

END OF ADDENDUM - 1

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

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PROJECT NAME: 2300 Vista Center - Cooling Tower Replacement

PROJECT NUMBER: 2024-005117

---

**ADDENDUM NUMBER: TWO**

DATE OF ISSUANCE: 01/05/2026

**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 8th, 2026 by 2:00 p.m." to read "January 29, 2026 by 2:00 PM"

**PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM NO. TWO (2), 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:** \_\_\_\_\_



Robert P. Kornahrens, President

END OF ADDENDUM - 2

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

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PROJECT NAME: 2300 Vista Center - Two Cooling Tower Replacements

PROJECT NUMBER: 2024-005117

---

**ADDENDUM NUMBER: THREE**

DATE OF ISSUANCE: January 28, 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 eleven (11) pages and one (1) attachment.

**CHANGE TO BID/QUOTATION FORM:**

1. Change bid due date from **"January 29, 2026, by 2:00 PM"** to read **"March 12, 2026, by 2:00 PM"**

**RESPONSES TO REQUESTS FOR INFORMATION:**

**2. FLORIDA MECHANICAL**

**Question #1: Work Hours vs Temporary Cooling / After-Hours Work**

The IFQ/Attachment "C" indicates normal work hours of 7:30 a.m.–4:00 p.m., Monday–Friday, while the mechanical general notes indicate work outside those hours unless temporary cooling is provided.

Please clarify:

1. Should the base bid assume all work is performed **during normal business hours** (7:30 a.m.–4:00 p.m., M–F), or
2. Should the base bid assume **after-hours/weekend work** unless we provide temporary cooling?

If temporary cooling is required when working during normal hours, please clarify:

- Which areas must be maintained at normal comfort conditions, and
- The acceptable temperature/humidity range for those areas.

**Response:** *GARTEK RESPONSE:*

1. Contractor shall coordinate hours of work with Palm Beach County CID Project Manager.
2. Temporary cooling shall be provided as part of the Base Bid for the whole building.

**Question #2: Definition of “Turnkey” Scope (Associated Equipment & Accessories)**

Attachment “C” describes the project as “turnkey,” including replacement of cooling towers, pumps, and associated equipment and accessories.

Please confirm what is included in the “turnkey” scope beyond the towers and pumps. Specifically, are the following to be included in the base bid (and not by others):

- New condenser water isolation valves, check valves, strainers, balancing valves, and associated piping/fittings.
- New equalizer, overflow, drain and basin piping to storm/sanitary systems.
- Any new structural steel, dunnage, support frames, curbs, and anchorage for the towers.
- Platforms, ladders with safety cage, and railings.
- New VFDs for cooling tower fans and condenser water pumps.
- New chemical feed system/pot feeder and any side-stream filtration (if required).

Please also identify any major systems/components the County considers “by others” or outside this Work Order.

**Response:** *GARTEK RESPONSE:*

*Refer to set of Construction Documents for Scope of Work.*

**Question #3: Design Wind Load Requirement for Cooling Towers**

The documents reference two different design wind pressures for the cooling towers (e.g., 170 psf in one location and 145 psf in another).

Please confirm the **required design wind load (psf) and exposure category** for tower selection and anchorage design so we can coordinate properly with the tower manufacturer and structural engineer.

**Response:** *GARTEK RESPONSE:*

*Contractor shall provide equipment wind load calculations and/ or certification to comply with the latest version of the Florida Building Code.*

**Question #4: Condenser Water Pumps, Loop Accessories & Water Treatment Scope**

The condenser water pump notes indicate a complete loop system including expansion tank, chemical feeder, valves, sensors, gauges, etc., and that the contractor is responsible for all static and dynamic pressure losses.

Please clarify:

1. Is the project providing new:
  - Expansion tank
  - Chemical feeder / water treatment skid
  - Side-stream filter (if any)
  - Associated valves, strainers, gauges

- or are existing components to remain and be reused?
2. Will **chemical supply and ongoing water treatment service** be by the Owner's water treatment vendor, or should we include initial chemicals and a startup service contract in our bid?
  3. For pump sizing, please confirm:
    - o The **required design TDH** for the condenser water pumps.
    - o Whether we should bid based strictly on the scheduled values, or if we are expected to field-verify and account for any additional pressure losses.

**Response:** *GARTEK RESPONSE:*

1. *All hydronic specialties are existing to remain (ETR). Contractor is responsible for initial assessment of ETR operating parts of the system and shall report to Owner and EoR if replacement is necessary.*
2. *Contractors shall include initial chemical treatment. Coordinate with PBC CID PM for list of approved vendors.*
3. *Refer to set of Construction Documents for Pump Schedule.*

**Question #5:** System Flushing, Cleaning & Acceptance Criteria. Please clarify the **flushing and cleaning requirements** for the condenser water system:

- Required flush velocity, duration, and/or number of water exchanges.
- Any bacteriological/chemical acceptance criteria (iron, TSS, bacteria counts, etc.).
- Whether acceptance must be documented and signed off by the Owner's water treatment vendor, or if the County will accept contractor-provided test reports.

**Response:** *GARTEK RESPONSE:*

1. *Contractor shall follow cooling tower manufacturer's recommended startup and maintenance instructions. Coordinate with PBC Facilities for maintenance schedule and procedure.*
2. *Refer to response to item 1 above.*
3. *Contractors provided test reports are acceptable.*

**Question #6:** **Existing Equipment Salvage & Disposition (Motors, VFDs, etc.)**

The documents indicate that motors, VFDs, and other equipment identified at preconstruction are to be removed in good usable condition and stored or disposed of with documentation.

Please clarify:

1. Will an **itemized list of equipment to be salvaged** (motors, VFDs, panels, etc.) be provided by the County/Engineer?
2. Should existing **chemical treatment equipment, basin heaters, and other accessories** be salvaged for the Owner or disposed of?
3. For existing conductors and terminations that are to remain, must we **re-test and certify** them, or simply reuse if undamaged and acceptable to the County?

**Response:** *GARTEK RESPONSE:*

1. Contractor shall coordinate with PBC Facilities at Pre-Construction what elements will be salvaged.
2. Refer to response to item 1 above.
3. Contractor may reuse existing conductors and terminations if undamaged and acceptable to PBC.

**Question #7: VFDs and Trane Controls / EMS Programming Responsibility**  
The drawings indicate new VFDs are to be added to the existing system and tied into the existing Trane controls/EMS.

Please confirm:

1. Is **Trane** required to perform BCU programming and integration, or may any qualified controls contractor provide these services?
2. Who is responsible for:
  - o Programming and point mapping in the existing Trane BCU and any gateways.
  - o Updating graphics, alarms, and trends to incorporate the new towers, pumps, and VFDs.
3. If the intent is for the Owner's EMS vendor (e.g., Trane) to perform this work, should bidders carry a **PCO allowance** for EMS programming and, if so, what allowance amount should be carried?

**Response:** *GARTEK RESPONSE:*

1. Contractor shall sub-contract a qualified controls contractor to perform all controls related work. Coordinate with PBC CID PM for list of approved vendors.
2. Refer to response to item 1 above.
3. Refer to response to item 1 and 2 above.

*PBC RESPONSE:*

*FMD has Trane perform work on the existing BAS as needed and any proprietary requirements associated with this upgrade would be the contractor's responsibility to satisfy through Trane or authorized third party if such an agreement exists. Being a turnkey project the contractor needs to account for this work in their base bid. Contractor may select any capable qualified vendor that is authorized to do business with Palm Beach County.*

**Question #8: UPS Capacity for Cooling Tower Control Panels**

The cooling tower notes require the tower control panels to be connected to the existing building UPS system.

Please provide:

1. The existing **UPS rating, current loading, and available spare capacity** so we can verify that the added CT control panel loads are acceptable.

2. If the existing UPS is undersized, should bidders include UPS upgrade/replacement in the **base bid**, or treat any required modifications as a future **change order**?

Response *GARTEK RESPONSE:*

1. Contractor shall provide a stand-alone UPS for each control panel.
2. See response above.

**Question #9: Lightning Protection Requirements for New Towers**

The notes require lightning protection for the cooling towers, coordinated with the electrical contractor.

Please clarify:

1. Is a **complete, engineered lightning protection system** required (air terminals, down conductors, bonding, grounding, UL/NFPA compliance), or is the intent simply to **bond the new towers to the existing building lightning protection system**?
2. If a full system is required, please confirm that a **delegated design by a UL-listed lightning protection contractor** is acceptable and indicate any County-specific standards we must follow.

Response *GARTEK RESPONSE:*

1. Contractors shall bond the new towers to the existing building lightning protection system. Coordinate with PBC CID PM for information on current system.
2. Refer to response to item 1 above.

**Question #10: Phasing, Outage Limits & Temporary Cooling Expectations**

The building will remain occupied and operational during the work, with temporary cooling provided if shutdowns are not feasible.

Please clarify:

1. The **maximum allowable outage durations** for:
  - o One tower out of service
  - o Both towers out of service
  - o Condenser water pumps out of service
2. Any **dates/times when outages are strictly prohibited** (e.g., certain weekdays, court proceedings, special events).
3. Whether it is acceptable to perform major tie-ins and changeovers during **nights/weekends without temporary cooling**, provided the building is fully operational by the next business day.

Response *GARTEK RESPONSE:*

1. Contractor shall provide temporary cooling as the building will be occupied for the entire span of the project.
2. To be coordinated with the project manager.
3. Contractor shall provide temporary cooling, and as such, these conditions should be minimized for unavoidable changeovers over weekends. Scheduling such events falls to the project manager.

**Question #11: Makeup Water, Backflow Prevention & Drain Discharge Points**

Please clarify the requirements for make-up water and drainage:

1. Are we to provide a **new backflow preventer** (DC or RPZ) and associated piping from the domestic water source, or reuse the existing assembly?
2. Confirm the **required discharge locations** for:
  - o Basin drains
  - o Blow-down
  - o Overflow

Specifically, is discharge to **sanitary sewer** required, or is discharge to an existing storm system acceptable under current PBC standards and environmental regulations?

**Response** *GARTEK RESPONSE:*

1. *Existing backflow preventor to remain.*
2. *Contractor shall coordinate with the local WUB for treated water disposal.*

**Question #12: Structural Supports, Access Platforms & Safe Access Requirements**

The CT schedule/spec references platforms, ladders, and railings.

Please clarify:

1. Are the platform and ladder configurations supplied by the tower manufacturer expected to fully satisfy **OSHA and County safe access requirements**, or are additional site-built platforms, rails, or guards anticipated?
2. If additional structural supports/platforms are required beyond what is shown, should they be:
  - o Included as part of a **delegated design by the tower manufacturer**, or
  - o **Engineered and provided by the contractor** under this contract?

**Response** *GARTEK RESPONSE:*

1. *Contractor shall coordinate hours of work with Palm Beach County CID Project Manager.*
2. *The contractor shall be responsible for MOT design, permitting, and off-duty law enforcement.*

**Question #13: Crane / Rigging Access and Site Logistics**

Please advise:

1. Any **approved or restricted crane setup areas** for tower removal/installation (e.g., specific parking lots or drives that may/may not be used).
2. Any restrictions on:
  - o Lane or driveway closures
  - o Weekend crane operations
  - o Nighttime crane work (noise, lighting, etc.)

Whether the County will assist with **traffic control/right-of-way permits**, or if the contractor is responsible for all MOT design, permitting, and off-duty law enforcement

**Response** *GARTEK RESPONSE:*

1. Contractor shall coordinate hours of work with Palm Beach County CID Project Manager.
2. The contractor shall be responsible for MOT design, permitting, and off-duty law enforcement.

**Question #14: Warranty Requirements / Coordination with Manufacturer Extended Warranty**

The documents reference a 12-month contractor warranty and also a 10-year parts and labor factory warranty for the cooling towers.

Please confirm:

1. That the **10-year parts and labor factory warranty** is required for **both cooling towers** and should be included in the **base bid**.
2. Whether any **extended warranties** are required for:
  - o VFDs
  - o Condenser water pumps
  - o Control panels or control components
3. When the 10-year warranty period is considered to commence (Substantial Completion, startup date, or final acceptance of warranty documents).

**Response** *GARTEK RESPONSE:*

1. Yes, contractor shall provide 10-year warranty.
2. Contractor shall coordinate with Palm Beach County CID Project Manager.
3. Contractor shall coordinate with Palm Beach County CID Project Manager.

**Question #15: Temporary Cooling Taps Through Exterior Load-Bearing Wall (M502 Note 12).** On sheet M502, Note 12, there is a reference to **new temporary cooling taps going through the wall**. The wall in question is an **exterior load-bearing wall**.

Please clarify:

1. **Penetration Design & Responsibility**
  - o Will the Engineer/Architect provide a **specific wall penetration detail** for these temporary cooling taps, including allowable **core sizes, locations, and spacing**, so that the structural integrity of the load-bearing wall is maintained?
  - o Please confirm that the **design of any structural modifications** to this wall (if required) will be by the **Engineer of Record**, not by the contractor.
2. **Sleeves, Waterproofing, and Finish**
  - o Please provide or reference details for:

- Required **sleeve type** (material, thickness, annular space).
- **Waterproofing and sealing** of the penetrations at the exterior (flashing, sealant, etc.).
- Required **insulation/vapor barrier** treatment at these penetrations.
- Final **patching/repair** requirements once the temporary cooling taps are removed (e.g., match existing wall construction and finish).

3. **Fire/Rating Requirements (if applicable)**

- If this wall assembly has any **fire-resistance or separation rating**, please confirm whether **rated firestop assemblies** are required for these penetrations and provide required UL systems or performance criteria.

We want to ensure the penetrations are installed and later patched in a manner that **protects the structure, weatherproofing, and any applicable ratings**, in accordance with the Engineer/Architect's design intent.

**Response** *GARTEK RESPONSE:*

1. *Delegated Design.*
2. *Delegated Design.*
3. *No Fire Rating Required*

3. **CEDARS ELECTRO-MECHANICAL**

**Question #1: RFI: Substitution / Alternate Approval – American Cooling Tower and Wilo Pumps**

In accordance with the bidding documents, **Scope of Work – Item 3: Product Information**, substitutions require prior approval from the Owner. Cedars hereby submits the following proposed product substitutions for review and approval **prior to the bid date**.

**Proposed Substitutions:**

1. **American Cooling Tower** (Cooling Tower Equipment)

*GARTEK RESPONSE:*

1. *The proposed alternate does not include the ladder or catwalk.*
2. *The proposed unit uses alternate anchor bolts (at 7'-4"), which will not allow for utilization of the existing support steel (11'-4") and will require modification.*
3. *The proposed alternate is built with a Bolted & Gasketed collection basin, rather than a continuous welded seamless (Industry Standard BAC, SPX Marley, Evapco), which raises concerns about the unit's durability over time.*

2. **Wilo** (Pumps)

Attached are the corresponding submittals for your review and approval.

Please confirm acceptance of these alternates or advise if further information is required.

*GARTEK RESPONSE:*

1. *The Wilo SCP pump is a horizontal split case pump that will require a suction diffuser or a long radius elbow if your pipe is vertical coming down from above into the pump. While the Bell & Gossett VSC 6x8x13.5A is a Vertical Split Double Suction pump, with the suction & discharge pump flanges facing up. Eliminating suction diffusers reduces the mechanical room's footprint and available space. This will trigger an extensive redesign of the existing system and the pipes above, and will encroach upon equipment clearances.*
2. *The Wilo SCP pump is a horizontal split casing design, making it more difficult to service seals and bearings on the pump.*
3. *Regarding the VSX-VSC pump, as scheduled, it will require only 12.25 sq. feet of floor space in your mechanical room. While the SCP will require a minimum of 19.66 sq. feet of floor space in your mechanical room.*
4. *The Wilo SCP pump has a maximum impeller size of 11.40 inches, which does not give any room to increase flow and head down the future. Bell & Gossett's minimum impeller is 10inches, with a maximum impeller size of 13.5" as it was selected. There are great differences in the size of the pump.*
5. *The Wilo SCP pump has an NPSHR of 6.85, while the Bell & Gossett NPSHR is 5.63. This is Negligible but could affect pump cavitation.*

**4. ADVANCED AIR SYSTEMS**

**Question #1:** Please see below submittal of American Cooling Tower, Submitting for approval.

**Response** *See above response to Cedars Electro-Mechanical*

**5. ALPHA MECHANICAL**

**Question #1:** The control drawing on M701 is the existing controls it does not show the new controls needed for the replacement.  
Is there another control drawing? Any specs or schedule for the VFDs?

**Response** *GARTEK RESPONSE:*

1. *The VFD's for the pumps have been added to the control diagram on the sheet M-701.*
2. *The VFDs are as per the manufacturers' recommendations.*

6. **TOM BARROW CO.**

**Question #1:** Transmitted 7-page RFI (attached separately)

**Response** *GARTEK RESPONSE:*

*Gartek has no objections to the proposed items attached as Exhibit "2".*

7. **NORTHRICH FLORIDA**

**Question #1:** On behalf of prospective Bidders: Florida Mechanical, Advanced Air Systems, Cedars Electro-Mechanical, Cool Water AC, and Alpha Mechanical

Northrich has worked hard to demonstrate itself as a legitimate and responsible vendor of HVAC products to Palm Beach County on numerous previous projects in the last 2 years and has verified compliance with the bid documents on this project. We have also provided qualified and competitive manufacturer quotes thereby saving PBC significant dollars, which can be used on other projects. Please forward through proper channels for approval.

Attached are the Substitution Request Form and Submittal Documents. The same process we followed on the PBC Main Courthouse Air Handling Units Replacement and obtained pre-approval to provide a competitive manufacturer bid.

Please note that it is not possible to provide a detailed cost comparison as pricing from manufacturers will not be available until a couple of hours prior to the bid opening. In addition, disclosure of pricing prior to the bid conflicts with the competitive bid process and could be construed as manufacturer collusion or improper.

As indicated on the attached, the cost savings to the owner will be included in the contractor bid pricing if American Cooling Tower is the low bidder.

Question: Has Marley or Evapco pre-submitted and qualified as acceptable, or is BAC currently a sole source?

**Response** *GARTEK RESPONSE:*

*See above response to Cedars Electro-Mechanical*

8. **HARPER LIMBACH**

**Question #1:** During our site visit, the Cooling Tower Rental Company raised concerns about the existing electrical panels not having sufficient power for the temporary cooling tower and pumps. Has this been verified, and if so, has a different power source been identified?

Response *GARTEK RESPONSE:*

1. *Temporary cooling should be supplied via temporary power (e.g., a standalone generator). Modifying or upgrading the existing electrical panels is not included in the current scope of work.*

**Question #2:** Regarding the condenser water taps, the existing ones are 8". However, the required GPM for the temporary cooling towers is 4200. Using 4200 GPM through 8" piping is generally quite aggressive. Could you please confirm if these taps will be utilized for this project?

Response *GARTEK RESPONSE:*

1. *The existing system is designed for a total of 2100 GPM, 1,050 GPM each cooling tower. Temp cooling shall match existing GPM capacity.*

**Question #3:** The steel condenser water piping underground specified on the plans has a fusion-bonded coating called Bitumen. There are no specifications provided for this type of piping in the bid package. The issue is that welding this piping will break the coating, requiring a wrap around the weld. Since there is no specification in the bid package, please specify if this is required, or if we may use PVC jacketing around schedule 40 carbon steel piping for all below-grade piping.

Response *GARTEK RESPONSE:*

1. *Contractors may use PVC jacketing around schedule 40 carbon steel piping for all below grade piping.*

**PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM NO. THREE (3), AND ANY PREVIOUSLY ISSUED ADDENDA, 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: \_\_\_\_\_



Robert P. Kornahrens, President

END OF ADDENDUM -3

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

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PROJECT NAME: 2300 Vista Center - Two Cooling Tower Replacements

PROJECT NUMBER: 2024-005117

---

**ADDENDUM NUMBER: FOUR**

DATE OF ISSUANCE: March 9, 2026

**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 one (1) page and two (2) attachments.

**RESPONSES TO REQUESTS FOR INFORMATION:**

1. ADVANCED AIR SYSTEMS

**Question #1:** Please see RFI (Attachment #1). The American Cooling Tower pre-submittal revisions addressing the engineer's comments and confirming full compliance.

**Response:** See attachment #2 from Engineer of Record (EOR).

**PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM NO. FOUR (4), AND ANY PREVIOUSLY ISSUED ADDENDA, 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: \_\_\_\_\_



Robert P. Kornahrens, President

END OF ADDENDUM -4

**Processing Date:** April 7, 2026

**Advanced Roofing, Inc. d/b/a Advanced Air Systems**  
1950 NW 22nd Street  
Fort Lauderdale, FL 33311

**Surety:** United States Fire Insurance Company  
**Bond Number:** 602-108041-5  
**Owner:** Palm Beach County Board of County Commissioners  
**Bond Amount:** \$862,430.00  
**Project:** Project Number 2024-005117- 2300 Vista Center- Two Cooling Tower Relacements

To Whom it May Concern:

Enclosed you will find the requested performance and payment bond forms in the required amount covering the above captioned project. As a precaution, please check all dates, descriptions, names, seals, surety signatures and remember that the appropriate required contractor's signature as indicated below is necessary.

Please be advised that as Surety on the above referenced bond, we hereby authorize Palm Beach County to date the captioned bond and power of attorney with the contract date and date the form of guarantee upon substantial completion.

Kindly furnish a copy of the fully executed bond. Please contact us if you have any questions.

Sincerely,



Jaclyn Maffey

**PUBLIC CONSTRUCTION BOND**

BOND NUMBER 602-108041-5

BOND AMOUNT Eight Hundred Sixty-Two Thousand Four Hundred and Thirty Dollars 00/100 (\$862,430.00)

CONTRACT AMOUNT Eight Hundred Sixty-Two Thousand Four Hundred and Thirty Dollars 00/100 (\$862,430.00)

CONTRACTOR'S NAME: Advanced Roofing, Inc. d/b/a Advanced Air Systems

CONTRACTOR'S ADDRESS: 1950 NW 22nd Street, Ft. Lauderdale, FL 33311

CONTRACTOR'S PHONE: (954) 522-6868

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: 2300 Vista Center - Two Cooling Tower Replacements

PROJECT NUMBER: 2024-005117

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

DESCRIPTION OF WORK: Replace cooling towers and pumps

PROJECT ADDRESS, PCN, or LEGAL DESCRIPTION: 2300 N. Jog Road, 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           \$ 862,430.00  
                          Eight hundred sixty-two thousand four hundred thirty 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:           2300 Vista Center - Two Cooling Tower Replacements  
Project No.:            2024-005117  
Project Description:    Replace cooling towers and pumps  
Project Location:       2300 N. Jog Road , 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 2300 Vista Center - Two Cooling Tower Replacements, 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: ADVANCED ROOFING,  
INC. d/b/a ADVANCED AIR SYSTEMS

By:   
Signature

Robert P. Kornahrens, President  
(Print Name and Title)

(SEAL)

Address of Principal: 1950 NW 22nd Street  
Ft. Lauderdale, FL 33311

  
Attest as to the signature of Principal

Tonara Martin, Witness as to Principal  
Title

Address of Witness: 1950 NW 22nd Street  
Ft. Lauderdale, FL 33311

SURETY: United States Fire Insurance Company

By:   
Signature

Jaclyn Maffey, Attorney-In-Fact  
(Print Name and Title)

Attest as the signature of Surety



\_\_\_\_\_  
Title Cole Walinsky, Witness as to Surety

(SEAL)

Address of Surety: 305 Madison Avenue

Address of Witness: 900 S. Pine Island Rd., Suite 210

Plantation, FL 33324

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: Advanced Roofing, Inc. d/b/a Advanced Air Systems  
Name: United States Fire Insurance Company

We the undersigned hereby guarantee that the (2300 Vista Center - Two Cooling Tower Replacements, Project No. 2024-005117) 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

ADVANCED ROOFING, INC. d/b/a  
ADVANCED AIR SYSTEMS  
(Contractor Name) (Seal)

By:   
(Contractor Signature)

Robert P. Kornahrens, President  
(Print Name and Title)

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

By:   
(Surety Signature)

Jaclyn Maffey, 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**

06446

**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:

Krystal L. Stravato, Kevin T. Walsh, Jr., Marisol Mojica, Jaclyn Maffey, Andraeh Moran, Ryan Gray

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:

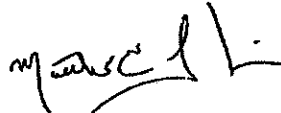
Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (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 October, 2024.

UNITED STATES FIRE INSURANCE COMPANY



Matthew E. Lubin, President



State of New Jersey }  
County of Morris }

On this 4th day of October, 2024, 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.

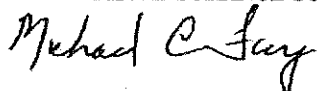


Ethan Schwartz (Notary Public)

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







ANNUAL CONTRACT - HVAC Services #P-2024-006318: CONTROL SHEET


ORIGINAL CONTRACT + CAPACITY INCREASES (Approved 01/14/2025)							\$25,000,000.00					
HVAC SERVICES CONTRACT Expires 07/31/2025							\$15,000,000.00					
Board Item - Increase Capacity (9/10/2025) (Amendment #1)							\$10,000,000.00					
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.
	2024-005117	2300 Vista Center - Two Cooling Tower Replacements	Advanced	\$862,430.00	26-006		\$10,723,332.00	\$14,276,668.00	\$0.00	***		#VALUE!
UNITED STATES												
	CAPACITY REMAINING	Total SBE \$	Total M/WBE \$	Cumulative SBE %	Cumulative M/WBE %							
	\$14,276,668.00	6,298,005.14	6,639.53	49.41%	0.06%							
		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. dba Advanced Air Systems / R2025-0084	Advanced	\$2,658,940.00	\$ 6,639.53	0.25%	6,639.53	0.25%				
		2 Air Conditioning Filters Plus, Inc. / R2025-0610	Air Conditioning	\$0.00	\$ -	-	-	-				
		3 Air Mechanical & Service Corp. / R2025-0611	Air Mechanical	\$0.00	\$ -	-	-	-				
		4 Aquarius Air Conditioning & Refrigeration, Inc. / R2025-0612	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 / R2025-0613	Florida	\$1,778,109.00	\$ 16,200.00	0.91%	-	0.00%				
		7 Koldaire, Inc. / R2025-0614	Koldaire	\$0.00	\$ -	-	-	-				
		8 Master Mechanical Services, Inc. / R2025-0615	Master	\$0.00	\$ -	-	-	-				
		9 Precision Air Systems, LLC / R2025-0616	Precision	\$210,784.00	\$ 96,737.25	45.89%	-	0.00%				
				\$0.00	\$ -	-	-	-				
			TOTAL	10,723,332.00	5,298,005.14	49.41%	6,639.53	0.06%				
***Subject to Emergency Ordinance 2025-014 approved by the BCC on June 3, 2025; as a result, the W/MBE participation is not enforceable.												

**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 Advanced Roofing, Inc.  
(ENTITY) and attest that the 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)


Robert P. Kornahrens  
(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, 15th day of October 2025, by Robert P. Kornahrens.

Personally known  OR produced identification .

Type of identification produced \_\_\_\_\_.

  
NOTARY PUBLIC  
My Commission Expires:  
State of Florida at large



(Notary Seal)



December 8, 2025

Robert Kornahrens, President  
Advanced Roofing, Inc. d/b/a Advanced Air Systems  
1950 NW 22nd Street  
Fort Lauderdale, FL 33311

Re: Contract # R2025-0084  
Heating Ventilation and Air Conditioning (HVAC) Services Annual  
Contract  
Notification of Contract Clauses No Longer Being Enforced Pursuant  
to Emergency Ordinance 2025-014

Facilities Development &  
Operations Department  
Capital Improvements Division

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

Palm Beach County  
Board of County  
Commissioners

Sara Baxter, Mayor

Marci Woodward, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Joel G. Flores

Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

Dear Mr. Kornahrens,

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 R2025-0084 **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 Del Dago  
Director, Capital Improvements Division

Receipt Acknowledged and In Agreement:

Advanced Roofing, Inc. d/b/a  
Advanced Air Systems

12/09/2025  
Date

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