

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

Meeting Date: October 6, 2026

[X] Consent

☐ Regular

[] Workshop

☐ Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Work Order No. 26-009 (Work Order) to the annual Heating, Ventilation, and Air Conditioning (HVAC) services contract (R2025-0616) with Precision Air Systems, LLC (Contractor) in the amount of \$325,172 for the CROC Data Center Liebert – HVAC Replacement (Project) for a period of 150 calendar days from notice to proceed.

Summary: The Project consists of the removal and replacement of two (2) Liebert HVAC Systems that are past their service life at the Water Utilities Department (WUD) Data Center located at 8100 Forest Hill Blvd in West Palm Beach. The Work Order authorizes the construction services necessary to furnish all labor, equipment, devices, tools, materials, transportation, professional services, supervision, shop drawings, permitting, and all miscellaneous requirements necessary to remove and replace the existing HVAC systems. The Project includes, but is not limited to, the sequential removal and replacement of two paired HVAC units, ensuring that each new HVAC unit is fully installed and operational prior to the removal and replacement of the next paired HVAC unit. The Contractor shall provide temporary air conditioning during construction to maintain the required optimum operating temperature within the Data Center. This Project was competitively advertised and new contractors were invited to bid on the project by submitting pre-qualification documents prior to the submission of the bid response. The Contractor will have 150 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 \$180 per day. The original Contract was presented to the Goal Setting Committee (GSC) on October 2, 2024 and the GSC established the following Affirmative Procurement Initiatives (APIs): 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. For this Work Order, there is no SBE Participation. To date, the overall SBE participation achieved on the HVAC Services Annual Contract is 47.19%. Funding for this project is from the WUD Operation & Maintenance Fund. **(Capital Improvements Division) District 3**
(MWJ)

Background and Justification: The 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 six (6) bids received.

Attachments:

1. Location Map
2. Budget Availability Statement
3. Work Order No. 26-009
4. Bid Summary
5. Annual Contract – HVAC Services #P-2024-006318: Control Sheet
6. Nongovernmental Entity Human Trafficking Affidavit

Recommended by:

Department Director

9/11/26

Date

Approved by:

Chief Deputy County Administrator

9/16/26

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
Capital Expenditures					
Operating Costs	\$343,431				
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	\$343,431	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget:

Yes X No

Is this item using Federal Funds?

Yes No X

Is this item using State Funds?

Yes No X

Budget Account No:

Fund 4001 **Dept** 720 **Unit** 2410 **Object** 4615

CONSTRUCTION	\$ 325,172.00
STAFF COSTS	\$ 18,258.60
CONTINGENCY	\$ 0.00
TOTAL	<u>\$ 343,430.60</u>

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

Funding for this project is from the WUD Operation & Maintenance Fund.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


 OFMB

 9/19/2009
 919
 9/19

oment Comments:

Handwritten signature 9/14/24

Contract Development and Control

299.11.26

B. Legal Sufficiency:

Legal Sufficiency: *Esu 9-9*
[Signature] *9/14/26*
 Chief Assistant County Attorney

C. Other Department Review:

AL: Bayat
Department Director

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

LOCATION MAP

Project No: P-2026-000031
Project Name: CROC Data Center Liebert – HVAC Replacement
Location: 8100 Forest Hill Blvd, West Palm Beach, FL 33413



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: July 10, 2026 PROJECT MANAGER: William Munker, Project Manager

PHONE: (561)233-0265 PROJECT TITLE: CROC Data Center Liebert - HVAC Replacement
(Same as CIP or IST, if applicable)

ORIGINAL CONTRACT AMOUNT: \$ IST PLANNING NO.:

REQUESTED AMOUNT: \$343,430.60 BCC RESOLUTION#: R2025-0616

DATE:

eFDO #: P-2026-000031 PROJECT NUMBER: P-2026-000031

CSA or CHANGE ORDER NUMBER:

W.O. NUMBER: 26-009

SERVICE LOCATION: 8100 Forest Hill Blvd, West Palm Beach

BUILDING NUMBER: 1541

CONSULTANT/CONTRACTOR: Precision Air Systems, LLC (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 completely remove and replace two (2) existing Liebert HVAC systems (like for like) in the Water Utilities Department (WUD) data center per Attachment "C" and addendum provided by Capital Improvements

CONSTRUCTION	\$325,172.00
PROFESSIONAL SERVICES	\$ N/A
STAFF COSTS*	\$18,258.60
EQUIP. / SUPPLIES	\$ NA
CONTINGENCY	\$ NA
TOTAL	\$343,430.60

* 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: 4001 DEPT: 720 UNIT: 2410 OBJ: 4615

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 \$ WUD user fees.

Department: FDO Water Utilities

BAS APPROVED BY: Karen Nicodemus
Project Manager

DATE 7/10/26

ENCUMBRANCE NUMBER:

ATTACHMENT #3

**WORK ORDER 26-009 TO
ANNUAL CONTRACT R2025-0616
FOR HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SERVICES
PROJECT NAME: CROC DATA CENTER LIEBERT - HVAC REPLACEMENT
PROJECT NO. P-2026-000031**

THIS WORK ORDER is made as of October 6th, 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 Precision Air Systems, LLC, a Florida Limited Liability Company, authorized to do business in the State of Florida, whose Federal ID# is 65-0480483 hereinafter referred to as "Contractor".

WHEREAS, the Owner and Contractor acknowledge and agree that the Contract between Owner and Contractor dated 05/06/25 (R2025-0616) ("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 **\$325,172.00** for the construction costs to furnish all material, labor, supervision, permits and supplies necessary and reasonably incidental to completely remove and replace two (2) existing Liebert HVAC systems (like for like) in the Water Utilities Department (WUD) data center 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 150 calendar days of Notice to Proceed (NTP). Liquidated Damages are \$180/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. SBD Program Participation to Date.** To date, the Contractor has achieved 18.05% 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
OSBD 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:

The following General Condition is added to the General Conditions:

GC 87- DIGITAL ACCESSIBILITY COMPLIANCE

Contractor acknowledges that the County is a public entity subject to Title II of the Americans with Disabilities Act (ADA) and applicable federal accessibility regulations. Contractor represents and warrants that all websites, web-based applications, digital services, electronic documents, multimedia, and other electronic content created, developed, provided, submitted, maintained, or delivered under this Contract that may be electronically displayed, accessed, distributed, or made available to the public by the County shall conform to the Web Content Accessibility Guidelines (WCAG) 2.1, Level AA, or any successor standard adopted by the U.S. Department of Justice.

All electronic documents submitted to the County, including but not limited to PDFs, reports, forms, presentations, and public-facing materials, shall be provided in an accessible format compliant with the applicable accessibility standard at the time of delivery.

Contractor shall ensure that any updates, revisions, or modifications to such digital content remain compliant throughout the term of this Contract. Upon request, Contractor shall provide documentation reasonably demonstrating accessibility compliance. If any deliverable is determined by the County to be noncompliant, Contractor shall promptly remediate the noncompliance at no additional cost to the County and within a timeframe specified by the County. Contractor shall ensure that any third-party digital content or platforms used in performance of this Contract either comply with the requirements herein or that an accessible alternative acceptable to the County is provided.

Failure to comply with this subsection shall constitute a material breach of this Contract.

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 discrimination. 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.

Section 3.5.2 of the "Instructions To Bidders" of the Contract, is deleted in its entirety and replaced with the following:

3.5.2 When contract value is greater than \$1 million: As provided in F.S. 287.135, by entering into this Contract or performing any work in furtherance hereof, the Contractor certifies that it, its affiliates, suppliers, subcontractors and consultants who will perform hereunder, have not been placed on the Scrutinized Companies With Activities in Sudan List or Scrutinized Companies With Activities in The Iran Terrorism Sectors List created pursuant to F.S. 215.473 or is engaged in business operations in Cuba or Syria. Pursuant to section 287.135(3)(a), Florida Statutes, as may be amended, if Contractor is found to have been placed on the Scrutinized Companies with Activities in Sudan List, or been engaged in business operations in Cuba or Syria, or has been placed on a list created pursuant to section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, this Contract may be terminated at the option of the County.

Section 5.3.12 of the "Instructions To Bidders" of the Contract, is deleted in its entirety and replaced with the following:

5.3.12 SBD Program Compliance, Enforcement, Penalties. Non-compliance with the SBD Ordinance must be corrected within thirty (30) calendar days from when the notice of non-

compliance is sent. Failure to comply with the SBD Ordinance and may result in any of the following penalties:

- Suspension of Contract;
- Withholding of funds;
- Termination of the Contract based upon a material breach of contract pertaining to the SBD Program compliance;
- Suspension or debarment of Contractor from eligibility for providing goods or services to the County for a period not to exceed three (3) years; and
- Liquidated damages equal to the difference in dollar value of SBE participation as committed to in the Contract, and the dollar value of SBE participation as actually achieved.

The Office of SBD has the right to review Contractor's records and interview Subcontractors in order to determine compliance with the County's SBD Program and contract requirements for up to four (4) years from contract completion or termination date.

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: CROC Data Center Liebert - HVAC Replacement
Project Number: P-2026-000031

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:
SHANNON RAMSEY-CHESSMAN,
CLERK AD INTERIM OF THE CIRCUIT COURT &
COMPTROLLER

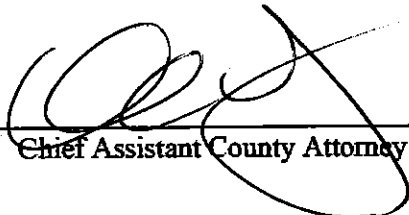
PALM BEACH COUNTY, a political
subdivision of the State of Florida,
OF COUNTY COMMISSIONERS

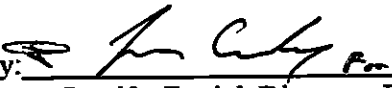
By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By:  _____
Chief Assistant County Attorney

By:  _____
Jennifer Ferriol, Director - FD&O

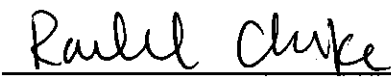
Project Name: CROC Data Center Liebert - HVAC Replacement
Project Number: P-2026-000031

WITNESS: FOR CONTRACTOR
SIGNATURE


Signature

Sandra McKenny
Name (type or print)

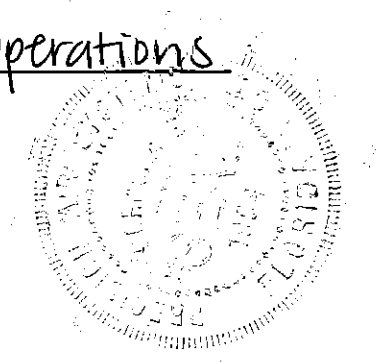
CONTRACTOR: Precision Air Systems, LLC


Signature

Rachael Clarke
Name (type or print)

Director of Operations
Title

(Corporate Seal)





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

Detail by Entity Name

Florida Limited Liability Company
PRECISION AIR SYSTEMS, LLC

Filing Information

Document Number L23000552778
FEI/EIN Number 65-0480483
Date Filed 12/15/2023
Effective Date 04/04/1994
State FL
Status ACTIVE
Last Event CONVERSION
Event Date Filed 12/15/2023
Event Effective Date NONE

Principal Address

11101 S CROWN WAY STE 2
WELLINGTON, FL 33414

Mailing Address

11101 S CROWN WAY STE 2
WELLINGTON, FL 33414

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title AMBR

MSHC, INC.
650 S TRYON ST STE 1000
CHARLOTTE, NC 28202

Title CEO

Richardson, Jason
650 S. Tryon Street
Suite 1000

Charlotte, NC 28202

Title CFO

Sonny, Premanand
11101 S CROWN WAY STE 2
WELLINGTON, FL 33414

Title Secretary, Treasurer

Wulinsky, Scott
650 S. Tryon Street
Suite 1000
Charlotte, NC 28202

Title President

Pascucci, Robert
1559 SW 21st Ave.
Ft. Lauderdale, FL 33312

Annual Reports

Report Year	Filed Date
2026	04/10/2026
2026	04/16/2026
2026	04/17/2026

Document Images

<u>04/17/2026 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2026 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>04/10/2026 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/03/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/15/2023 -- Florida Limited Liability</u>	View image in PDF format



PRECISION Air Systems

Building Efficiency and Sustainability

A Service Logic Company

April 20, 2026

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

Re: Letter of Authorized Signer

To Whom It May Concern:

Please allow this letter to serve as authorization for Rachael Clarke to sign any and all construction documents.

Sincerely,

Premanand Sonny (Apr 20, 2026 12:45:17 EDT)

Premanand Sonny

CFO

State of Florida County of Palm Beach

The foregoing instrument was acknowledged before me via physical presence OR
X online notarizations this 20 day of April, 20 26.

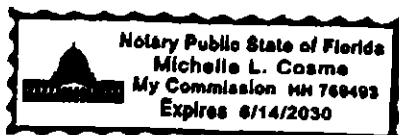
By Premanand Sonny

Personally known OR produced identification.

Type of identification produced

Michelle L. Coe, Notary Public

My Commission Expires 6/14/2030



QUOTE/BID FORM

PROJECT NUMBER: P-2026-000031

PROJECT NAME: CROC Data Center Liebert - HVAC Replacement

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) OSBD 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 \$ 325,172.00

Written amount THREE HUNDRED TWENTY FIVE THOUSAND ONE HUNDRED SEVENTY TWO
DOLLARS

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

Quote/Bid Form Page 1

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

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

Addendum # 1 dated 5/20/2026 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:

	<u>Precision Air Systems</u>
	Contractor Name
<u>5/28/2026</u>	<u>Rachael Clarke</u>
Date	Signature
	<u>Rachael Clarke, DOO</u>
	Print Name and Title

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

Donna Lynch

From: FDO-CID-Bids
Sent: Tuesday, June 9, 2026 5:12 PM
To: Cedars Electro-Mechanical, Inc. ; Cedars Electro-Mechanical, Inc. ; Cedars Electro-Mechanical, Inc; karel@dacair.net; 'hector@dacair.net'; 'ViratB@advancedairsystem.com'; Sy Kotalik (sy@precisionairsystemsinc.com); 'michael@precisionairsystemsinc.com'; Florida Mechanical LLC; 'Colin Foreman Air Handlers'
Cc: William Munker
Subject: P-2026-000031 CROC Data Center Liebert - HVAC Replacement
Attachments: P-2026-000031 Bid Summary Form approved.pdf

Attached is the approved Bid Summary and the award recommendation for the above referenced project opened on May 28, 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

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.

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

PROJECT NUMBER: P-2026-000031

PROJECT NAME: CROC Data Center Liebert - HVAC Replacement

DATE: May 28, 2026

BID BOND

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS: That we, Precision Air Systems, Inc.
11101 S Crown Way, #2, Wellington, FL 33414 (hereinafter called "Principal"), and Liberty
Mutual Insurance Company, 175 Berkeley Street, Boston, MA 02116 (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
Amount Bid Dollars, (\$ 5% of the Amount Bid), (**which sum is at least 5% of the bid price**), lawful money of the United States of America, for the payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly be these presents;

WHEREAS, the "Principal" contemplates submitting or has submitted a bid to the Board of County Commissioners, Palm Beach County, Florida, for furnishing and paying for all necessary labor materials, equipment, machinery, tools, apparatus, services, all state workmen's compensation and unemployment compensation taxes incurred in the performance of the Contract, means of transportation for and complete Construction of: **(Project Name CROC Data Center Liebert - HVAC Replacement and Number P-2026-000031)**, 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.

Bid Bond / Page 1

PROJECT NUMBER: P-2026-000031
PROJECT NAME: CROC Data Center Liebert - HVAC Replacement
DATE: May 28, 2026

IN WITNESS WHEREOF, the said Precision Air Systems, Inc.
as "Principal" herein, has caused these presents to be signed in its name, by its President
, and attested by its witness under
the corporate seal, and the said Liberty Mutual 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 28th day of May, A.D., 20 26

ATTEST:

Rachel Clarke

Rachael Clarke Print Name

TITLE: Witness

Precision Air Systems, Inc.
(Contractor Name)

By: [Signature]
(Signature)

Print Name and Title: Robert Pascucci
President

ATTEST:

[Signature]

Mary T. Flanigan
Print Name

TITLE: Witness

Liberty Mutual Insurance Company
(Surety Name)

By: [Signature]
(Signature)

Print Name and Title: Tahitia M. Fry, Attorney-in-Fact
Surety Phone No. (617) 357-9500

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



POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8215591-674009

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Tahitia M. Fry

all of the city of Kansas City state of MO each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 12th day of February, 2026.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 12th day of February, 2026 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 28th day of May, 2026.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

ATTACHMENT "A"
(Annual Construction - Single Trade)

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

The API(s) approved for this project are selected below by ☒. Fillable pdfs of all OSBD forms can be found on the OSBD website at <https://discover.pbc.gov/hed/osbd/Pages/Documents.aspx> . Also, see the SBD 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 for single trade construction 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.

OSBD SCHEDULE 1

SOLICITATION/PROJECT/BID NAME: CROC Data Center Liebert - HVAC Replacement SOLICITATION/PROJECT/BID NO.: P-2026-000031

SOLICITATION OPENING/SUBMITTAL DATE: 5/28/26 COUNTY DEPARTMENT: FDO

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: Precision Air Systems ADDRESS: 11101 South Crown Way #2, Wellington, FL 33414

CONTACT PERSON: Rachael Clarke PHONE NO.: 561-791-3980 E-MAIL: rachael@precisionairsystemsinc.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: 100% Non-SBE SBE

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

☒ ☐

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.	☐	☐	
2.	☐	☐	
3.	☐	☐	
4.	☐	☐	
5.	☐	☐	

(Please use additional sheets if necessary)

Total

Total Bid/Offer Price \$ 325,172.00 Total Certified SBE Participation \$

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

Name & Authorized Signature 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 OSBD 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.

OSBD 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: P-2026-000031
SOLICITATION/PROJECT NAME: CROC Data Center Liebert - HVAC Replacement

Prime Contractor: Precision Air Systems Subcontractor: _____
(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier Date of Palm Beach County Certification (if applicable): _____

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
	HVAC				\$325,172.00

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

Precision Air Systems
Print Name of Prime

Print Name of Subcontractor/subconsultant

By: Rudul Clarke
Authorized Signature

By: _____
Authorized Signature

Rachael Clarke
Print Name

Print Name

DOO
Title

Title

Date: 5-28-26

Date: _____

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

Contact: William Munker, Project Manager
Phone: (561)233-0265
Project Title: CROC Data Center Liebert - HVAC Replacement
Project #: P-2026-000031
Project Location: 8100 Forest Hill Blvd, 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 7:00 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 one hundred fifty (150) 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 \$180 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 completely remove and replace two (2) existing Liebert HVAC systems (like for like) in the Water Utilities Department (WUD) data center per the project requirements provided below:

- a. The removal and installation shall be one paired unit at a time until the new equipment is completely installed and functioning properly.

- b. Contractor to supply temporary air conditioning during replacement. To keep data center from 68°F to 72°F.
 - c. The existing condenser disconnects shall remain and be reconnected with testing.
 - d. The existing condenser liquid-tight conduits shall be replaced with new ones.
 - e. The hurricane tie-down cables shall be removed and stored at Facilities Management Department (FMD) for reinstallation. Damaged or deteriorated components shall be replaced like-for-like.
 - f. All exterior line set insulation shall be replaced with new, coated with two coats of Ultraviolet (UV) protective paint.
 - g. The interior unit disconnects shall remain and be reused.
 - h. All new line set piping shall be hard-drawn K-type copper with matching fittings.
 - i. All new interior conduits should be liquid-tight or rigid aluminum with matching fittings and connections.
 - j. All new wiring must comply with current codes and manufacturer specifications.
 - k. The contractor shall provide and install an auxiliary stainless-steel drain pan under both air handler units.
 - l. Existing condensate lines shall be cleaned and may be reused if suitable; if replaced, new lines shall match the existing setup.
 - m. The existing two (2) duct smoke detectors shall be disabled by Electronic Services and Security (ESS) prior to work commencing. They will be removed where needed, protected, and reinstalled by the contractor.
 - n. Each Air Handler Unit (AHU) has two (2) fire alarm shutdown relays, which will need to be connected to the new units.
 - o. A pre-construction fire alarm duct smoke detector test shall be performed with ESS to confirm the current status of the devices and system.
 - p. The system shall be returned to pre-construction inspected status at the end of the project.
- 1. One (1) **Liebert DS, Model VS042AZA1E0NQG0**, 460 Volts, 60Hz, 3 Phase, 65,000 amps rms Short Circuit Current Rating, Liebert DS Precision Cooling Systems: Nominal 042 kW (12 Ton) Air Cooled Up-flow System
 - 14-gauge, welded frame, with Autophoretic coating. Frame can be field separated into three (3) sections for transport through small areas

- Front Service Access
 - Return air enters unit from the front of cabinet through factory installed black grilles
 - Exterior panels insulated & powder coated
 - 4" filters, MERV 8 rating
 - Three-stage, Finned tubular, 304/304 stainless steel electric reheat with a capacity of 15 KW (BTUH)
 - A-frame Evaporator coil with stainless steel drain pan
 - R-454B refrigerant. Field supplied and field charged on air-cooled units
 - Liebert iCOM Control with High Definition Display
 - iCOM based communication
 - BACnet MSTP (RS-485 Port)
 - SNMP (Ethernet Port)
 - Includes
 - Locking Disconnect switch
 - Smoke Sensor with unit alarm and shutdown. Includes supervision contacts
 - Factory installed dual float condensate pump with unit alarm indication and unit shutdown upon high water level. Rated for 100GPH at 20 ft head
 - Zone Leak Sensor Qty 1 per unit
 - 24" (610 mm) Front Grilled Discharge EC Fan Plenum
2. One (1) **Liebert MC** Air-Cooled Microchannel Condenser(s), **Model MCM080E5AD2DTJ**, using input supply voltage of 460 Volt, 3 Phase, 60 Hz
Liebert MC Condenser Details:
- Microchannel aluminum coil
 - Variable Speed EC Fans
 - Premium electronic control board providing communication with iCOM using CANbus
 - Aluminum exterior panels and 18" aluminum legs
 - R-454B set points
 - E-Coated coils with UV topcoat
 - Domestic packaging
 - Short Circuit Current Rating of 65,000 Amps, rms
 - IBC/OSHPD Seismic & IBC Wind/Snow Compliant bracing kit
3. One (1) **Liebert DS, Model VS042AZA1E0NQL0**, 460 Volts, 60Hz, 3 Phase, 65,000 amps rms Short Circuit Current Rating, Liebert DS Precision Cooling Systems: Nominal 042 kW (12 Ton) Air Cooled Up-flow System:
- 14 gauge, welded frame, with Autophoretic coating. Frame can be field separated into three sections for transport through small areas
 - Front Service Access
 - Return air enters unit from the front of cabinet through factory installed black grilles
 - Exterior panels insulated & powder coated

- 4" filters, MERV 8 rating
- Three-stage, Finned tubular, 304/304 stainless steel electric reheat with a capacity of 15 KW (BTUH)
- A-frame Evaporator coil with stainless steel drain pan
- R-454B refrigerant. Field supplied and field charged on air-cooled units
- Liebert iCOM Control with High Definition Display
- iCOM based communication
 - BACnet MSTP (RS-485 Port)
 - SNMP (Ethernet Port)

Includes

- Locking Disconnect switch
- Smoke Sensor with unit alarm and shutdown. Includes supervision contacts
- Factory installed dual float condensate pump with unit alarm indication and unit shutdown upon high water level. Rated for 100GPH at 20 ft head
- Zone Leak Sensor Qty 1 per unit
- 24" (610 mm) Top Ducted Discharge EC Fan Plenum

4. One (1) **Liebert MC** Air-Cooled Microchannel Condenser(s), **Model MCM080E5AD2DTK**, using input supply voltage of 460 Volt, 3 Phase, 60 Hz
Liebert MC Condenser Details:

- Microchannel aluminum coil
- Variable Speed EC Fans
- Premium electronic control board providing communication with iCOM using CANbus
- Aluminum exterior panels and 18" aluminum legs
- R-454B set points
- E-Coated coils with UV topcoat
- Domestic packaging
- Short Circuit Current Rating of 65,000 Amps, rms
- IBC/OSHPD Seismic & IBC Wind/Snow Compliant bracing kit

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 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.

4. MATERIALS

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.

Materials shall be delivered in their original, unopened packages, and protected from exposure to the elements. Damaged or deteriorated materials shall not be used.

5. TEMPORARY PROTECTION

The Contractor shall protect all workers and staff from injury. The Contractor shall cover and protect all not in contract, data racks, flooring, doors cement slabs, landscaping and all other items in the path or area of the workspace, from damage. Any damage that occurs during the project will be promptly repaired or replaced by the contractor. Materials shall not be left about blocking access to data equipment or electrical panels. The Contractor shall coordinate and schedule all work with the Project Manager and Water Utilities.

6. 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 unit 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. Electrical shutdowns shall be coordinated with WUD staff. Lock out tag outs will be the responsibility of the contractor. Any damage caused by Contractor (including landscaping and irrigation) shall be the responsibility of the Contractor to repair and return to its original state. The unit replacement shall be one at a time leaving the remaining unit to cool the space. The second unit shall not be removed until the first unit is operating with no issues. Startup shall be in the presence of Palm Beach County Project Manager or Facilities HVAC personnel.

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 Manufacturer's written instructions and recommendations. All work shall be done in conformance with applicable Federal, State and Local codes, and established standards. Units shall be replaced one at a time to

maintain cooling of the data room. First unit must be completely installed and operational with no issues before the second unit is decommissioned.

10. 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. In addition, the Contractor shall provide an Extended 5th-Year Parts and Labor Warranty and Extended 2nd thru 5th-Year Compressor Warranty.

11. CLEAN UP

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

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

In addition to Palm Beach County Criminal History Records Check, the Contractor shall be required to comply with the Water Utilities Department ID Badging Requirements (there is no additional cost to the Contractor, for this badge, unless it is lost or stolen).

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

PROJECT NAME: CROC Data Center Liebert - HVAC Replacement

PROJECT NUMBER: P-2026-000031

ADDENDUM NUMBER: ONE

DATE OF ISSUANCE: May 20, 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 (8) pages.

RESPONSES TO REQUESTS FOR INFORMATION:

1. FLORIDA MECHANICAL

Question #1: RFI 001 – Existing Drawings / As-Builts

The bid documents do not include mechanical, electrical, controls, fire alarm, structural, roof, or equipment layout drawings. Please confirm whether any existing as-built drawings, prior permit drawings, equipment schedules, electrical one-lines, refrigerant piping diagrams, controls diagrams, or fire alarm drawings are available for bidders to review. If not available, please confirm bidders are to price the work based solely on the site walk-through and written scope.

Response: *Bid the project based on the existing site conditions and the scope of work*

Question #2: RFI 002 – Like-for-Like Equipment Basis

The scope calls for removal and replacement of two existing Liebert HVAC systems "like for like," and lists specific Liebert DS and MC condenser model numbers. Please confirm whether these listed model numbers are the required basis of design and whether substitutions/equal manufacturers will be considered. If equals are permitted, please provide minimum acceptable performance criteria, dimensions, electrical characteristics, controls requirements, refrigerant type, warranty requirements, and submittal review process.

Response: *Liebert is the Basis of design; equipment information was provided by the distributor. Like for like is the intent and why Liebert is specified. Alternates*

need to meet existing and proposed criteria and include all mechanical and electrical modifications including all accessories not readily described or listed and shall be submitted for review prior to bidding.

Question #3: RFI 003 – Equipment Procurement Responsibility
Please confirm whether the contractor is responsible for furnishing the new Liebert DS units, Liebert MC condensers, controls accessories, leak sensors, factory disconnects, condensate pumps, fan plenums, warranty packages, startup, and all required refrigerant, or whether any equipment will be owner-furnished.

Response: *Contractor shall provide and install equipment and all accessories to provide a complete project.*

Question #4: RFI 004 – Temporary Cooling Requirements
The scope requires temporary air conditioning to maintain the data center between 68°F and 72°F during replacement. Please provide the required temporary cooling capacity, acceptable temporary cooling method, preferred equipment locations, power source availability, condensate disposal requirements, and whether temporary ducting penetrations or temporary door/window openings will be permitted. Please also confirm whether the contractor is required to provide temperature monitoring/logging during the temporary cooling period.

Response: *The intent is that one unit always remain operational, Additional cooling required should based off square footage of room and tonnage of existing individual equipment. Connections will be a means and methods and temporary ducting to be coordinated with WUD staff for approval.*

Question #5: RFI 005 – Data Center Load and Redundancy Requirement
Please provide the current heat load of the WUD data center, IT equipment load, required redundancy level, and whether one existing unit plus temporary cooling is sufficient during each phase of replacement. Please confirm whether the room may ever operate with only one permanent Liebert unit in service, or if temporary cooling must be fully operational before any permanent unit is shut down.

Response: *Current heat load is not a factor for replacing the existing units since tonnage will be like for like. One unit and temp should be enough cooling for the area. The recommendation is that the temp unit be operational during the replacement process to compliment the existing unit.*

Question #6: RFI 006 – Phasing / Shutdown Restrictions
The scope states one paired unit is to be removed and replaced at a time and the second unit cannot be removed until the first unit is fully operational. Please clarify the allowed outage windows, whether work can occur after hours or weekends if required, and whether any shutdowns of data equipment, electrical panels, fire alarm devices, or BAS points will be permitted.

Response: *Work schedule to be coordinated with the awarded contractor and WUD. At this time, work shall be completed during normal business hours , after hrs. request are Soley for the contractor's convenience and WUD is not paying*

after hrs. fees to install. The Data room is to remain fully functioning throughout the replacement process. The only Fire Alarm devices to be shut down temporarily are in direct conflict with the HVAC equipment (Duct Detectors) All other required shutdowns are to be conveyed and requested to WUD as needed.

Question #7: RFI 007 – Existing Unit Removal Path

Please confirm the approved path of travel for removing the existing indoor Liebert units and installing the new units, including door sizes, access limitations, floor protection requirements, staging areas, and whether wall/door/frame removal or reinstallation is permitted if required.

Response: *All usual protections and precautions are to be adhered to. Due to the building design, there is only one path of travel in and out of the data room as viewed during the pre-bid. Measurements should have been taken and recorded during the pre- bid. Door/frame removal if necessary are to be included and completed professionally.*

Question #8: RFI 008 – Condenser Support / Structural Requirements

The scope lists new Liebert MC condensers with IBC/OSHPD seismic and wind/snow compliant bracing kits. Please provide existing condenser support details, roof/platform/slab construction, required wind design criteria, anchoring requirements, and whether signed/sealed structural calculations are required for the condenser anchorage/bracing.

Response: *Units are ground slab mounted and were viewable during the pre- bid. Units are to be secured according to the manufacture's recommendations and requirements and according to code, the additional hurricane strapping and anchor points may be reused as stated in the bid documents. All new anchoring points should be accompanied by a SS structural engineer shop drawing when required by the AHJ. Damaged cables and hardware shall be brought to the project managers attention prior to removal. Damage after removal will be the responsibility of the contractor to replace.*

Question #9: RFI 009 – Hurricane Tie-Down Cables

The scope requires existing hurricane tie-down cables to be removed, stored at FMD, and reinstalled, with damaged components replaced like-for-like. Please clarify who determines whether tie-down components are damaged or deteriorated, whether replacement components must be included in the base bid, and whether the existing tie-down system is code-compliant for the new condensers.

Response: *Damaged cables and hardware shall be brought to the project manager's attention prior to removal. Damage after removal will be the responsibility of the contractor to replace. The existing tie downs are in addition to the required manufactures anchoring of the units.*

Question #10: RFI 010 – Refrigerant Piping Scope

The scope requires all new line set piping to be hard-drawn K-type copper with matching fittings. Please confirm whether all refrigerant piping from each indoor unit to each condenser must be replaced in full, or only portions

modified for the new equipment. Please provide approximate routing, pipe sizes, total equivalent lengths, vertical rise, supports, penetration details, and whether existing pipe chases/roof penetrations may be reused.

Response: *Total pipe replacements from AH to CU is not anticipated. Any new piping shall meet the equipment manufactures' requirements.*

Question #11: RFI 011 – R-454B Refrigerant / A2L Requirements

The new units are listed for R-454B refrigerant. Please confirm whether the contractor is responsible for all A2L refrigerant code compliance, including refrigerant detection, ventilation, labeling, electrical requirements, manufacturer-required safety accessories, and any required permit documentation.

Response: *Yes*

Question #12: RFI 012 – Exterior Line Set Insulation and UV Coating

The scope requires all exterior line set insulation to be replaced and coated with two coats of UV protective paint. Please confirm required insulation thickness, insulation material, vapor barrier requirements, approved UV coating product, color, and whether the entire exterior line set must be recoated even where existing insulation appears serviceable.

Response: *New insulation shall be min Armor Flex Rubber sized appropriately to the pipe its protecting. UV coating shall be RCD Weather Barrier #15 White or better. Entire exterior of pipe insulation shall be painted, deteriorated insulation to be replaced.*

Question #13: RFI 013 – Electrical Disconnects and Feeder Reuse

The scope states the existing condenser disconnects and interior unit disconnects shall remain and be reused. Please confirm the existing disconnects, feeders, breakers, wire sizes, conduit sizes, MCA/MOP compatibility, available fault current, and whether the contractor is responsible for replacing any existing electrical components that are not code-compliant or not compatible with the new equipment.

Response: *Existing electrical is compatible with the like for like replacement. Inspections should have been performed during the pre bid. Any code required changes to the design and or due to a different manufacturers equipment the contractor will be required to include any and all modifications to service the HVAC equipment*

Question #14: RFI 014 – Interior and Exterior Conduit Scope

The scope says existing condenser liquid-tight conduits shall be replaced with new ones and all new interior conduits should be liquid-tight or rigid aluminum. Please clarify whether all existing interior conduits and wiring are to be replaced, or only wiring/conduit required to connect the new units. Please also confirm whether rigid aluminum is required in any specific areas.

Response: *Only new as needed to replace the equipment, code shall dictate the type and size of conduit to be installed, when rigged is required it shall be Aluminum.*

Question #15: RFI 015 – Fire Alarm Shutdown Relays / Duct Smoke Detectors

The scope states two duct smoke detectors will be disabled by ESS, removed where needed, protected, and reinstalled by the contractor, and each AHU has two fire alarm shutdown relays to be connected to the new units. Please provide existing fire alarm drawings, relay wiring diagrams, ESS scope limits, required testing procedures, and whether ESS costs are by owner or contractor.

Response: *Existing fire alarm devices that are installed will be removed and reused. A fire alarm contractor shall be used, with at least 2 years' experience with Notifier and FCI fire alarm systems. In the event Fire Rescue alters the existing sequence of operation regarding unit shutdown, the contractor shall reprogram the systems appropriately. A pretest shall be performed at the start of the project, and the devices shall be tested after reinstalling and shall be in pre-construction condition. Additional ESS requirements and/or information will be provided to the awarded contractor if necessary. All costs associated with the project are by Contractor.*

Question #16: RFI 016 – Fire Alarm Testing Responsibility

Please clarify who is responsible for scheduling, coordinating, witnessing, and paying for the pre-construction and final fire alarm duct smoke detector testing with ESS, and whether after-hours testing is required.

Response: *The Contractor shall notify the project manager, and he shall coordinate with all parties required for said testing. All fees are the contractor's responsibility.*

Question #17: RFI 017 – BAS / Communication Integration

The listed equipment includes iCOM communication with BACnet MSTP and SNMP Ethernet capability. Please confirm whether the new Liebert systems are required to be integrated into the existing BAS/BMS, County network, SNMP monitoring, or alarming system. If yes, please provide point lists, network requirements, IP addressing requirements, responsible controls contractor, and whether integration is included in this bid.

Response: *New equipment will be local, no BAC net connection is part of this project. Existing fire alarm relays provide shut down of the units, no integration of fire alarm with BAS/BMS.*

Question #18: RFI 018 – Controls Sequence of Operation

Please provide the required sequence of operation for the two Liebert units, including lead/lag, rotation schedule, failure alarm, temperature setpoints, humidity control requirements, reheat operation, emergency shutdown, and alarm notification requirements.

Response: *The project is provided with a programable wall mounted thermostat and factory furnished controls. The unit is started based on upon a time of day schedule and cooling set points. Lead lag requirements shall be provided to the winning bidder to program and the sequence of operation shall be determined by the user and the contractor shall program the final sequence as determined and requested. Upon sensing smoke, the smoke detector shall signal the building fire alarm system. The fire alarm system shall in turn activate a fire alarm shutdown relay which shall be interlocked with the starter or unit to shut off the fan and prevent unit*

operation while under a smoke detected condition.

Question #19: RFI 019 – Condensate Piping / Auxiliary Drain Pan

The scope requires auxiliary stainless-steel drain pans under both AHUs and states existing condensate lines may be reused if suitable. Please provide required drain pan gauge, drain connection requirements, secondary drain routing, leak sensor placement, condensate pump discharge route, and criteria for determining whether existing condensate piping is suitable for reuse.

Response: *#14 Gauge Stainless Steel with welded corners and flow sensor, existing floor drain to be reused.*

Question #20: RFI 020 – Smoke Sensor Included with New Liebert Units

The listed Liebert DS units include a smoke sensor with unit alarm and shutdown. Please clarify whether this factory smoke sensor is separate from the existing duct smoke detectors, whether it must be connected to the building fire alarm system, and whether both factory smoke sensors and existing duct smoke detectors are required to remain functional.

Response: *Yes, it's separate and shall not be connected to the fire alarm system yes all are to remain functional.*

Question #21: RFI 021 – Permitting / Design Professional Requirements

The scope requires contractor to submit for permit within five days of NTP if required. Please confirm whether a mechanical, electrical, fire alarm, structural, or low-voltage permit is required, and whether signed/sealed engineering drawings are required for permit. If engineering is required, please confirm whether it is to be included in the base bid.

Response: *Permits are required according to the AHJ and the responsibility of the contractor. It should be included in the bid.*

Question #22: RFI 022 – Certificate of Completion / Final Inspection

The scope requires a Certificate of Occupancy or Certificate of Completion prior to final payment. Please confirm which certificate is required for this project.

Response: *Certificate of Completion*

Question #23: RFI 023 – Warranty Requirements

The scope requires a 12-month labor/material warranty plus extended 5th-year parts and labor warranty and extended 2nd through 5th-year compressor warranty. Please clarify whether the extended 5-year parts and labor warranty must be a factory-backed Liebert/Vertiv warranty, contractor-provided warranty, or third-party warranty. Also confirm whether preventive maintenance during the warranty period is included in this bid.

Response: *Factory Backed Liebert Vertiv Warranty is requested. No preventive maintenance agreement is requested.*

Question #24: RFI 024 – Startup Requirements

Please confirm whether factory-authorized Liebert/Vertiv startup is

required. If yes, please identify whether startup must be performed by Vertiv or a factory-certified technician, and whether startup reports must be submitted before substantial completion.

Response: *Yes, Liebert Vertiv start up is required, Reports shall be provided as they become available.*

Question #25: RFI 025 – Hazardous Materials / Environmental Conditions

Please confirm whether any asbestos, lead paint, mold, or other hazardous materials are known or suspected in the work area, pipe insulation, wall penetrations, roof areas, or existing equipment. If discovered, please confirm hazardous material abatement is excluded from the contractor's base bid.

Response: *Non suspect materials anticipated, not included if uncovered.*

Question #26: RFI 026 – Work Hours / After-Hours Work

The scope states work is to be completed Monday through Friday, 7:00 a.m. to 5:00 p.m. Please confirm whether after-hours or weekend work will be allowed for shutdowns, crane/rigging, fire alarm testing, electrical work, or work that could affect data center operations.

Response: *TBD and as coordinated with WUD*

Question #27: RFI 027 – Responsibility for Existing Deficiencies

The scope states that unacceptable conditions not identified in writing before work starts become part of the contractor's scope. Since no plans are provided, please confirm the contractor will not be responsible for hidden, concealed, undocumented, or inaccessible existing deficiencies that could not be reasonably identified during the pre-bid walk-through.

Response: *The contractor is not responsible for concealed unforeseen conditions.*

Question #28: RFI 028 – Bid Allowances for Unknown Conditions

Due to the absence of plans and limited ability to verify concealed conditions, will the County consider adding allowances for concealed electrical deficiencies, refrigerant piping routing conflicts, fire alarm modifications, structural anchorage upgrades, and temporary cooling modifications?

Response: *No allowances are needed unforeseen conditions are delt with via a properly executed change order.*

Question #29: RFI 029 – Liquidated Damages and Long-Lead Equipment

The schedule requires substantial completion within 150 calendar days from NTP and liquidated damages are \$180/day. Please confirm whether schedule extensions will be granted for documented manufacturer lead times, factory startup availability, permit review delays, County review delays, ESS scheduling delays, or County badging delays outside the contractor's control.

Response: *Yes, delays outside of the contractor's control can be documented and a time extension be granted. Back up documentation is required for all lead time, permit delays.*

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: Raulil Clute

END OF ADDENDUM -1



CERTIFICATE OF LIABILITY INSURANCE

4/1/2027
DATE (MM/DD/YYYY)
3/11/2026

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	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL: ADDRESS:
INSURED	PRECISION AIR SYSTEMS, LLC 11101 S. CROWN WAY STE. 2 WELLINGTON FL 33414-8792	INSURER(S) AFFORDING COVERAGE INSURER A : Greenwich Insurance Company INSURER B : XL Insurance America, Inc. INSURER C : Allied World National Assurance Company INSURER D : Zurich American Insurance Company INSURER E : INSURER F :

COVERAGES		CERTIFICATE NUMBER: 21569869		REVISION NUMBER: XXXXXXXX	
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER	Y	N	RGD300147507	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	N	N	RAD943796407	4/1/2026	4/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
C	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTION \$	Y	N	0313-7473	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
B	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	N/A	RWD300147607.. STOP GAP: ND, OH, WA, WY	4/1/2026	4/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	PROF LIAB POLL LIAB	N	N	EOC 5833423-14	4/1/2026	4/1/2027	\$10,000,000 OCC \$10,000,000 AGG

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

ADDITIONAL INSURED STATUS (IF SPECIFIED HEREIN) DOES NOT EXTEND TO PROFESSIONAL LIABILITY COVERAGE. RE: PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS OFFICERS, AGENTS AND EMPLOYEES AS ADDITIONAL INSURED FOR ALL REQUIRED INSURANCE COVERAGES, EXCEPT WORKERS COMPENSATION AND BUSINESS AUTO LIABILITY, IF REQUIRED BY WRITTEN CONTRACT AND SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY. THE EXCESS LIABILITY IS CONSIDERED FOLLOW FORM OVER THE GENERAL LIABILITY AND AUTO LIABILITY, SUBJECT TO THE POLICY TERMS, CONDITIONS AND EXCLUSIONS.

CERTIFICATE HOLDER	CANCELLATION See Attachments
--------------------	------------------------------

21569869 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, C/O CAPITAL IMPROVEMENTS DIVISION 2633 VISTA PARKWAY WEST PALM BEACH FL 33411	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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PUBLIC CONSTRUCTION BOND

BOND NUMBER 3013348

BOND AMOUNT Three Hundred Twenty-Five Thousand One Hundred Seventy-Two and No/100 Dollars (\$325,172.00)

CONTRACT AMOUNT Three Hundred Twenty-Five Thousand One Hundred Seventy-Two and No/100 Dollars (\$325,172.00)

CONTRACTOR'S NAME: Precision Air Systems, LLC

CONTRACTOR'S ADDRESS: 11101 S Crown Way, #2, Wellington, FL 33414

CONTRACTOR'S PHONE: (561) 791-3980

SURETY COMPANY: Harco National Insurance Company

SURETY'S ADDRESS: 4200 Six Forks Road
Suite 1400
Raleigh, NC 27609

SURETY'S PHONE: (919) 833-1600

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: CROC Data Center Liebert - HVAC Replacement

PROJECT NUMBER: P-2026-000031

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

DESCRIPTION OF WORK: Completely remove and replace two (2) existing Liebert HVAC systems
(like for like) in the Water Utilities Department (WUD) data center

PROJECT ADDRESS, PCN, or LEGAL DESCRIPTION: 8100 Forest Hill Blvd, 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

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: PRECISION AIR SYSTEMS, LLC

By: _____

Signature

Raulil Anke
Attest as to the signature of Principal

Robert Pasqucci, President
(Print Name and Title)

Witness
Title

(SEAL)

Address of Witness: 11101 S Crown Way #2, Wellington, FL 33414

Address of Principal: 11101 S Crown Way, #2,

Wellington, FL 33414

SURETY: Harco National Insurance Company

By: _____

Signature

Mary T. Hanigan
Attest as the signature of Surety

Witness _____
Title _____

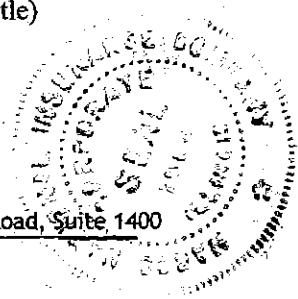
Address of Witness: 444 W. 47th Street,
Suite 900, Kansas City, MO 64112

Rebecca S. Leal, Attorney-in-Fact
(Print Name and Title)

(SEAL)

Address of Surety: 4200 Six Forks Road, Suite 1400

Raleigh, NC 27609



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

POWER OF ATTORNEY

HARCO NATIONAL INSURANCE COMPANY

INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

Bond # 3013348

KNOW ALL MEN BY THESE PRESENTS: That HARCO NATIONAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Illinois, and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

EVAN D. SIZEMORE, REBECCA S. LEAL, MARIANA WALKER, TAHITIA M. FRY, C. STEPHENS GRIGGS, LAUREN SCOTT, HILLARY D. SHEPARD, KELLIE A. MEYER, ERIN C. LAVIN, CHARLES R. TETER III, VERONICA LAWVER, MARY T. FLANIGAN, PATRICK T. PRIBYL, CHRISTY M. BRAILE, KRISTIN D. THURBER, DANIELLE R. CAPPS, JEFFREY C. CAREY, DEBRA J. SCARBOROUGH

Kansas City, MO

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of HARCO NATIONAL INSURANCE COMPANY at a meeting held on the 13th day of December, 2018.

*RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY have each executed and attested these presents on this 31st day of December, 2024



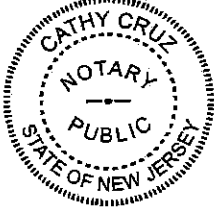
STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook



Michael F. Zurcher
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day,

Irene Martins, Assistant Secretary

FORM OF GUARANTEE

GUARANTEE FOR Contractor Name: Precision Air Systems, LLC and Surety Name:
Harco National Insurance Company

We the undersigned hereby guarantee that the (CROC Data Center Liebert - HVAC Replacement, Project No. P-2026-000031) 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

PRECISION AIR SYSTEMS, LLC
(Contractor Name) (Seal)

By: [Signature]
(Contractor Signature)

Robert Paschucci, President
(Print Name and Title)

Harco National Insurance Company
4200 Six Forks Road, Suite 1400, Raleigh, NC 27609 (919) 833-1600
(Surety Name) (Seal)

By: [Signature]
(Surety Signature)

Rebecca S. Leal, Attorney-in-Fact
(Print Name and Title)

MUST CONTAIN ORIGINAL SIGNATURES, NO COPIES WILL BE ACCEPTED

SURETY ACKNOWLEDGMENT

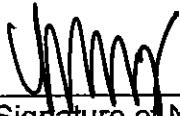
STATE OF MISSOURI)

COUNTY OF JACKSON)

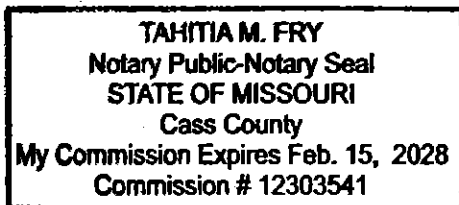
On July 16, 2026, before me, Tahitia M. Fry, a Notary Public in and for the above county, personally appeared Rebecca S. Leal, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she is Attorney-in-Fact of Harco National Insurance Company, a corporation organized and existing under the laws of the State of IL, that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, that the instrument was signed, sealed, and executed in behalf of said corporation by authority of its Board of Directors, and further acknowledged the said instrument and the execution thereof to be the voluntary act and deed of said corporation by his/her voluntarily executed.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed my official seal the day and year first above written.

My Commission Expires: 02/15/2028



Signature of Notary





UNCOMMONLY INDEPENDENT

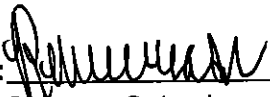
July 16, 2026

Palm Beach County Board of County Commissioners
Capital Improvements Division
2633 Vista Parkway
West Palm Beach, FL 33411-5604

Re: Precision Air Systems, LLC
Bond # 3013348
Contract Amount: \$325,172.00
CROC Data Center Liebert – HVAC Replacement, Project Number: P-2026-000031

We hereby authorize Palm Beach County to date the above captioned Public Construction Bond and power of attorney with the contract date, and date the form of guarantee upon substantial completion.

Very truly yours,
Harco National Insurance Company

By: 
Rebecca S. Leal
Attorney-in-Fact

ATTACHMENT #3

**WORK ORDER 26-009 TO
ANNUAL CONTRACT R2025-0616
FOR HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SERVICES
PROJECT NAME: CROC DATA CENTER LIEBERT - HVAC REPLACEMENT
PROJECT NO. P-2026-000031**

THIS WORK ORDER is made as of October 6th, 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 Precision Air Systems, LLC, a Florida Limited Liability Company, authorized to do business in the State of Florida, whose Federal ID# is 65-0480483 hereinafter referred to as "Contractor".

WHEREAS, the Owner and Contractor acknowledge and agree that the Contract between Owner and Contractor dated 05/06/25 (R2025-0616) ("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 \$325,172.00 for the construction costs to furnish all material, labor, supervision, permits and supplies necessary and reasonably incidental to completely remove and replace two (2) existing Liebert HVAC systems (like for like) in the Water Utilities Department (WUD) data center 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 150 calendar days of Notice to Proceed (NTP). Liquidated Damages are \$180/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. SBD Program Participation to Date. To date, the Contractor has achieved 18.05% 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
OSBD 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:

The following General Condition is added to the General Conditions:

GC 87- DIGITAL ACCESSIBILITY COMPLIANCE

Contractor acknowledges that the County is a public entity subject to Title II of the Americans with Disabilities Act (ADA) and applicable federal accessibility regulations. Contractor represents and warrants that all websites, web-based applications, digital services, electronic documents, multimedia, and other electronic content created, developed, provided, submitted, maintained, or delivered under this Contract that may be electronically displayed, accessed, distributed, or made available to the public by the County shall conform to the Web Content Accessibility Guidelines (WCAG) 2.1, Level AA, or any successor standard adopted by the U.S. Department of Justice.

All electronic documents submitted to the County, including but not limited to PDFs, reports, forms, presentations, and public-facing materials, shall be provided in an accessible format compliant with the applicable accessibility standard at the time of delivery.

Contractor shall ensure that any updates, revisions, or modifications to such digital content remain compliant throughout the term of this Contract. Upon request, Contractor shall provide documentation reasonably demonstrating accessibility compliance. If any deliverable is determined by the County to be noncompliant, Contractor shall promptly remediate the noncompliance at no additional cost to the County and within a timeframe specified by the County. Contractor shall ensure that any third-party digital content or platforms used in performance of this Contract either comply with the requirements herein or that an accessible alternative acceptable to the County is provided.

Failure to comply with this subsection shall constitute a material breach of this Contract.

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 discrimination. 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.

Section 3.5.2 of the "Instructions To Bidders" of the Contract, is deleted in its entirety and replaced with the following:

3.5.2 When contract value is greater than \$1 million: As provided in F.S. 287.135, by entering into this Contract or performing any work in furtherance hereof, the Contractor certifies that it, its affiliates, suppliers, subcontractors and consultants who will perform hereunder, have not been placed on the Scrutinized Companies With Activities in Sudan List or Scrutinized Companies With Activities in The Iran Terrorism Sectors List created pursuant to F.S. 215.473 or is engaged in business operations in Cuba or Syria. Pursuant to section 287.135(3)(a), Florida Statutes, as may be amended, if Contractor is found to have been placed on the Scrutinized Companies with Activities in Sudan List, or been engaged in business operations in Cuba or Syria, or has been placed on a list created pursuant to section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, this Contract may be terminated at the option of the County.

Section 5.3.12 of the "Instructions To Bidders" of the Contract, is deleted in its entirety and replaced with the following:

5.3.12 SBD Program Compliance, Enforcement, Penalties. Non-compliance with the SBD Ordinance must be corrected within thirty (30) calendar days from when the notice of non-

compliance is sent. Failure to comply with the SBD Ordinance and may result in any of the following penalties:

- Suspension of Contract;
- Withholding of funds;
- Termination of the Contract based upon a material breach of contract pertaining to the SBD Program compliance;
- Suspension or debarment of Contractor from eligibility for providing goods or services to the County for a period not to exceed three (3) years; and
- Liquidated damages equal to the difference in dollar value of SBE participation as committed to in the Contract, and the dollar value of SBE participation as actually achieved.

The Office of SBD has the right to review Contractor's records and interview Subcontractors in order to determine compliance with the County's SBD Program and contract requirements for up to four (4) years from contract completion or termination date.

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: CROC Data Center Liebert - HVAC Replacement
Project Number: P-2026-000031

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:
SHANNON RAMSEY-CHESSMAN,
CLERK AD INTERIM OF THE CIRCUIT COURT &
COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida,
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: _____
Jennifer Ferriol, Director - FD&O

Project Name: CROC Data Center Liebert - HVAC Replacement
Project Number: P-2026-000031

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 OF THE
CIRCUIT COURT & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida,
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: _____
Jennifer Ferriol, Director - FD&O

Project Name: CROC Data Center Liebert - HVAC Replacement
Project Number: P-2026-000031

WITNESS: FOR CONTRACTOR
SIGNATURE

CONTRACTOR: Precision Air Systems, LLC


Signature

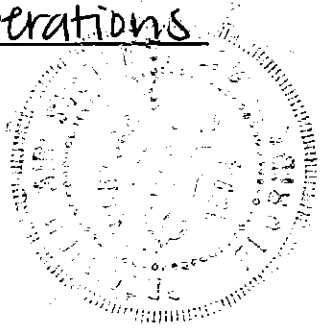
Raulil Clarke
Signature

Sandra McKenny
Name (type or print)

Rachael Clarke
Name (type or print)

Director of Operations
Title

(Corporate Seal)





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

Detail by Entity Name

Florida Limited Liability Company
PRECISION AIR SYSTEMS, LLC

Filing Information

Document Number L23000552778
FEI/EIN Number 65-0480483
Date Filed 12/15/2023
Effective Date 04/04/1994
State FL
Status ACTIVE
Last Event CONVERSION
Event Date Filed 12/15/2023
Event Effective Date NONE

Principal Address

11101 S CROWN WAY STE 2
WELLINGTON, FL 33414

Mailing Address

11101 S CROWN WAY STE 2
WELLINGTON, FL 33414

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title AMBR

MSHC, INC.
650 S TRYON ST STE 1000
CHARLOTTE, NC 28202

Title CEO

Richardson, Jason
650 S. Tryon Street
Suite 1000

Charlotte, NC 28202

Title CFO

Sonny, Premanand
11101 S CROWN WAY STE 2
WELLINGTON, FL 33414

Title Secretary, Treasurer

Wulinsky, Scott
650 S. Tryon Street
Suite 1000
Charlotte, NC 28202

Title President

Pascucci, Robert
1559 SW 21st Ave.
Ft. Lauderdale, FL 33312

Annual Reports

Report Year	Filed Date
2026	04/10/2026
2026	04/16/2026
2026	04/17/2026

Document Images

<u>04/17/2026 – AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2026 – AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>04/10/2026 – ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2025 – ANNUAL REPORT</u>	View image in PDF format
<u>01/03/2024 – ANNUAL REPORT</u>	View image in PDF format
<u>12/15/2023 – Florida Limited Liability</u>	View image in PDF format

PRECISION Air Systems

Confidence Interval for μ and σ^2 Unbiased Estimator

A Service Logic Company

April 20, 2026

**Palm Beach County
Facilities Development
2633 Vista Parkway
West Palm Beach, FL 33411**

Re: Letter of Authorized Signer

To Whom It May Concern:

Please allow this letter to serve as authorization for Rachael Clarke to sign any and all construction documents.

Sincerely,

Premanand Sonny (Apr 20, 2026 12:45:17 EDT)

Premanand Sonny

CFO

State of Florida County of Palm Beach

The foregoing instrument was acknowledged before me via physical presence OR
☒ online notarizations this 20 day of April, 2020.

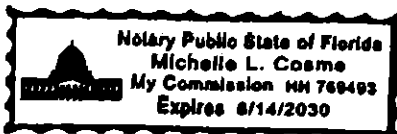
By premanand sonny

Personally known _____ OR produced identification.

Type of identification produced

7724 L Coe, Notary Public

My Commission Expires 6/14/2030



QUOTE/BID FORM

PROJECT NUMBER: P-2026-000031

PROJECT NAME: CROC Data Center Liebert - HVAC Replacement

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) OSBD 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 \$ 325,172.00

Written amount THREE HUNDRED TWENTY FIVE THOUSAND ONE HUNDRED SEVENTY TWO
DOLLARS

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

Quote/Bid Form Page 1

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

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

Addendum # 1 dated 5/20/2026 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:

5/28/2026
Date

Precision Air Systems
Contractor Name
Rachael Clarke
Signature

Rachael Clarke, DOO
Print Name and Title

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

Donna Lynch

From: FDO-CID-Bids
Sent: Tuesday, June 9, 2026 5:12 PM
To: Cedars Electro-Mechanical, Inc. ; Cedars Electro-Mechanical, Inc. ; Cedars Electro-Mechanical, Inc; karel@dacair.net; 'hector@dacair.net'; 'ViratB@advancedairsystem.com'; Sy Kotalik (sy@precisionairsystemsinc.com); 'michael@precisionairsystemsinc.com'; Florida Mechanical LLC; 'Colin Foreman Air Handlers'
Cc: William Munker
Subject: P-2026-000031 CROC Data Center Liebert - HVAC Replacement
Attachments: P-2026-000031 Bid Summary Form approved.pdf

Attached is the approved Bid Summary and the award recommendation for the above referenced project opened on May 28, 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

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.

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

PROJECT NUMBER: P-2026-000031

PROJECT NAME: CROC Data Center Liebert - HVAC Replacement

DATE: May 28, 2026

BID BOND

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS: That we, Precision Air Systems, Inc.
11101 S Crown Way, #2, Wellington, FL 33414 (hereinafter called "Principal"), and Liberty
Mutual Insurance Company, 175 Berkeley Street, Boston, MA 02116 (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
Amount Bid Dollars, (\$ 5% of the Amount Bid), (**which sum**
is at least 5% of the bid price), lawful money of the United States of America, for the payment of which
sum will and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly
and severally, firmly be these presents;

WHEREAS, the "Principal" contemplates submitting or has submitted a bid to the Board of County
Commissioners, Palm Beach County, Florida, for furnishing and paying for all necessary labor materials,
equipment, machinery, tools, apparatus, services, all state workmen's compensation and unemployment
compensation taxes incurred in the performance of the Contract, means of transportation for and complete
Construction of: **(Project Name CROC Data Center Liebert - HVAC Replacement and Number P-**
2026-000031), 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.

Bid Bond / Page 1

PROJECT NUMBER: P-2026-000031
PROJECT NAME: CROC Data Center Liebert - HVAC Replacement
DATE: May 28, 2026

IN WITNESS WHEREOF, the said Precision Air Systems, Inc.
as "Principal" herein, has caused these presents to be signed in its name, by its President
Witness under
the corporate seal, and the said Liberty Mutual Insurance Company as "Surety"
herein, has caused these presents to be signed in its name, by its Attorney-in-Fact
28th day of May, A.D., 20 26

ATTEST:

Rachel Clarke

Rachael Clarke Print Name

TITLE: Witness

Precision Air Systems, Inc.
(Contractor Name)
By: Robert Pasqucci
(Signature)

Print Name and Title: Robert Pasqucci
President

ATTEST:

Mary T. Flanigan

Mary T. Flanigan
Print Name

TITLE: Witness

Liberty Mutual Insurance Company
(Surety Name)
By: Tahitia M. Fry
(Signature)

Print Name and Title: Tahitia M. Fry, Attorney-in-Fact
Surety Phone No. (617) 357-9500

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



POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8215591-674009

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Tahitia M. Fry

all of the city of Kansas City state of MO each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 12th day of February, 2026.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 12th day of February, 2026 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 28th day of May, 2026.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

ATTACHMENT "A"
(Annual Construction - Single Trade)

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

The API(s) approved for this project are selected below by ☒. Fillable pdfs of all OSBD forms can be found on the OSBD website at <https://discover.pbc.gov/hed/osbd/Pages/Documents.aspx> . Also, see the SBD 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 for single trade construction 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.

OSBD SCHEDULE 1

SOLICITATION/PROJECT/BID NAME: CROC Data Center Liebert - HVAC Replacement SOLICITATION/PROJECT/BID NO.: P-2026-000031

SOLICITATION OPENING/SUBMITTAL DATE: 5/28/26 COUNTY DEPARTMENT: FDO

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: Precision Air Systems ADDRESS: 11101 South Crown Way #2, Wellington, FL 33414

CONTACT PERSON: Rachael Clarke PHONE NO.: 561-791-3980 E-MAIL: rachael@precisionairsystemsinc.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: 100% Non-SBE SBE

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

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.	☐	☐	
2.	☐	☐	
3.	☐	☐	
4.	☐	☐	
5.	☐	☐	

(Please use additional sheets if necessary)

Total Bid/Offer Price \$ 325,172.00 Total Certified SBE Participation \$

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

Name & Authorized Signature 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 OSBD 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.

OSBD 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: P-2026-000031
SOLICITATION/PROJECT NAME: CROC Data Center Liebert - HVAC Replacement

Prime Contractor: Precision Air Systems Subcontractor: _____
(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier Date of Palm Beach County Certification (if applicable): _____

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
	HVAC				\$325,172.00

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

Precision Air Systems
Print Name of Prime

By: Rudolf Clarke
Authorized Signature

Rachael Clarke
Print Name

DOO
Title

Date: 5-28-26

Print Name of Subcontractor/subconsultant

By: _____
Authorized Signature

Print Name

Title

Date: _____

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

Contact: William Munker, Project Manager
Phone: (561)233-0265
Project Title: CROC Data Center Liebert - HVAC Replacement
Project #: P-2026-000031
Project Location: 8100 Forest Hill Blvd, 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 7:00 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 one hundred fifty (150) 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 \$180 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 completely remove and replace two (2) existing Liebert HVAC systems (like for like) in the Water Utilities Department (WUD) data center per the project requirements provided below:

- a. The removal and installation shall be one paired unit at a time until the new equipment is completely installed and functioning properly.

- b. Contractor to supply temporary air conditioning during replacement. To keep data center from 68°F to 72°F.
 - c. The existing condenser disconnects shall remain and be reconnected with testing.
 - d. The existing condenser liquid-tight conduits shall be replaced with new ones.
 - e. The hurricane tie-down cables shall be removed and stored at Facilities Management Department (FMD) for reinstallation. Damaged or deteriorated components shall be replaced like-for-like.
 - f. All exterior line set insulation shall be replaced with new, coated with two coats of Ultraviolet (UV) protective paint.
 - g. The interior unit disconnects shall remain and be reused.
 - h. All new line set piping shall be hard-drawn K-type copper with matching fittings.
 - i. All new interior conduits should be liquid-tight or rigid aluminum with matching fittings and connections.
 - j. All new wiring must comply with current codes and manufacturer specifications.
 - k. The contractor shall provide and install an auxiliary stainless-steel drain pan under both air handler units.
 - l. Existing condensate lines shall be cleaned and may be reused if suitable; if replaced, new lines shall match the existing setup.
 - m. The existing two (2) duct smoke detectors shall be disabled by Electronic Services and Security (ESS) prior to work commencing. They will be removed where needed, protected, and reinstalled by the contractor.
 - n. Each Air Handler Unit (AHU) has two (2) fire alarm shutdown relays, which will need to be connected to the new units.
 - o. A pre-construction fire alarm duct smoke detector test shall be performed with ESS to confirm the current status of the devices and system.
 - p. The system shall be returned to pre-construction inspected status at the end of the project.
1. One (1) **Liebert DS, Model VS042AZA1E0NQK0**, 460 Volts, 60Hz, 3 Phase, 65,000 amps rms Short Circuit Current Rating, Liebert DS Precision Cooling Systems: Nominal 042 kW (12 Ton) Air Cooled Up-flow System
 - 14-gauge, welded frame, with Autophoretic coating. Frame can be field separated into three (3) sections for transport through small areas

- Front Service Access
 - Return air enters unit from the front of cabinet through factory installed black grilles
 - Exterior panels insulated & powder coated
 - 4" filters, MERV 8 rating
 - Three-stage, Finned tubular, 304/304 stainless steel electric reheat with a capacity of 15 KW (BTUH)
 - A-frame Evaporator coil with stainless steel drain pan
 - R-454B refrigerant. Field supplied and field charged on air-cooled units
 - Liebert iCOM Control with High Definition Display
 - iCOM based communication
 - BACnet MSTP (RS-485 Port)
 - SNMP (Ethernet Port)
 - Includes
 - Locking Disconnect switch
 - Smoke Sensor with unit alarm and shutdown. Includes supervision contacts
 - Factory installed dual float condensate pump with unit alarm indication and unit shutdown upon high water level. Rated for 100GPH at 20 ft head
 - Zone Leak Sensor Qty 1 per unit
 - 24" (610 mm) Front Grilled Discharge EC Fan Plenum
2. One (1) **Liebert MC** Air-Cooled Microchannel Condenser(s), **Model MCM080E5AD2DTJ**, using input supply voltage of 460 Volt, 3 Phase, 60 Hz
Liebert MC Condenser Details:
- Microchannel aluminum coil
 - Variable Speed EC Fans
 - Premium electronic control board providing communication with iCOM using CANbus
 - Aluminum exterior panels and 18" aluminum legs
 - R-454B set points
 - E-Coated coils with UV topcoat
 - Domestic packaging
 - Short Circuit Current Rating of 65,000 Amps, rms
 - IBC/OSHPD Seismic & IBC Wind/Snow Compliant bracing kit
3. One (1) **Liebert DS, Model VS042AZA1E0NQL0**, 460 Volts, 60Hz, 3 Phase, 65,000 amps rms Short Circuit Current Rating, Liebert DS Precision Cooling Systems: Nominal 042 kW (12 Ton) Air Cooled Up-flow System:
- 14 gauge, welded frame, with Autophoretic coating. Frame can be field separated into three sections for transport through small areas
 - Front Service Access
 - Return air enters unit from the front of cabinet through factory installed black grilles
 - Exterior panels insulated & powder coated

- 4" filters, MERV 8 rating
- Three-stage, Finned tubular, 304/304 stainless steel electric reheat with a capacity of 15 KW (BTUH)
- A-frame Evaporator coil with stainless steel drain pan
- R-454B refrigerant. Field supplied and field charged on air-cooled units
- Liebert iCOM Control with High Definition Display
- iCOM based communication
 - BACnet MSTP (RS-485 Port)
 - SNMP (Ethernet Port)

Includes

- Locking Disconnect switch
- Smoke Sensor with unit alarm and shutdown. Includes supervision contacts
- Factory installed dual float condensate pump with unit alarm indication and unit shutdown upon high water level. Rated for 100GPH at 20 ft head
- Zone Leak Sensor Qty 1 per unit
- 24" (610 mm) Top Ducted Discharge EC Fan Plenum

4. One (1) **Liebert MC** Air-Cooled Microchannel Condenser(s), **Model MCM080E5AD2DTK**, using input supply voltage of 460 Volt, 3 Phase, 60 Hz
Liebert MC Condenser Details:

- Microchannel aluminum coil
- Variable Speed EC Fans
- Premium electronic control board providing communication with iCOM using CANbus
- Aluminum exterior panels and 18" aluminum legs
- R-454B set points
- E-Coated coils with UV topcoat
- Domestic packaging
- Short Circuit Current Rating of 65,000 Amps, rms
- IBC/OSHPD Seismic & IBC Wind/Snow Compliant bracing kit

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 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.

4. MATERIALS

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.

Materials shall be delivered in their original, unopened packages, and protected from exposure to the elements. Damaged or deteriorated materials shall not be used.

5. TEMPORARY PROTECTION

The Contractor shall protect all workers and staff from injury. The Contractor shall cover and protect all not in contract, data racks, flooring, doors cement slabs, landscaping and all other items in the path or area of the workspace, from damage. Any damage that occurs during the project will be promptly repaired or replaced by the contractor. Materials shall not be left about blocking access to data equipment or electrical panels. The Contractor shall coordinate and schedule all work with the Project Manager and Water Utilities.

6. 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 unit 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. Electrical shutdowns shall be coordinated with WUD staff. Lock out tag outs will be the responsibility of the contractor. Any damage caused by Contractor (including landscaping and irrigation) shall be the responsibility of the Contractor to repair and return to its original state. The unit replacement shall be one at a time leaving the remaining unit to cool the space. The second unit shall not be removed until the first unit is operating with no issues. Startup shall be in the presence of Palm Beach County Project Manager or Facilities HVAC personnel.

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 Manufacturer's written instructions and recommendations. All work shall be done in conformance with applicable Federal, State and Local codes, and established standards. Units shall be replaced one at a time to

maintain cooling of the data room. First unit must be completely installed and operational with no issues before the second unit is decommissioned.

10. 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. In addition, the Contractor shall provide an Extended 5th-Year Parts and Labor Warranty and Extended 2nd thru 5th-Year Compressor Warranty.

11. CLEAN UP

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

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

In addition to Palm Beach County Criminal History Records Check, the Contractor shall be required to comply with the Water Utilities Department ID Badging Requirements (there is no additional cost to the Contractor, for this badge, unless it is lost or stolen).

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

PROJECT NAME: CROC Data Center Liebert - HVAC Replacement

PROJECT NUMBER: P-2026-000031

ADDENDUM NUMBER: ONE

DATE OF ISSUANCE: May 20, 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 (8) pages.

RESPONSES TO REQUESTS FOR INFORMATION:

1. FLORIDA MECHANICAL

Question #1: RFI 001 – Existing Drawings / As-Builts

The bid documents do not include mechanical, electrical, controls, fire alarm, structural, roof, or equipment layout drawings. Please confirm whether any existing as-built drawings, prior permit drawings, equipment schedules, electrical one-lines, refrigerant piping diagrams, controls diagrams, or fire alarm drawings are available for bidders to review. If not available, please confirm bidders are to price the work based solely on the site walk-through and written scope.

Response: *Bid the project based on the existing site conditions and the scope of work*

Question #2: RFI 002 – Like-for-Like Equipment Basis

The scope calls for removal and replacement of two existing Liebert HVAC systems "like for like," and lists specific Liebert DS and MC condenser model numbers. Please confirm whether these listed model numbers are the required basis of design and whether substitutions/equal manufacturers will be considered. If equals are permitted, please provide minimum acceptable performance criteria, dimensions, electrical characteristics, controls requirements, refrigerant type, warranty requirements, and submittal review process.

Response: *Liebert is the Basis of design; equipment information was provided by the distributor. Like for like is the intent and why Liebert is specified. Alternates*

need to meet existing and proposed criteria and include all mechanical and electrical modifications including all accessories not readily described or listed and shall be submitted for review prior to bidding.

Question #3: RFI 003 – Equipment Procurement Responsibility

Please confirm whether the contractor is responsible for furnishing the new Liebert DS units, Liebert MC condensers, controls accessories, leak sensors, factory disconnects, condensate pumps, fan plenums, warranty packages, startup, and all required refrigerant, or whether any equipment will be owner-furnished.

Response: *Contractor shall provide and install equipment and all accessories to provide a complete project.*

Question #4: RFI 004 – Temporary Cooling Requirements

The scope requires temporary air conditioning to maintain the data center between 68°F and 72°F during replacement. Please provide the required temporary cooling capacity, acceptable temporary cooling method, preferred equipment locations, power source availability, condensate disposal requirements, and whether temporary ducting penetrations or temporary door/window openings will be permitted. Please also confirm whether the contractor is required to provide temperature monitoring/logging during the temporary cooling period.

Response: *The intent is that one unit always remain operational, Additional cooling required should based off square footage of room and tonnage of existing individual equipment. Connections will be a means and methods and temporary ducting to be coordinated with WUD staff for approval.*

Question #5: RFI 005 – Data Center Load and Redundancy Requirement

Please provide the current heat load of the WUD data center, IT equipment load, required redundancy level, and whether one existing unit plus temporary cooling is sufficient during each phase of replacement. Please confirm whether the room may ever operate with only one permanent Liebert unit in service, or if temporary cooling must be fully operational before any permanent unit is shut down.

Response: *Current heat load is not a factor for replacing the existing units since tonnage will be like for like. One unit and temp should be enough cooling for the area. The recommendation is that the temp unit be operational during the replacement process to compliment the existing unit.*

Question #6: RFI 006 – Phasing / Shutdown Restrictions

The scope states one paired unit is to be removed and replaced at a time and the second unit cannot be removed until the first unit is fully operational. Please clarify the allowed outage windows, whether work can occur after hours or weekends if required, and whether any shutdowns of data equipment, electrical panels, fire alarm devices, or BAS points will be permitted.

Response: *Work schedule to be coordinated with the awarded contractor and WUD. At this time, work shall be completed during normal business hours , after hrs. request are Soley for the contractor's convenience and WUD is not paying*

after hrs. fees to install. The Data room is to remain fully functioning throughout the replacement process. The only Fire Alarm devices to be shut down temporarily are in direct conflict with the HVAC equipment (Duct Detectors) All other required shutdowns are to be conveyed and requested to WUD as needed.

Question #7: RFI 007 – Existing Unit Removal Path

Please confirm the approved path of travel for removing the existing indoor Liebert units and installing the new units, including door sizes, access limitations, floor protection requirements, staging areas, and whether wall/door/frame removal or reinstallation is permitted if required.

Response: *All usual protections and precautions are to be adhered to. Due to the building design, there is only one path of travel in and out of the data room as viewed during the pre-bid. Measurements should have been taken and recorded during the pre- bid. Door/frame removal if necessary are to be included and completed professionally.*

Question #8: RFI 008 – Condenser Support / Structural Requirements

The scope lists new Liebert MC condensers with IBC/OSHPD seismic and wind/snow compliant bracing kits. Please provide existing condenser support details, roof/platform/slab construction, required wind design criteria, anchoring requirements, and whether signed/sealed structural calculations are required for the condenser anchorage/bracing.

Response: *Units are ground slab mounted and were viewable during the pre- bid. Units are to be secured according to the manufacture's recommendations and requirements and according to code, the additional hurricane strapping and anchor points may be reused as stated in the bid documents. All new anchoring points should be accompanied by a SS structural engineer shop drawing when required by the AHJ. Damaged cables and hardware shall be brought to the project managers attention prior to removal. Damage after removal will be the responsibility of the contractor to replace.*

Question #9: RFI 009 – Hurricane Tie-Down Cables

The scope requires existing hurricane tie-down cables to be removed, stored at FMD, and reinstalled, with damaged components replaced like-for-like. Please clarify who determines whether tie-down components are damaged or deteriorated, whether replacement components must be included in the base bid, and whether the existing tie-down system is code-compliant for the new condensers.

Response: *Damaged cables and hardware shall be brought to the project manager's attention prior to removal. Damage after removal will be the responsibility of the contractor to replace. The existing tie downs are in addition to the required manufactures anchoring of the units.*

Question #10: RFI 010 – Refrigerant Piping Scope

The scope requires all new line set piping to be hard-drawn K-type copper with matching fittings. Please confirm whether all refrigerant piping from each indoor unit to each condenser must be replaced in full, or only portions

modified for the new equipment. Please provide approximate routing, pipe sizes, total equivalent lengths, vertical rise, supports, penetration details, and whether existing pipe chases/roof penetrations may be reused.

Response: *Total pipe replacements from AH to CU is not anticipated. Any new piping shall meet the equipment manufactures' requirements.*

Question #11: RFI 011 – R-454B Refrigerant / A2L Requirements

The new units are listed for R-454B refrigerant. Please confirm whether the contractor is responsible for all A2L refrigerant code compliance, including refrigerant detection, ventilation, labeling, electrical requirements, manufacturer-required safety accessories, and any required permit documentation.

Response: *Yes*

Question #12: RFI 012 – Exterior Line Set Insulation and UV Coating

The scope requires all exterior line set insulation to be replaced and coated with two coats of UV protective paint. Please confirm required insulation thickness, insulation material, vapor barrier requirements, approved UV coating product, color, and whether the entire exterior line set must be recoated even where existing insulation appears serviceable.

Response: *New insulation shall be min Armor Flex Rubber sized appropriately to the pipe its protecting. UV coating shall be RCD Weather Barrier #15 White or better. Entire exterior of pipe insulation shall be painted, deteriorated insulation to be replaced.*

Question #13: RFI 013 – Electrical Disconnects and Feeder Reuse

The scope states the existing condenser disconnects and interior unit disconnects shall remain and be reused. Please confirm the existing disconnects, feeders, breakers, wire sizes, conduit sizes, MCA/MOP compatibility, available fault current, and whether the contractor is responsible for replacing any existing electrical components that are not code-compliant or not compatible with the new equipment.

Response: *Existing electrical is compatible with the like for like replacement. Inspections should have been performed during the pre bid. Any code required changes to the design and or due to a different manufacturers equipment the contractor will be required to include any and all modifications to service the HVAC equipment*

Question #14: RFI 014 – Interior and Exterior Conduit Scope

The scope says existing condenser liquid-tight conduits shall be replaced with new ones and all new interior conduits should be liquid-tight or rigid aluminum. Please clarify whether all existing interior conduits and wiring are to be replaced, or only wiring/conduit required to connect the new units. Please also confirm whether rigid aluminum is required in any specific areas.

Response: *Only new as needed to replace the equipment, code shall dictate the type and size of conduit to be installed, when rigged is required it shall be Aluminum.*

Question #15: RFI 015 – Fire Alarm Shutdown Relays / Duct Smoke Detectors

The scope states two duct smoke detectors will be disabled by ESS, removed where needed, protected, and reinstalled by the contractor, and each AHU has two fire alarm shutdown relays to be connected to the new units. Please provide existing fire alarm drawings, relay wiring diagrams, ESS scope limits, required testing procedures, and whether ESS costs are by owner or contractor.

Response: *Existing fire alarm devices that are installed will be removed and reused. A fire alarm contractor shall be used, with at least 2 years' experience with Notifier and FCI fire alarm systems. In the event Fire Rescue alters the existing sequence of operation regarding unit shutdown, the contractor shall reprogram the systems appropriately. A pretest shall be performed at the start of the project, and the devices shall be tested after reinstalling and shall be in pre-construction condition. Additional ESS requirements and/or information will be provided to the awarded contractor if necessary. All costs associated with the project are by Contractor.*

Question #16: RFI 016 – Fire Alarm Testing Responsibility

Please clarify who is responsible for scheduling, coordinating, witnessing, and paying for the pre-construction and final fire alarm duct smoke detector testing with ESS, and whether after-hours testing is required.

Response: *The Contractor shall notify the project manager, and he shall coordinate with all parties required for said testing. All fees are the contractor's responsibility.*

Question #17: RFI 017 – BAS / Communication Integration

The listed equipment includes iCOM communication with BACnet MSTP and SNMP Ethernet capability. Please confirm whether the new Liebert systems are required to be integrated into the existing BAS/BMS, County network, SNMP monitoring, or alarming system. If yes, please provide point lists, network requirements, IP addressing requirements, responsible controls contractor, and whether integration is included in this bid.

Response: *New equipment will be local, no BAC net connection is part of this project. Existing fire alarm relays provide shut down of the units, no integration of fire alarm with BAS/BMS.*

Question #18: RFI 018 – Controls Sequence of Operation

Please provide the required sequence of operation for the two Liebert units, including lead/lag, rotation schedule, failure alarm, temperature setpoints, humidity control requirements, reheat operation, emergency shutdown, and alarm notification requirements.

Response: *The project is provided with a programmable wall mounted thermostat and factory furnished controls. The unit is started based on upon a time of day schedule and cooling set points. Lead lag requirements shall be provided to the winning bidder to program and the sequence of operation shall be determined by the user and the contractor shall program the final sequence as determined and requested. Upon sensing smoke, the smoke detector shall signal the building fire alarm system. The fire alarm system shall in turn activate a fire alarm shutdown relay which shall be interlocked with the starter or unit to shut off the fan and prevent unit*

operation while under a smoke detected condition.

Question #19: RFI 019 – Condensate Piping / Auxiliary Drain Pan

The scope requires auxiliary stainless-steel drain pans under both AHUs and states existing condensate lines may be reused if suitable. Please provide required drain pan gauge, drain connection requirements, secondary drain routing, leak sensor placement, condensate pump discharge route, and criteria for determining whether existing condensate piping is suitable for reuse.

Response: *#14 Gauge Stainless Steel with welded corners and flow sensor, existing floor drain to be reused.*

Question #20: RFI 020 – Smoke Sensor Included with New Liebert Units

The listed Liebert DS units include a smoke sensor with unit alarm and shutdown. Please clarify whether this factory smoke sensor is separate from the existing duct smoke detectors, whether it must be connected to the building fire alarm system, and whether both factory smoke sensors and existing duct smoke detectors are required to remain functional.

Response: *Yes, it's separate and shall not be connected to the fire alarm system yes all are to remain functional.*

Question #21: RFI 021 – Permitting / Design Professional Requirements

The scope requires contractor to submit for permit within five days of NTP if required. Please confirm whether a mechanical, electrical, fire alarm, structural, or low-voltage permit is required, and whether signed/sealed engineering drawings are required for permit. If engineering is required, please confirm whether it is to be included in the base bid.

Response: *Permits are required according to the AHJ and the responsibility of the contractor. It should be included in the bid.*

Question #22: RFI 022 – Certificate of Completion / Final Inspection

The scope requires a Certificate of Occupancy or Certificate of Completion prior to final payment. Please confirm which certificate is required for this project.

Response: *Certificate of Completion*

Question #23: RFI 023 – Warranty Requirements

The scope requires a 12-month labor/material warranty plus extended 5th-year parts and labor warranty and extended 2nd through 5th-year compressor warranty. Please clarify whether the extended 5-year parts and labor warranty must be a factory-backed Liebert/Vertiv warranty, contractor-provided warranty, or third-party warranty. Also confirm whether preventive maintenance during the warranty period is included in this bid.

Response: *Factory Backed Liebert Vertiv Warranty is requested. No preventive maintenance agreement is requested.*

Question #24: RFI 024 – Startup Requirements

Please confirm whether factory-authorized Liebert/Vertiv startup is

required. If yes, please identify whether startup must be performed by Vertiv or a factory-certified technician, and whether startup reports must be submitted before substantial completion.

Response: *Yes, Liebert Vertiv start up is required, Reports shall be provided as they become available.*

Question #25: RFI 025 – Hazardous Materials / Environmental Conditions

Please confirm whether any asbestos, lead paint, mold, or other hazardous materials are known or suspected in the work area, pipe insulation, wall penetrations, roof areas, or existing equipment. If discovered, please confirm hazardous material abatement is excluded from the contractor's base bid.

Response: *Non suspect materials anticipated, not included if uncovered.*

Question #26: RFI 026 – Work Hours / After-Hours Work

The scope states work is to be completed Monday through Friday, 7:00 a.m. to 5:00 p.m. Please confirm whether after-hours or weekend work will be allowed for shutdowns, crane/rigging, fire alarm testing, electrical work, or work that could affect data center operations.

Response: *TBD and as coordinated with WUD*

Question #27: RFI 027 – Responsibility for Existing Deficiencies

The scope states that unacceptable conditions not identified in writing before work starts become part of the contractor's scope. Since no plans are provided, please confirm the contractor will not be responsible for hidden, concealed, undocumented, or inaccessible existing deficiencies that could not be reasonably identified during the pre-bid walk-through.

Response: *The contractor is not responsible for concealed unforeseen conditions.*

Question #28: RFI 028 – Bid Allowances for Unknown Conditions

Due to the absence of plans and limited ability to verify concealed conditions, will the County consider adding allowances for concealed electrical deficiencies, refrigerant piping routing conflicts, fire alarm modifications, structural anchorage upgrades, and temporary cooling modifications?

Response: *No allowances are needed unforeseen conditions are delt with via a properly executed change order.*

Question #29: RFI 029 – Liquidated Damages and Long-Lead Equipment

The schedule requires substantial completion within 150 calendar days from NTP and liquidated damages are \$180/day. Please confirm whether schedule extensions will be granted for documented manufacturer lead times, factory startup availability, permit review delays, County review delays, ESS scheduling delays, or County badging delays outside the contractor's control.

Response: *Yes, delays outside of the contractor's control can be documented and a time extension be granted. Back up documentation is required for all lead time, permit delays.*

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: Raulil Clute

END OF ADDENDUM -1



CERTIFICATE OF LIABILITY INSURANCE

4/1/2027 3/11/2026

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 Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Greenwich Insurance Company	
	INSURER B : XL Insurance America, Inc.	
INSURED 1471587 PRECISION AIR SYSTEMS, LLC 11101 S. CROWN WAY STE. 2 WELLINGTON FL 33414-8792	NAIC #	
	22322	
	24554	
	10690	
	16535	
	INSURER E :	
INSURER F :		

COVERAGES CERTIFICATE NUMBER: 21569869 REVISION NUMBER: XXXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y	N	RGD300147507	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	N	N	RAD943796407	4/1/2026	4/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
C	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$	Y	N	0313-7473	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
B	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	N/A	RWD300147607.. STOP GAP: ND, OH, WA, WY	4/1/2026	4/1/2027	☒ PER STATUTE ☐ OTH-ER E.L EACH ACCIDENT \$ 1,000,000 E.L DISEASE - EA EMPLOYEE \$ 1,000,000 E.L DISEASE - POLICY LIMIT \$ 1,000,000
D	PROF LIAB POLL LIAB	N	N	EOC 5833423-14	4/1/2026	4/1/2027	\$10,000,000 OCC \$10,000,000 AGG

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
ADDITIONAL INSURED STATUS (IF SPECIFIED HEREIN) DOES NOT EXTEND TO PROFESSIONAL LIABILITY COVERAGE. RE: PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS OFFICERS, AGENTS AND EMPLOYEES AS ADDITIONAL INSURED FOR ALL REQUIRED INSURANCE COVERAGES, EXCEPT WORKERS COMPENSATION AND BUSINESS AUTO LIABILITY, IF REQUIRED BY WRITTEN CONTRACT AND SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY. THE EXCESS LIABILITY IS CONSIDERED FOLLOW FORM OVER THE GENERAL LIABILITY AND AUTO LIABILITY, SUBJECT TO THE POLICY TERMS, CONDITIONS AND EXCLUSIONS.

CERTIFICATE HOLDER	CANCELLATION See Attachments
21569869 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, C/O CAPITAL IMPROVEMENTS DIVISION 2633 VISTA PARKWAY WEST PALM BEACH FL 33411	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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PUBLIC CONSTRUCTION BOND

BOND NUMBER 3013348

BOND AMOUNT Three Hundred Twenty-Five Thousand One Hundred Seventy-Two and No/100 Dollars (\$325,172.00)

CONTRACT AMOUNT Three Hundred Twenty-Five Thousand One Hundred Seventy-Two and No/100 Dollars (\$325,172.00)

CONTRACTOR'S NAME: Precision Air Systems, LLC

CONTRACTOR'S ADDRESS: 11101 S Crown Way, #2, Wellington, FL 33414

CONTRACTOR'S PHONE: (561) 791-3980

SURETY COMPANY: Harco National Insurance Company

SURETY'S ADDRESS: 4200 Six Forks Road
Suite 1400
Raleigh, NC 27609

SURETY'S PHONE: (919) 833-1600

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: CROC Data Center Liebert - HVAC Replacement

PROJECT NUMBER: P-2026-000031

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

DESCRIPTION OF WORK: Completely remove and replace two (2) existing Liebert HVAC systems
(like for like) in the Water Utilities Department (WUD) data center

PROJECT ADDRESS, PCN, or LEGAL DESCRIPTION: 8100 Forest Hill Blvd, 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 Oblige, herein called County, for the use and benefit of claimant as hereinbelow defined, in the amount of

Dollars \$ 325,172.00

Three hundred twenty-five thousand one hundred seventy-two 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: CROC Data Center Liebert - HVAC Replacement
Project No.: P-2026-000031
Project Description: Completely remove and replace two (2) existing Liebert HVAC systems (like for like) in the Water Utilities Department (WUD) data center
Project Location: 8100 Forest Hill Blvd, West Palm Beach, FL

in accordance with Drawings and Specifications prepared by

NAME OF ARCHITECTURAL FIRM:
LOCATION OF FIRM:
PHONE:

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 CROC Data Center Liebert - HVAC Replacement, 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

Page 2 of 4

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: PRECISION AIR SYSTEMS,
LLC

By: _____

Signature

Raulil Anke
Attest as to the signature of Principal

Robert Pascucci, President
(Print Name and Title)

Witness
Title

(SEAL)

Address of Witness: 11101 S Crown
Way #2, Wellington, FL 33414

Address of Principal: 11101 S Crown Way, #2,
Wellington, FL 33414

SURETY: Harco National Insurance Company

By: _____

Signature

Mary Hanigan
Attest as the signature of Surety

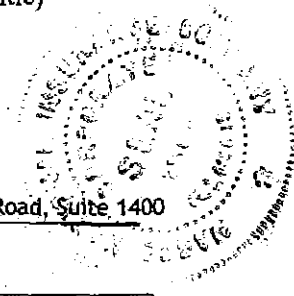
Witness _____
Title _____

Address of Witness: 444 W. 47th Street,
Suite 900, Kansas City, MO 64112

Rebecca S. Leal, Attorney-in-Fact
(Print Name and Title)

(SEAL)

Address of Surety: 4200 Six Forks Road, Suite 1400
Raleigh, NC 27609



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

Bond # 3013348

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY
Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

EVAN D. SIZEMORE, REBECCA S. LEAL, MARIANA WALKER, TAHITIA M. FRY, C. STEPHENS GRIGGS, LAUREN SCOTT, HILLARY D. SHEPARD, KELLIE A. MEYER, ERIN C. LAVIN, CHARLES R. TETER III, VERONICA LAWVER, MARY T. FLANIGAN, PATRICK T. PRIBYL, CHRISTY M. BRAILE, KRISTIN D. THURBER, DANIELLE R. CAPPS, JEFFREY C. CAREY, DEBRA J. SCARBOROUGH

Kansas City, MO

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

***RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024



STATE OF NEW JERSEY
County of Essex

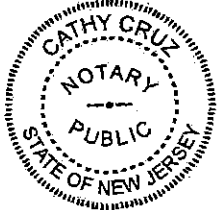
STATE OF ILLINOIS
County of Cook



Michael F. Zurcher

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day,

A00823

Irene Martins, Assistant Secretary

FORM OF GUARANTEE

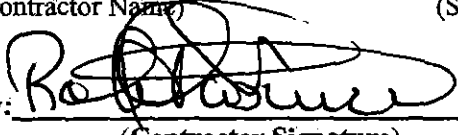
GUARANTEE FOR Contractor Name: Precision Air Systems, LLC and Surety Name:
Harco National Insurance Company

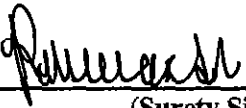
We the undersigned hereby guarantee that the (CROC Data Center Liebert - HVAC Replacement, Project No. P-2026-000031) Palm Beach County, Florida, which we have constructed and bonded, has been done in accordance with the plans and specifications; that the work constructed will fulfill the requirements 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

PRECISION AIR SYSTEMS, LLC
(Contractor Name) (Seal)
By: 
(Contractor Signature)
Robert Pascucci, President
(Print Name and Title)

Harco National Insurance Company
4200 Six Forks Road, Suite 1400, Raleigh, NC 27609 (919) 833-1600
(Surety Name) (Seal)
By: 
(Surety Signature)

Rebecca S. Leal, Attorney-in-Fact
(Print Name and Title)

MUST CONTAIN ORIGINAL SIGNATURES, NO COPIES WILL BE ACCEPTED

SURETY ACKNOWLEDGMENT

STATE OF MISSOURI)

COUNTY OF JACKSON)

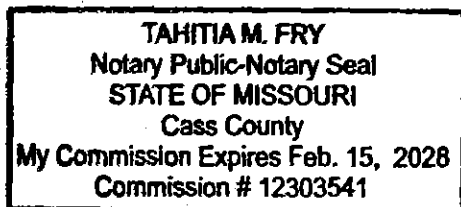
On July 16, 2026, before me, Tahitia M. Fry, a Notary Public in and for the above county, personally appeared Rebecca S. Leal, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she is Attorney-in-Fact of Harco National Insurance Company, a corporation organized and existing under the laws of the State of IL, that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, that the instrument was signed, sealed, and executed in behalf of said corporation by authority of its Board of Directors, and further acknowledged the said instrument and the execution thereof to be the voluntary act and deed of said corporation by his/her voluntarily executed.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed my official seal the day and year first above written.

My Commission Expires: 02/15/2028



Signature of Notary





UNCOMMONLY INDEPENDENT

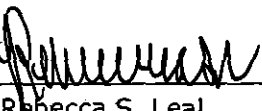
July 16, 2026

Palm Beach County Board of County Commissioners
Capital Improvements Division
2633 Vista Parkway
West Palm Beach, FL 33411-5604

Re: Precision Air Systems, LLC
Bond # 3013348
Contract Amount: \$325,172.00
CROC Data Center Liebert – HVAC Replacement, Project Number: P-2026-000031

We hereby authorize Palm Beach County to date the above captioned Public Construction Bond and power of attorney with the contract date, and date the form of guarantee upon substantial completion.

Very truly yours,
Harco National Insurance Company

By: 
Rebecca S. Leal
Attorney-in-Fact

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

ATTACHMENT # 4

API: Price Preference
PROJECT NUMBER: P-2026-000031
PROJECT NAME: CROC Data Center Liebert - HVAC Replacement

ANNUAL/TRADE: HVAC Services
PROJECT MANAGER: William Munker, Project Manager

MANDATORY PRE-BID DATE: May 5, 2026
BID OPENING DATE: May 28, 2026

FIRM NAME	Precision Air Systems LLC	Cedars Electro-Mechanical, Inc.	Advanced Roofing, Inc. HVAC	Florida Mechanical LLC	D.A.C. Air Conditioning Corp.	Air Handler of the Palm Beaches, Inc.
PRIME LOCATION	LOCAL	LOCAL	NON-LOCAL	LOCAL	NON-LOCAL	LOCAL
PRIME SBE STATUS	NON-SBE	SBE	NON-SBE	NON-SBE	NON-SBE	SBE
BID BOND	Yes	Yes	No	Yes	Yes	Yes
BID	\$325,172.00	\$384,841.00	\$386,980.00	\$391,975.00	\$397,000.00	\$413,507.20
ADDENDUM 1	Acknowledged/Signed	Acknowledged/Signed	Acknowledged/Signed	Acknowledged/Signed	Acknowledged/Signed	Acknowledged/Signed
SBE SCHEDULE 1 (Shall list the SBE Prime and the names of all subcontractors regardless of SBE status.)	Satisfactory	Satisfactory	Satisfactory	Satisfactory	Satisfactory	Satisfactory
SBE PARTICIPATION	0%	100%	4.11%	6.12%	0%	7.54%
SBE SCHEDULE 2 (Schedule 2 is required for SBE Prime and every subcontractor.)	Satisfactory	Satisfactory	Satisfactory - No Subcontractor(s) listed on Schedule 1	Satisfactory	Satisfactory	SBE prime did not provide a separate Schedule 2
NOTES:			Firm did not list sub contractor by name and did not return IFQ/B Attachment B form with bid over \$200,000.			SBE firm did not provide a separate Schedule 2. More than 25% of this work is done by their sub.

COMMENTS: The lowest bidder is not SBE certified with Palm Beach County. The lowest bid is increased by 10% (325,172. + 10% = \$357,689.20) pursuant to Sec. 2-80.24. of the Equal Business Opportunity Ordinance re-ranking provision. The Bid amount is not changed as the 10% calculation is only utilized for the purpose of determining the SBE Price Preference. The SBE's bid amount is higher than the 10% threshold. Therefore, award is recommended to Precision Air Systems, LLC.

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

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

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

The recommended firm is registered in VSS. YES

RECOMMENDED FOR APPROVAL:

Based on the bid results for the above project, FDO recommends award to the following firm, as this firm provided the lowest responsive and responsible bid: Precision Air Systems LLC

Charlene Bradley 6.9.26
Charlene Bradley, Capital Improvements Assistant Director Date

Tiffany Meyer 6/8/26
Tiffany Meyer, Contracts & Procurement Assistant Director Date

POSTED
6.9.26

**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 Precision Air Systems
(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)

Sean Adams, VP
(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, 12 day of March, 2026, by Sean Adams

Personally known ☒ OR produced identification ☐. Type of identification produced _____

Rachael Clarke
NOTARY PUBLIC
My Commission Expires:
State of Florida at large



RACHAEL CLARKE
Notary Public
State of Florida
Comm# HH763105
Expires 2/2/2030

(Notary Seal)