



FS 74 – HVAC Renovation

FS 74

HVAC RENOVATION

BUDGET



GMP - EXHIBIT B

PROJECT NAME:
LEBOLO PROJECT No:
VERSION:
DATE:

FIRE STATION 74 - HVAC RENOVATIONS
26-0002
1.0
Thursday, April 2nd, 2026

FORM LCM-PC-01 | 01/13/2023

SCOPE OF WORK

CITY OF HOLLYWOOD		FIRE STATION 74 - HVAC RENOVATIONS			
LEBOLO COST CODE	DESCRIPTION OF WORK	FS 74 - HVAC RENOVATIONS	FS 74 - HVAC RENOVATIONS	VENDOR	COMMENTS
DIVISION 2	SITE CONSTRUCTION		\$7,000		
02-020	Selective Demolition	\$7,000	\$7,000	BUDGET	Allowance, refer to the explanation sheet
DIVISION 7	THERMAL AND MOISTURE PROTECTION		\$11,700		
07-310	Firestopping Package	\$700	\$700	BUDGET	Allowance, refer to the explanation sheet
07-405	Roofing Package	\$11,000	\$11,000	BUDGET	Allowance, refer to the explanation sheet
DIVISION 9	FINISHES		\$59,500		
09-005	Stucco Package	\$10,500	\$10,500	BUDGET	Allowance, refer to the explanation sheet
09-105	Drywall & Framing Package	\$6,500	\$6,500	BUDGET	Allowance, refer to the explanation sheet
09-205	Acoustical Ceiling Package	\$28,000	\$28,000	BUDGET	Allowance, refer to the explanation sheet
09-505	Painting Package	\$14,500	\$14,500	BUDGET	Allowance, refer to the explanation sheet
DIVISION 15	MECHANICAL		\$1,496,100		
15-005	Plumbing Package	\$9,500	\$9,500	BUDGET	Allowance, refer to the explanation sheet
15-105	Fire Protection Package	\$2,500	\$2,500	BUDGET	Allowance, refer to the explanation sheet
15-205	HVAC Package	\$1,201,500	\$1,201,500	SUNSHINE STATE	Allowance, refer to the explanation sheet
15-210	HVAC - Controls	\$242,600	\$242,600	SUNSHINE STATE	Allowance, refer to the explanation sheet
15-205	HVAC Package	\$40,000	\$40,000	BUDGET	Temp AHU for 3rd Floor
DIVISION 16	ELECTRICAL		\$167,946		
16-005	Electrical Package	\$141,446	\$141,446	PROTECT VIDEO	Allowance, refer to the explanation sheet
16-105	Low Voltage Package	\$1,500	\$1,500	BUDGET	Allowance, refer to the explanation sheet
16-205	Fire Alarm Package	\$25,000	\$25,000	BUDGET	Allowance, refer to the explanation sheet
DIVISION 17	GENERAL REQUIREMENTS		\$93,120		
Div. 17	General Requirements (See GR Detail)	\$93,120	\$93,120		
	SUBTOTAL	\$1,835,366.00	\$1,835,366		
Div. 80	GENERAL CONDITIONS (Direct Cost Items Related to Field Staff)	\$271,735	\$271,735		
90-030	Builders Risk Policy	\$0	\$0		by owner
90-025	General Liability - On Site	\$27,531	\$27,531		
	SUBTOTAL	\$2,134,632	\$2,134,632		
91-145	Construction Contingency	\$106,732	\$106,732		
91-105	Owner Contingency	\$320,195	\$320,195		
91-120	Contractor Fee	\$170,771	\$170,771		
	SUBTOTAL	\$2,732,330	\$2,732,330		
90-035	Payment & Performance Bond	\$68,309	\$68,309		
0					
TOTAL CONSTRUCTION COST		\$2,800,639	\$2,800,639		



FS 74 – HVAC Renovation

BACKUP DOCUMENTATION



FS 74 – HVAC Renovation

GENERAL BREAKDOWN



GENERAL CONDITIONS

PROJECT NAME: FIRE STATION 74 - HVAC RENOVATIONS

LEBOLO PROJECT No: 26-0002

CHW Project No: TBD

VERSION: 1.0

DATE: Thursday, April 2nd, 2026

Project Estimate Duration - On Site days
 week(s)
 month(s)

FORM LCM-PC-03 | 08/20/2021

GENERAL CONDITIONS DIV.80

Total	Per Month
\$271,735	\$ 38,819

LEBOLO COST CODE	SPEC. COST CODE	CONSTRUCTION PHASE	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	
GENERAL CONDITIONS DIV.80										\$259,094
FIELD SUPERVISION										\$129,829
80-120		Superintendent	7.00	mth		\$18,547	\$0	\$0	\$129,829	100%
80-605		Vehicle	7.00	mth		\$0	\$0	\$0	\$0	
80-615		Vehicle Insurance	7.00	mth		\$0	\$0	\$0	\$0	
80-041		Computers Lease	7.00	mth		\$0	\$0	\$0	\$0	
80-360		Cell Phones	7.00	mth		\$0	\$0	\$0	\$0	
PROJECT MANAGEMENT										\$129,265
80-220		Project Manager	3.50	mth		\$18,547	\$0	\$0	\$64,915	50%
80-605		Vehicle	3.50	mth		\$0	\$0	\$0	\$0	
80-041		Computers Lease	3.50	mth		\$0	\$0	\$0	\$0	
80-360		Cell Phones	3.50	mth		\$0	\$0	\$0	\$0	
80-280		Project Administrator	4.70	mth		\$13,694	\$0	\$0	\$64,350	67%
80-605		Vehicle	4.70	mth		\$0	\$0	\$0	\$0	
80-615		Vehicle Insurance	4.70	mth		\$0	\$0	\$0	\$0	
80-040		Computers & Equipment	4.70	mth		\$0	\$0	\$0	\$0	
80-360		Cell Phones	4.70	mth		\$0	\$0	\$0	\$0	
SITE OFFICE EQUIPMENT & SUPPLIES										\$300
80-550		Postage/Shipping	3.00	mth		\$0	\$100.00	\$300	\$300	
DRINKING WATER										\$840
80-520		Drinking Water	7.00	mth		\$0	\$120	\$840	\$840	
PROJECT CLOSEOUT										\$1,250
80-530		Job Close-out/Owner Manual	1.00	ls		\$750	\$500	\$500	\$1,250	
LISS										\$5,481
80-045		LISS - Lebolo Integrated Software Solutions	7.00	month		\$783	\$5,481	\$0	\$5,481	
OTHER										\$4,770
80-940		Procure	2.00	\$/million		\$2,385	\$4,770	\$0	\$4,770	
GENERAL CONDITIONS TOTAL										ERROR



FS 74 – HVAC Renovation

GENERAL REQUIREMENTS



GENERAL REQUIREMENTS

PROJECT NAME: FIRE STATION 74 - HVAC RENOVATIONS

LEBOLO PROJECT No: 26-0002

CHW Project No: TBD

VERSION: 1.0

DATE: Thursday, April 2nd, 2026

Project Estimate Duration - On Site days
 week(s)
 month(s)

FORM LCM-PC-02 | 08/20/2021

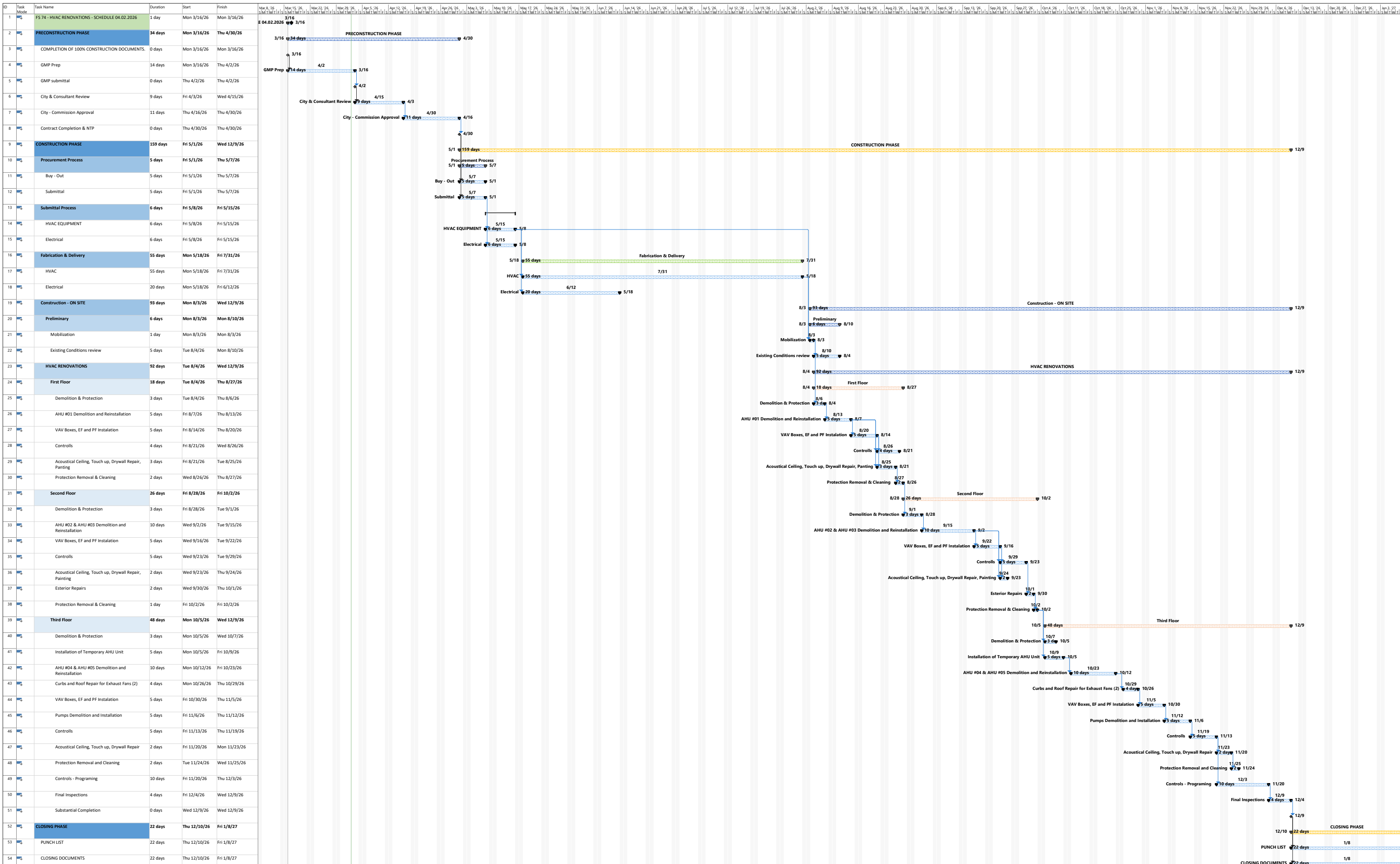
GENERAL REQUIREMENTS DIV.17

LEBOLO COST CODE	SPEC. COST CODE		Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	
		SAFETY								\$2,500
17-105		Safety/Protection	1.00	ls	\$2,500	\$2,500		\$0	\$2,500	
		CLEANING								\$42,500
17-205		Clean-up	1.00	hr	\$5,600	\$5,600		\$0	\$5,600	
17-210		Final Cleaning	1.00	ls	\$20,000	\$20,000		\$0	\$20,000	
17-220		Dumpsters	10.0	ea	\$1,200	\$12,000		\$0	\$12,000	
17-225		Temporary Toilets	7.00	2*pth		\$0	\$350	\$4,900	\$4,900	
		TEMPORARY SERVICES								\$15,000
17-305		Temporary Fence	1.00	ls	\$15,000	\$15,000		\$0	\$15,000	
		SECURITY								\$1,200
17-405		Signage/Project Signs	1.00	ea		\$0	\$1,200	\$1,200	\$1,200	
		TEMPORARY OFFICE								\$720
17-665		Plans & Documents	6.00	set		\$0	\$120	\$720	\$720	
		TEMPORARY PROTECTION								\$31,000
17-715		Dust Barriers	-	ls	\$0	\$0	\$2,000	\$0	\$0	
17-710		Temporary Protection	1.00	ls	\$23,000	\$23,000	\$8,000	\$8,000	\$31,000	
		OTHER GENERAL REQUIREMENTS								\$200
17-982		Bond Recording Cost	1.00	ls	\$200	\$200		\$0	\$200	
GENERAL REQUIREMENTS TOTAL						\$78,300		\$14,820	\$93,120	OK



FS 74 – HVAC Renovation

SCHEDULE



Project: FS74, HVAC Replaceme
Date: Thu 4/2/26

Task Split
Milestone Summary
Project Summary Inactive Task
Inactive Milestone Inactive Summary
Manual Task Duration-only
Manual Summary Rollup Manual Summary
Start-only Finish-only
External Tasks External Milestone
Deadline Progress
Manual Progress



FS 74 – HVAC Renovation

EXHIBIT C



ASSUMPTIONS & CLARIFICATIONS

EXHIBIT C

PROJECT NAME:	FIRE STATION 74 - HVAC RENOVATIONS
LEBOLO PROJECT No:	26-0002
CHW PROJECT No:	TBD
VERSION:	1.0
DATE:	Thursday, April 2nd, 2026

FORM LCM-PC-04 | 10/25/2022

CITY OF HOLLYWOOD				
Cost Code	A&C #	Division	Sub-Division	Description
DIVISION 1 - GENERAL				
01-000	1	1 - General Requirements	General	The cost is as per the contract documents provided. The specifications provided apply to what is shown in the drawings.
01-000	2	1 - General Requirements	General	Only notes in drawings or specifications calling to include quantities "as required" are covered in GMP as per the scope sheets provided. Notes "as required" not identified in scope sheets unfortunately are not included.
01-000	3	1 - General Requirements	General	Consultant will provide as-builts in CAD format for existing systems in scope. We will provide shop drawings for areas included in the project scope of work. If as-builts are not available and survey existing systems is required this are not included.
01-000	4	1 - General Requirements	General	During the pre-construction phase, we thoroughly reviewed the provided drawings and specifications. If any discrepancies were overlooked that resulted in additional scope, please note that we cannot assume responsibility for design oversights as part of our proposal.
01-000	5	1 - General Requirements	General	During the pre-construction phase, we are unable to verify all existing conditions in advance. Any discrepancies encountered will be promptly brought to the attention of the architect and engineer. Should additional scope be necessary, we will provide the required documentation for change order approval before proceeding with any extra work.
01-000	6	1 - General Requirements	General	Temporary power and water being available without charge.
01-000	7	1 - General Requirements	General	All costs shown to be added are direct costs.
01-000	8	1 - General Requirements	General	Assumed that owner will provide a laydown area for dumpsters, bathrooms, storage, etc.
01-000	9	1 - General Requirements	General	All permits and permit fees assumed by owner.
01-000	10	1 - General Requirements	General	No provision included for special inspections.
01-000	11	1 - General Requirements	General	BDA system is not included.
01-000	12	1 - General Requirements	General	Lebolo Construction kindly advises that any escalation costs as a result of market conditions will be addressed by project contingency and/or contract amendment.
01-000	13	1 - General Requirements	General	Rental property for storage of materials and equipment is excluded.
01-000	14	1 - General Requirements	General	Parking fees are excluded.
01-000	15	1 - General Requirements	General	Removal or studies of hazardous materials are excluded.
01-000	16	1 - General Requirements	General	Alta Survey is not included.
01-000	17	1 - General Requirements	General	Cost for Protection in all the floors and daily and Final Cleanign in all the Floors has been included and are required due to the activities performed in different areas of the building that will create dust
DIVISION 2 - SITE CONSTRUCTION				
02-020	1	2 - Site Construction	Selective Demolition	an Allowance for demolition is included for concrete cutting and removal of exterior walls to accommodate 2 new louvers, also include the removal of the drywall in the interior area where louvers will be installed
DIVISION 7 - THERMAL AND MOISTURE PROTECTION				
07-405	1	7 - Thermal And Moisture Protection	Roofing Package	an allowance for repairs to the existign roof due to 2 exhaust fan that required a new curb to be installed
07-405	2	7 - Thermal And Moisture Protection	Firestopping Package	An allowance for firestopping has been included for any penetration that needs to be treated
DIVISION 9 - FINISHES				
09-305	1	9 - Finishes	Stucco	An Allowance for stucco repairs at the exterior wall where louvers will be installed
09-305	2	9 - Finishes	Drywall and Framing	An Allowance for Drywall repairs is included to repair drywall at the interior spaces where louvers will be installed
09-205	3	9 - Finishes	Acoustical Ceiling Package	Patch and repairs ceiling included as an allowance, for all the areas where the VAV boxes will be
09-205	3	9 - Finishes	Painting	An allowance for Interior Painting of Mechanical Rooms and Touch up is included and exterior painting at the walls where louvers will be installed
DIVISION 15 - MECHANICAL				



ASSUMPTIONS & CLARIFICATIONS EXHIBIT C

PROJECT NAME:	FIRE STATION 74 - HVAC RENOVATIONS
LEBOLO PROJECT No:	26-0002
CHW PROJECT No:	TBD
VERSION:	1.0
DATE:	Thursday, April 2nd, 2026

FORM LCM-PC-04 | 10/25/2022

CITY OF HOLLYWOOD				
Cost Code	A&C #	Division	Sub-Division	Description
15-205	1	15 - Mechanical	Plumbing	An allowance for AHU's condensate lines is included
15-205	1	15 - Mechanical	Fire Protection	An allowance for escucheon changes at the areas where VAV Boxes will be replaced, we did nto find any sprinkler in the way during the site visit, if an sprinkler is found during the cosntruction the existign condiion will be analized and a cost will be provided if any
15-205	1	15 - Mechanical	HVAC Package	Cost of Scope of work based on Drawings provided by email dated on 03/16/2026 by the City of Hollywood: Temporary AHU for 3rd Floor \$40,000.00 included
15-205	1	15 - Mechanical	HVAC Controls	Cost of Scope of work based on Drawings provided by email dated on 03/16/2026 by the City of Hollywood + Demolition of thermally powered diffusers and return air diffusers for \$22,700.00
DIVISION 16 - ELECTRICAL				
16-005	1	16 - Electrical	Electrical Package	Cost of Scope of work based on Drawings provided by email dated on 03/16/2026 by the City of Hollywood, additional of 14 lights that needs to be removed and reinstall that were found to be located at the area were VAV boxes will be replaced
16-205	2	16 - Electrical	Low Voltage	An Allowance for Relocation of any low voltage item is included
16-205	3	16 - Electrical	Fire Alarm Package	An Allowance for Duct Detector and System Programing and Testing is included



FS 74 – HVAC Renovation

SUBCONTRACTOR PROPOSALS



SUNSHINE STATE



Sunshine State

Air Conditioning - Refrigeration

Ph: 305-474-8484 / Fax: 305-474-7370
State License: CAC1816239

PROPOSAL REV 3

Proposal Submitted To:

Lebolo

Date: 04/15/2026.

Project Name: Replacement of Air Handler Units System.

Attention: Juan Mendez
Maria Manjon

Location: 2741 West Stirling Road,

Email: jmendez@Lebolo.com
memanjon@Lebolo.com

Hollywood, Florida

Phone: (561) 742-7644

33312

We hereby propose to furnish the materials and perform the labor necessary for the completion of the project based on drawings M001, MD-201, MD-202, MD-203, MD-204, M201, M202, M203, M204, M401, M402, M403, M601, M701 and M801 date on 03/06/2026. No Specifications or Addendum was provided.

1. Furnish and install the following "Basis of Design" **Trane** Performance Climate Changer (CSAA) system:

Qty	Tag(s)	Model Number	Description
1	AHU-1	CSAA012UA	Performance Climate Changer (CSAA)
1	AHU-2	CSAA012UA	Performance Climate Changer (CSAA)
1	AHU-3	CSAA008UA	Performance Climate Changer (CSAA)
1	AHU-4	CSAA021UA	Performance Climate Changer (CSAA)
1	AHU-5	CSAA004UA	Performance Climate Changer (CSAA)

Product Data

ALL UNITS

Unit level options

- UL listed unit with 6in. integral base frame
- Corrosion protection coating
- Field Provided Electrical by others (motors, lights, controls)
- Red brass coil connections
- 460/3

Controls

- No factory mounted controls

Filter section

- Door- right side
- 2in./4in. combo w/ space for dual sensor
- 4in. cartridge - standard (Field Installed) (1 set)



Sunshine State

Air Conditioning - Refrigeration

Ph: 305-474-8484 / Fax: 305-474-7370
State License: CAC1816239

- 2" Pleated media (Field Installed) (1 set)

Coil section

- Chilled water coil, stainless steel drain pan

Tag(s): AHU-1

Unit level options

- Unit size 12

VFD/starter

- Supply MI control pnl w/bypass

Coil section

- 10 rows

Fan section

- 17.7 impeller fan full width
- 1 Fan quantity

Tag(s): AHU-2

Unit level options

- Unit size 12

VFD/starter

- Supply fan field provided VFD – ships loose field installed by others, startup by Trane

Coil section

- 10 rows

Fan section

- 20in. dd plenum, full width, H press
- 1 Fan quantity
- 7.5 hp

Tag(s): AHU-3

Unit level options

- Unit size 8

VFD/starter

- Supply fan field provided VFD – ships loose field installed by others, startup by Trane

Coil section

- 8 rows

Fan section (Pos #4)

- 15in. dd plenum, full width, H press
- 1 Fan quantity
- 5 hp



Sunshine State
Air Conditioning - Refrigeration

Ph: 305-474-8484 / Fax: 305-474-7370
State License: CAC1816239

Tag(s): AHU-4

Unit level options

- Unit size 21

VFD/starter

- Supply fan field provided VFD – ships loose field installed by others, startup by Trane

Coil section (Pos #2)

- 10 rows

Fan section (Pos #4)

- 22.25in. dd plenum, full width, H press
- 1 Fan quantity
- 15 hp

Tag(s): AHU-5

Unit level options

- Unit size 4

VFD/starter

- Supply fan field provided VFD – ships loose field installed by others, startup by Trane

Coil section (Pos #2)

- 6 rows

Fan section (Pos #4)

- 13.5in. dd plenum, full width, H press
- 1 Fan quantity
- 3 hp

2. Furnish and install the following “Basis of Design” **Trane** Variable Air Volume Single Duct Terminal Units system:

Qty	Tag(s)	Model Number	Description
20	VAV	VCCF10	Variable Air Volume Single Duct Terminal
Product Data			
<ul style="list-style-type: none"> • Single duct cooling only terminal • Dual wall with 1" insulation • Trane Symbio 210 Unit Mounted BACnet controller, MSTP Connection • Standard actuator 			



Sunshine State
Air Conditioning - Refrigeration

Ph: 305-474-8484 / Fax: 305-474-7370
State License: CAC1816239

3. Furnish and install the following Electric Duct Heaters System:

Qty	Tag(s)	Description
5	DH	Duct Heaters
<ul style="list-style-type: none"> • Capacity and dimensions as scheduled • SCR control • Cutout safeties 		

4. Furnish and install the following “Basis of Design” Taco Hydronic Pumps.

Qty	Tag(s)	Description
2	CHWP-1, CHWP-2	Close Coupled Vertical Inline Centrifugal Pump(s). Cast Iron Body, Bronze Impeller, Mechanical Seal, Premium Efficient Motor, 208/230/460/3/60
Product Data <ul style="list-style-type: none"> • GPM - 128 • TDH - 80 • HP - 7.5 • RPM - 1750 		

- Demolition of (5) existing AHUs, VFDs, chilled water piping, and ductwork within the mechanical room only.
- Demolition of (20) existing VAV boxes, temperature sensors, and associated components.
- Demolition of (12) existing exhaust fans and associated components.
- Demolition of (4) existing electric duct heaters and associated components.
- Demolition of (5) existing fire dampers and associated components.
- Demolition of (11) existing motorized dampers.
- Demolition of (6) existing louvers with motorized dampers and associated components.
- Run galvanized sheet metal for supply, return and outside air ductwork in accordance with SMACNA standards.
- Run galvanized sheet metal ductwork with 1in Liner for all exposed supply, return and outside air ductwork in the Mechanical Room in accordance with the SMACNA standards.
- Furnish and install (7) Fire Dampers of galvanized construction with gauge sleeves.
- Furnish and install (4) Air flow Measurement Stations by Greenheck model AMD-42 for the AHU's outside air ductwork.
- Furnish and install (5) bipolar ionization system for AHU-1 through AHU-5, as indicated in Note 15 on Drawing M701.



Sunshine State

Air Conditioning - Refrigeration

Ph: 305-474-8484 / Fax: 305-474-7370
State License: CAC1816239

17. Install (5) Duct smoke detectors as required by local code. Provided by electrical contractor.
18. Furnish and install (5) Access Doors for Duct Smoke Detector and Fire Damper.
19. Provide and install (14) exhaust fans with accessories as per schedule.
 - (3) Exhaust fans, tags EF-1, EF-6, and EF-7, model CUE centrifugal direct-drive upblast sidewall exhaust fans. Please note that EF-1 is scheduled as model G-140-VG; however, it cannot be provided as a sidewall and/or grease exhaust fan. The CUE model has been selected instead.
 - (7) Exhaust fans, tags PF-1 through PF-7, model SQ centrifugal direct-drive inline exhaust fans. Please note that PF-3 through PF-7 cannot be explosion-proof while meeting the scheduled performance requirements.
 - (2) Exhaust fan, model SQ centrifugal direct drive inline exhaust fans.
 - (2) Exhaust fan Tag EF-3 and EF-4, EF-6 model GB Miami Dade centrifugal belt drive roof exhaust fans.
20. Furnish and install ASTM A53 Schedule 40 black steel piping for reconnection of existing chilled water lines to the AHUs, limited to the mechanical room only.
21. Furnish and install ASTM A53 Schedule 40 black steel piping for the complete pump trim and hook-up of (2) chilled water pumps only.
22. AHU chiller water pipe shall be insulated with cell foam glass insulation with white ASCM vapor barrier finish.
23. Black steel piping for (2) pump shall be insulated with cell foam glass insulation with vapor barrier finish.
24. Furnish and Install the (2) Suction Diffuser 2" X 2".
25. Furnish and Install the (2) Multipurpose Valve 2".
26. Furnish and Install the (2) ABB 7.5 HP, VFD's with Bypass and Disconnect.
27. Furnish and install (6) Miami-Dade NOA approved mechanical louvers with AMCA 550 VCD-40 motorized damper with 120V as per plans. Include only mechanical louvers.
28. Note that all indoor air handling units will come equipped with required auxiliary drain pans, float switches, vibration isolators, and condensate pumps as required by FBC.
29. Install thermostats as required by drawings.
30. Provide AHU valve package including:
 - (1) Balancing Valve.
 - (1) Wye Strainer.
 - (2) Pete's Plug.
 - (2) Water Pressure Gauges.
 - (2) Thermometer.
 - (1) Motorized valve. (provided by Trane)
31. Install thermostats as required by drawings.
32. Provide Scissor Lift Service.



Sunshine State

Air Conditioning - Refrigeration

Ph: 305-474-8484 / Fax: 305-474-7370
State License: CAC1816239

33. Provide Boom Lift Service.
34. Provide Crane Service.
35. Pull city mechanical permit.
36. Provide Test and Balance report by an independent certified contractor.
37. Start up equipment and check proper operation.
38. The compressor will be guaranteed for a period of five years and one year for labor and parts, starting from the day of installation.
39. Provide a Building Automation System as follows:

Alerton Control System

RaynorCon will provide manpower and installation materials to install a complete control system. All existing conduits and panels will be re-used where possible but re-organized with Panduit and all wiring will be reworked or replaced. Please refer to the Clarifications and exclusion list for details on providing, wiring and mounting of devices.

Building Global Control:

- Upgrade existing building router to new Alerton ACM for network communication
- Map/Connect all ACM building controllers to the Existing City Compass Server in the datacenter
- Pull BACnet MS/TP and MODbus RS485 communication as required.
- Ethernet Network Wiring will be coordinated with Owner's Networking Contractor
- RCI will provide Training as required by specifications

Air Handling Unit (Qty. 4):

RCI will provide, install and wire the following devices unless otherwise noted.

- LCD touchscreen Thermostat with Space Temperature, Humidity and CO2 Sensors
- Supply, Coil, Mixed & Return Air Temperature Sensors
- Return Air Humidity Sensor
- Supply Fan VFD Start/Stop, Alarm, Reference, CT Status, Speed Signal & BACnet Network Connection (VFD by others) (mounting by others)
- Belimo 2-way Characterized Control Valve with Actuator
- Filter Differential Pressure Switch
- High and Low Pressure Limit Switches
- Supply Static Pressure Sensor
- Drain Pan Float Switch
- Outside and Return Air damper spring return actuators with monitored feedback (spring fail to default positions)
- Monitoring of Supply and Return ION Sensor (sensors provided by others, must have 0-10VDC or 4-20ma)
- Relay output to control Bi-polar Ionization System (device provided by others)
- Alerton BACnet DDC Controllers
- New UL508A Listed Enclosure and Control Transformer with New Alerton BACnet



Sunshine State

Air Conditioning - Refrigeration

Ph: 305-474-8484 / Fax: 305-474-7370
State License: CAC1816239

DDC Controller

Dedicated OA Air Handling Unit (Qty. 1 | AHU-5 feeds AHU-1,2,3 & 4):

RCI will provide, install, and wire the following devices unless otherwise noted.

- Supply & Outside Air Temperature Sensors
- Supply Fan Start/Stop and CT Status
- Filter Differential Pressure Switch
- Drain Pan Float Switch
- Outside Air flow Measuring Station (provided and wired only, mounted by others)
- Outside Air damper spring return actuators with monitored feedback (spring fail to default positions)
- Belimo 3-way Characterized Control Valve with Actuator
- New UL508A Listed Enclosure and Control Transformer with New Alerton BACnet DDC Controller

VAVs Variable Terminal units (Qty. 20):

RCI will provide, install and wire the following devices unless otherwise noted.

- LCD touchscreen Thermostat w/ temp/humidity, setpoint adjustment
- Supply Air Temperature Sensor
- Belimo Floating Damper Actuator (field installed)
- Control Transformer (manufacturer provided and factory installed) (must be 75VA minimum to support touchscreen)
- New Alerton BACnet DDC Controllers (field installed)

Mini-Split Air Handling Unit (monitoring only) (Qty. 1):

RCI will provide, install and wire the following devices unless otherwise noted.

- Space Temperature/Humidity Sensor
- BACnet MSTP connection (BACnet integration device provided by others)

Exhaust/Purge Fans (Qty. 12):

RCI will provide, install and wire the following devices unless otherwise noted.

- Fan Start/Stop & CT Status (VFDs and/or Starters provided by others and mounted by others)
- On (6) EFs only - Spring return damper actuators with monitored feedback (spring fail to default positions) (dampers by others)

Other Systems Integration (Chillers, VFDs): Integration / Monitoring

- Device BACnet card provided by others



Sunshine State

Air Conditioning - Refrigeration

Ph: 305-474-8484 / Fax: 305-474-7370
State License: CAC1816239

- RCI will pull BACnet MS/TP communication as required.
- RCI will provide programming and graphics only to display information from these systems. (All monitoring devices, interface cards and points to be provided by device manufacturer via BACnet, RCI excludes any controllers or end devices for these systems)

All equipment side connections in the systems will be by the respective system provider, RCI will coordinate connections and map points only.

EXCLUSIONS

1. Structural reinforcements required to hang or support equipment to be completed by others.
2. All electrical scope to be completed by others.
3. X-rays, cutting and patching of any wall or roof penetrations to be completed by other.
4. Condensate/drain lines including insulation and drywell to be completed by others.
5. Slab or structural reinforcement by others.
6. Fire caulking for any penetration to be completed by others.
7. Permit fees by others.
8. Any work not performed during normal working hours.
9. Bond available upon request as an extra cost.
10. Dumpster and disposal required for demolition work shall be provided by the General Contractor (GC).
11. Disconnect and Motor Starts by electrical contractors.
12. No work is included on the existing main chilled water distribution piping from the chiller. Scope is limited strictly to AHU connection piping within the mechanical room only.
13. One (1) mini-split air handling unit is not shown on the plans and, if required, will be provided at an additional cost.
14. Any work not shown in the proposal above.

TARIFF IMPACT CLAUSE

The parties acknowledge that the current tariffs affecting the US market may influence performance under this Agreement. Due to the ongoing changes and unpredictability of these tariffs, the parties agree as follows:

1. Each party shall use commercially reasonable efforts to perform its obligations under the Agreement, including meeting schedules and completion dates, subject to delays or disruptions caused by tariffs.



Sunshine State
Air Conditioning - Refrigeration

Ph: 305-474-8484 / Fax: 305-474-7370
State License: CAC1816239

2. Each party will comply with any applicable federal, state, or local laws, regulations, or directives concerning tariffs and shall take appropriate actions to manage or mitigate any negative effects of such tariffs on its performance.

3. Each party shall promptly inform the other of any significant tariff-related developments, changes, or delays that affect its ability to perform under this Agreement.

4. If any party's performance is delayed or suspended due to tariffs, the affected party shall be entitled to an equitable adjustment to the project schedule and/or contract price to account for the impact of such tariffs on performance.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner, with payments to be made as follows:

PAYMENTS

Total job is \$ 1,421,400.00

Breakdown:

- HVAC: \$ 1,178,800.00
- Alerton Controls System: \$ 242,600.00

Alternates Identified During Site Visit

1. Demolition of (43) thermally powered diffusers and (20) return air diffusers on the first floor, to be replaced with standard air distribution devices **Add \$ 22,700.00**

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our controls.

Respectfully Submitted By:
Sunshine State Air Conditioning, Inc.

Mauricio Correa

Note - This proposal may be withdrawn by us if not accepted with

=====

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Print Name: _____

Signature _____ Date _____



FS 74 – HVAC Renovation

SUNSHINE BREAKDOWN



Date: 20-Apr-26

PROJECT NAME: Fire Station 74

TO: LEBOLO

SCOPE: Furnish & Install New Air Handler, Pumps, Fans and Louvers

Item	Description	Quantity	Unit Price	Net Amount	Quotes
		Units			
1	Package of (5) Air Handler Unit Equipment, (20) Variable Air Volume Single Duct Terminal Units manufacturer TRANE, and (5) Duct Heaters	1	\$ 266,446.00	\$ 266,446.00	Quote Trane: Air Handler Units (AHU): \$ 219,697.00 VAV: \$ 25,232.00 Duct Heaters: \$ 6436.00 Eq tax: \$ 15,081.00
2	Instrumentations and control system manufacturer ALERTON	1	\$ 242,600.00	\$ 242,600.00	Quote Alerton Controls: \$ 242,600.00
3	TACO Hydronic Pumps	2	\$ 4,387.00	\$ 8,774.00	Quote Diversified Fluids: \$ 8200.00 (only 2 pumps excluding taxes)
4	Black Steel Pipe ASTM A53 SCH40 and 'Accessories (Elb,Tee,Caps,Reduc etc	1	\$ 12,000.00	\$ 12,000.00	-
5	Cell foam insulation	1	\$ 18,000.00	\$ 18,000.00	
6	Valve Package (Balancing valve, wye strainer, pete's plug, Water pressure gauges, temperature Sensors well and termometers including Thermowell, and motorized valve)	5	\$ 4,670.00	\$ 23,349.99	
7	Valve Package (Balancing valve, wye strainer, pete's plug, Water pressure gauges, temperature Sensors well and termometers including Thermowell, and Suction diffuser, Multipurpose valve)	1	\$ 3,481.06	\$ 3,481.06	Quote Diversified Fluids: Valve Package for Pump Suction diffuser: \$ 675.00 (excluding taxes) Multipurpose valve: \$ 950.00 (excluding taxes) Rest of Valve Package for Pump: \$ 1629.00
8	ABB 7.5 HP, VFD's with Bypass and Disconnect	2	\$ 3,424.00	\$ 6,848.00	Quote Diversified Fluids: 2 VFD - \$ 6400.00 (excluding taxes)
9	BMK Inertia Bases with 1" Deflection	2	\$ 1,284.00	\$ 2,568.00	Quote Diversified Fluids: \$ 2400.00 (excluding taxes)
10	Chiller Line Pump Supports	1	\$ 5,000.00	\$ 5,000.00	
11	Sheet Metal Ductwork (Elbow & Ductwork Tranmsition)	1	\$ 30,495.00	\$ 30,495.00	Quote Usa Sheet metal: \$ 28,500.00 (excluding taxes)
12	Package of (2) Motorized dampers and (7) Fire dampers.	1	\$ 5,842.20	\$ 5,842.20	Quote Stan Weaber SW: \$ 5460.00 (excluding taxes)
13	Combination air flow measuring station and low leakage control damper.	4	\$ 4,207.78	\$ 16,831.10	Quote Stan Weaber SW: \$ 15,730.00 (excluding taxes)
14	Package of exhaust fans, kitchen supply fans, and make-up (fresh/pure) air fans — 14 total.	1	\$ 85,685.60	\$ 85,685.60	Quote Stan Weaber SW: \$ 80,080.00 (excluding taxes)
15	Miami-Dade hurricane rated extruded aluminum stationary drainable blade louvers with birdscreen, with AMCA 550 VCD-40 motorized damper with 120V, and color finish as selected by	6	\$ 8,779.35	\$ 52,676.10	Quote Stan Weaber SW: \$ 49,230.00 (excluding taxes)(6 louvers with motorized damper (not included in Trane quote).
16	Package of (5) Bi-polar ionization system for AHU	1	\$ 5,885.00	\$ 5,885.00	Quote Stan Weaber SW: \$ 5500.00 (excluding taxes)
17	Test & Balance	1	\$ 11,585.00	\$ 11,585.00	Quote Engprotech: \$ 11,585.00
18	Water Treatment and Glycol	1	\$ 12,500.00	\$ 12,500.00	
Total Materials				\$ 810,567.06	

	Labor	Labor/hrs.	Hrs/Day	Days	hrs.	\$/hrs	\$	
1	Pipe fitter Air Handling unit assemble and installation.	3	8	46	1112	\$ 120.00	\$ 133,440.00	
2	Pipe fitter Worker Demo Existing Air Handler Units & Pump	3	8	15	370	\$ 120.00	\$ 44,400.00	
3	Chiller Water Lines Insulators	3	8	20	494	\$ 120.00	\$ 59,280.00	
4	Sheet Metal Worker Day work Air Handling Unit, VAV Installation, Fans, and louvers	3	8	36	865	\$ 120.00	\$ 103,800.00	
Total Labor							\$ 340,920.00	
1	Crane Service, Fork Lift Telehandler, 20ft Storage Container				1	20000	\$ 20,000.00	
2	Submittal and Mobilization				1	30000	\$ 30,000.00	
3	Preparation and submission of shop drawings, permit procurement, and a contingency allowance for unforeseen conditions and revisions.				1	34513	\$ 34,513	Preparation and submission of shop drawings: \$ 11,504.00 Permit procurement: \$ 11,505.00 Contingency allowance for unforeseen conditions and revisions: \$ 11,504.00
Total General Conditions							\$ 84,512.94	
Subtotal Labor + Materials							\$ 1,236,000.00	
Overhead and profit (15%)							\$ 185,400.00	
TOTAL							\$ 1,421,400.00	



FS-74 – HVAC Renovation

SCOPE OF WORK AND COST CLARIFICATION

Email #01 - Scope Clarification

From: Miguel Agreda <magreda@STATEAC.COM>
Sent: Monday, April 20, 2026 11:12 AM
To: Maria Manjon; Mauricio Correa; Leila De La Osa
Cc: Michael La Chapelle; Ana Caple; Juan Mendez; Randy Lebolo
Subject: Re: FS 74 GMP Review

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for taking the time to review the package. Please see below some clarifications to help address the comments:

Item 1 – Equipment Cost

The value shown is based on TRANE equipment package. We are open to reviewing VE options; however, any alternatives would need to be reviewed and approved by the EOR.

That said, achieving a cost significantly lower than the Trane equipment may be challenging, as these units are custom-built. In fact, due to space constraints, two of the units will need to be delivered in sections and assembled on site.

Item 4 – Black Steel Piping

We understand that the piping cost may seem high. This scope includes more than a typical replacement; we will be dismantling five (5) mechanical rooms to remove existing equipment and installing a new system.

This includes replacement of piping, valves, and associated components within the mechanical rooms.

Item 6 – Valve Packages

The quantity of five (5) valve packages corresponds to the five (5) AHUs. Additionally, there is one (1) separate valve package associated with the pump system.

There are no duplicate sets of ball valves included.

Fans

Fans are not included under the Trane scope, as they are part of a separate package; this is part of the SW package.

Overall Scope

Just to clarify, the overall cost reflects the full scope of work, including:

- Replacement of all VAV units (with required ductwork modifications)
- Replacement of AHUs and associated mechanical room work
- Replacement of the pump package

We understand there may have been some confusion in the initial description, and we will update to reflect the amount of hour. Leila will send a separate email including the SW quote and an excel file with comments and corrections.

Thank you!

Email #02 - Scope Gaps and Labor Considerations

From: Miguel Agreda <magreda@STATEAC.COM>
Sent: Wednesday, April 15, 2026 12:42 PM
To: Maria Manjon <memanjon@Lebolo.com>; Randy Lebolo <rlebolo@lebolo.com>
Cc: Mauricio Correa <mcorrea@STATEAC.COM>; Leila De La Osa <leila@STATEAC.COM>
Subject: Fire Station 74 Material & Labor

Hi Maria & Randy,

After reviewing the excel file and our HVAC proposal, we would like to highlight several key scope gaps and labor considerations that significantly impact the overall cost and execution of the project.

1. Missing Material Scope in Other Proposals

The following critical components are not included in the competing quotes:

- (2) Variable Frequency Drives (VFDs) associated with the chiller pumps
- (2) Suction diffusers and triple-duty valve packages for pump systems
- (5) Air Handler unit valve package (Circuit setter, strainers, gauges, thermowells, ball valves motorized valves and sensors installation)
- (5) Bipolarization ionization systems, including associated sensors
- (4) Airflow monitoring stations (*not included in controls scope; must be carried separately*)
- (7) Fire dampers
- (6) Louvers
- (14) Fans (Price assumed TRANE providing fans which is incorrect this item only add approximate 85,685.60)
- Testing & Balancing (TAB) subcontractor 11,585.00
- Glycol fill and chemical treatment (*to be performed after project completion*) 12,500.00

These items are essential for a complete and functional system, and their exclusion creates a significant discrepancy in overall project cost.

NOTE: Please check the breakdown & Vendors quotes to understand missing materials.

Email #02 - Scope Gaps and Labor Considerations

2. Labor Scope Discrepancy

The labor allowances shown in the excel file do not reflect the actual field conditions or scope of complexity.

For each AHU replacement, the work requires coordination of multiple discipline:

- Pipefitters
 - Reworking chilled water piping in the mechanical room.
 - Installing new valve packages and connections.
- Sheet Metal Workers
 - Modifying and replacing ductwork due to different unit configurations
 - Adapting existing systems to new equipment
- HVAC Technicians
 - Assembling AHUs in sections due to space constraints
 - Setting and installing units in restricted areas

Based on real project conditions, we estimate ~240 labor hours per unit minimum, which is significantly higher than the \$1,000 per unit allowance indicated in their analysis.

This does not include overhead, supervision, logistics, or coordination efforts.

3. Phasing & Operational Constraints

This is an active building, and the work must be executed in multiple phases to maintain operations.

Additionally:

- (2) AHUs are located on the roof, in the same area as the chiller pump replacement
- Work must be staged carefully to minimize downtime
- This condition introduces additional labor, coordination, and duration impacts

These factors are not reflected in their analysis.

4. VAV System Impact

The VAV system scope also appears underestimated:

- New VAV units differ from existing models
- Requires ductwork modifications and new insulation
- Adaptation to existing conditions adds significant labor and material scope

These items are not clearly included in their analysis.

5. Conclusion

Due to the missing materials and underestimated labor; at this stage, we are not comparing apples to apples. A fair comparison would require:

- Inclusion of all system components listed above
- Adjustment of labor hours to reflect real field conditions
- Consideration of phasing and operational constraints

Please let us know how you would like to proceed.

Thank you!

Miguel A. Agreda

Professional Engineer 100900

Ph: 305 474 84 84





FS 74 – HVAC Renovation

MATERIAL BACK UP



TRANE BACK UP



Proposal

Proposal is valid for 15 days.

Customer must obtain credit approval and release order to production within 60 days of proposal date.

**PROPRIETARY AND CONFIDENTIAL PROPERTY OF Trane U.S. Inc.
DISTRIBUTION TO OTHER THAN THE NAMED RECIPIENT IS PROHIBITED**

Prepared For: Sunshine State Air Conditioning

Date: March 18, 2026

Job Name:

Hollywood Fire Station 74 AHU replacement

Proposal Number: H6-252042-49515-1

Opportunity ID: 8378396

Delivery Terms:

Freight Allowed and Prepaid - F.O.B. Factory

Payment Terms: Net 30 Days

Trane U.S. Inc. is pleased to provide the following proposal for your review and approval.

Tag Data - Performance Climate Changer (CSAA) (Qty: 5)

Item	Tag(s)	Qty	Description	Model Number
A1	AHU-1	1	Performance Climate Changer (CSAA)	CSAA012UA
A2	AHU-2	1	Performance Climate Changer (CSAA)	CSAA012UA
A3	AHU-3	1	Performance Climate Changer (CSAA)	CSAA008UA
A4	AHU-4	1	Performance Climate Changer (CSAA)	CSAA021UA
A5	AHU-5	1	Performance Climate Changer (CSAA)	CSAA004UA

ALL UNITS

Unit level options

- UL listed unit with 6in. integral base frame
- Corrosion protection coating
- Field Provided Electrical by others (motors, lights, controls)
- Red brass coil connections
- 460/3

Controls

- No factory mounted controls

Warranty

- 5 years parts labor warranty – whole unit

Filter section

- Door- right side
- 2in./4in. combo w/ space for dual sensor
- 4in. cartridge - standard (Field Installed) (1 set)
- 2" Pleated media (Field Installed) (1 set)

Coil section

- Chilled water coil, stainless steel drain pan

Item: A1 Qty: 1 Tag(s): AHU-1**Unit level options**

Unit size 12

VFD/starter

Supply MI control pnl w/bypass

Coil section

10 rows

Fan section

17.7 impeller fan full width

1 Fan quantity

Item: A2 Qty: 1 Tag(s): AHU-2**Unit level options**

Unit size 12

VFD/starter

Supply fan field provided VFD – ships loose field installed by others, startup by Trane

Coil section

10 rows

Fan section

20in. dd plenum, full width, H press

1 Fan quantity

7.5 hp

Item: A3 Qty: 1 Tag(s): AHU-3**Unit level options**

Unit size 8

VFD/starter

Supply fan field provided VFD – ships loose field installed by others, startup by Trane

Coil section

8 rows

Fan section (Pos #4)

15in. dd plenum, full width, H press

1 Fan quantity

5 hp

Item: A4 Qty: 1 Tag(s): AHU-4**Unit level options**

Unit size 21

VFD/starter

Supply fan field provided VFD – ships loose field installed by others, startup by Trane

Coil section (Pos #2)

10 rows

Fan section (Pos #4)

22.25in. dd plenum, full width, H press

1 Fan quantity

15 hp

Item: A5 Qty: 1 Tag(s): AHU-5

Unit level options

Unit size 4

VFD/starter

Supply fan field provided VFD – ships loose field installed by others, startup by Trane

Coil section (Pos #2)

6 rows

Fan section (Pos #4)

13.5in. dd plenum, full width, H press

1 Fan quantity

3 hp

NOT INCLUDED: Installation/rigging/startup/training/supervision, warranty beyond Trane standard or as listed above, power wiring, thermostats, smoke detectors, mixing box, dampers, AFMS, filter gages, secondary drain pans, marine lights, UV lights, electrical junction box, external vibration isolation, extra materials/filters, any material or labor not specifically described in this proposal.

Tag Data - Variable Air Volume Single Duct Terminal Units (Qty: 20)

Item	Tag(s)	Qty	Description	Model Number
B1	VAV	20	Variable Air Volume Single Duct Terminal	VCCF10

Single duct cooling only terminal

Dual wall with 1" insulation

Trane Symbio 210 Unit Mounted BACnet controller, MSTP Connection

Standard actuator

5 years parts labor warranty – whole unit

NOT INCLUDED: Installation/rigging/startup/training/supervision, warranty beyond Trane standard or as listed above, power wiring, quick ship, sound attenuators, hanging hardware, duct fittings or specialties, bottom access, any material or labor not specifically described in this proposal.

Quantity Five (5) Duct Heaters

Capacity and dimensions as scheduled

SCR control

Cutout safeties

NOT INCLUDED: Installation/rigging/startup/supervision, system controls, hanging hardware, duct specialties, and training.

TRANE CONTROL SYSTEM

System Control

- Provide a Trane Tracer SC+ based central Building Automation System (BAS) complete with custom graphics and SC software licenses for control and monitoring of the scope of work below. System interface to be web based with user access via any standard internet browser.

Chilled Water System

- Controllers and sensors as needed for specified system control
- (5) Communication interface to chiller controller
- (2) CHW Pump S/S, Status, Speed
- (2) CHW Flow sensors
- (5) CHW Isolation Valves
- (3) CHW Differential Pressure Transmitter.
- Bypass CHW Valve
- Outside Air Temperature and Humidity sensors

Notes:

- Plans call for steel piping and therefore grounding of the electromagnetic flow meter will not be required. If the piping is changed to a nonconductive material, this will result in added costs of grounding equipment and installation.
- Cost to put taps, patch the insulation and to run the copper piping for the remote DPTs by Mechanical Contractor.

(3) MZ VAV Air Handling Units w/ CHW Cooling Coils (AHU-2, AHU-3, AHU-4)

- Controllers and sensors as needed for specified system control
- Supply Fan S/S, Status, Speed and BACnet
- Outside air flow monitoring station
- Outside and return air damper actuators
- CHW control valve
- Supply Duct Static Pressure Transmitter
- Electric Duct SCR Heater (DH-2-1, DH-3-1, DH-4-1, DH-4-2)
- (2) Ion Sensors
- Bipolar Ionization Bar On/Off (Bar by others)
- Building Differential Pressure Transmitter

(1) SZ VAV Air Handling Units w/ CHW Cooling Coils (AHU-5)

- Controllers and sensors as needed for specified system control
- Supply Fan S/S, Status and Speed
- Air flow monitoring station
- Air damper actuators
- CHW control valve
- (2) Ion Sensors
- Bipolar Ionization Bar On/Off (Bar by others)
- Building Differential Pressure Transmitter
- Zone Temperature, Humidity and CO2 sensors

(1) CV Air Handling Units w/ CHW Cooling Coils (AHU-1)

- Controllers and sensors as needed for specified system control
- Supply Fan S/S and Status
- Outside Air flow monitoring station
- Outside and Return Air damper actuators
- CHW control valve
- Electric Duct SCR Heater (DH-1-1)
- Building Differential Pressure Transmitter
- Zone Temperature, Humidity and CO2 sensors

(20) VAV Terminal Units

- Controllers and sensors as needed for specified system control
- Zone temperature, humidity and CO2 sensors

(12) Exhaust Fans (EF-2, EF-3, EF-4, EF-6, EF-7, PF-1, PF-2, PF-3, PF-4, PF-5, PF-6, PF-7)

- Current sensing relays for start/stop and status
- Software interlock as needed

Clarifications:

- Based on Mechanical drawings dated (3/6/26).
- This system includes Trane’s Synchrony 6.1 software which includes an ASHRAE 15 compliant sequence for variable air systems requiring A2L mitigation.
- **Division 26 contractor to provide 120-volt power or above to all DDC controllers**
- Installation based on plenum rated cable. Conduit where required by code only. Excludes special provisions of any kind to accommodate wiring located in inaccessible locations.
- Standard production & delivery cycles.
- All work to be performed during normal working hours.
- Floor plan CAD files to be provided by Mechanical Engineer.
- Building LAN drops for the BAS system are necessary and provided by others.
- Roof and walls penetrations if needed will be done by others.
- This scope of work is based on Trane supplied mechanical equipment (i.e., AHU’s, terminal units, etc.).

Exclusions:

- All wiring at or above 110/120 volts.
- Provision and or programming of computer hardware of any kind. System interface to be achieved through standard internet browser on owner provided equipment.
- Work, material, and labor associated with Kitchen Hood, Ansul Systems (fire suppression system) and Kitchen Exhaust/Supply Fans interlocks.
- Work, material, and labor associated with Exhaust Fans, Supply Fans other than the ones indicated above
- **Any work associated with power wiring to VAV Boxes. Power is above 120 volts as shown in schedules and will be wired by Electrical Contractor**
- **Provisions for Davis-Bacon Act or prevailing wages scales**
- Participation in OCIP & CCIP insurance programs.
- Trenching or directional boring of any kind.
- Roof and floors penetration and sleeving
- Mechanical Equipment Startup.
- Provision and installation of Thermostat Guards.
- Provision and installation of Dampers.
- Provision of labels and nameplates to identify controls components.
- Ceiling access panels or duct access panels to service controls equipment.
- **Furnishing, installing, controlling, monitoring or wiring of smoke dampers, combination fire/smoke dampers, actuators, reset stations, duct detectors, smoke detectors, or other fire alarm or smoke control system devices.**
- Installation of valve bodies, flow sensors, flow meters, wells, gauges, or pressure taps.
- Furnishing, installing, or power wiring of VFDs and starters.
- This scope of work does not include ASHRAE 15 Compliance for equipment not included in this proposal
- Service and Warranty Maintenance.

Any scope of work not specifically outlined above.

Total Net Price (including sales tax) \$ 562,083

-ADD to provide prevailing wages for controls labor +\$38,315

BC Balko, Corey <Corey.Balko@trane.com>
To: Miguel Agreda; Mauricio Correa
Cc: Varela, Vivian <vvvarela@trane.com>; Ricardo Castillo; Andres Correa; Leila De La Osa

☺ Reply Reply all Forward

Thu 4/9/2026 6:15 PM

Flagged

Some content in this message has been blocked because the sender isn't in your Safe senders list.

Trust sender Show blocked content

Afternoon Miguel,

Please see below breakdown.

duct heaters	\$6,436.00
AHUs	\$ 219,697.00
VAV	\$25,232.00
eq tax	\$15,081.00
Controls	\$295,637.00
Total	\$ 562,083.00

Sincerely,

Corey Balko
Account Manager
Trane Commercial Systems
6965 Vista Pkwy N #11,
West Palm Beach, FL 33411
Cell: (954) 849-6622
Email : corey.balko@trane.com



RAYNOR CONTROLS BACK UP

RaynorCon (RCI) now submits the following proposal for the project referenced above. Scope of work listed is based on Alerton Controls connected to the City of Hollywood Compass Server front-end in the city's datacenter and Mechanical plans generated by SGM Engineering labeled 90%, dated 03-06-2026. RaynorCon will provide manpower and installation materials to install a complete control system. All existing conduits and panels will be re-used where possible but re-organized with Panduit and all wiring will be reworked or replaced. Please refer to the Clarifications and exclusion list for details on providing, wiring and mounting of devices.

BUILDING GLOBAL CONTROL:

- Upgrade existing building router to new Alerton ACM for network communication
- Map/Connect all ACM building controllers to the Existing City Compass Server in the datacenter
- Pull BACnet MS/TP and MODbus RS485 communication as required.
- Ethernet Network Wiring will be coordinated with Owner's Networking Contractor
- RCI will provide Training as required by specifications

MULTI-ZONE VAV AIR HANDLING UNIT (Qty. 3) AHU-2,3,4:

RCI will provide, install and wire the following devices unless otherwise noted.

- Supply, Coil, Mixed & Return Air Temperature Sensors
- Return Air Humidity Sensor
- Supply Fan VFD Start/Stop, Alarm, Reference, CT Status, Speed Signal & BACnet Network Connection (VFD by others) (mounting by others)
- Belimo 2-way Characterized Control Valve with Actuator
- Filter Differential Pressure
- High and Low Pressure Limit Switches
- Supply Static Pressure Sensor
- Building Pressure Sensor
- Drain Pan Float Switch
- Outside and Return Air damper spring return actuators with monitored feedback (spring fail to default positions)
- Monitoring of Supply and Return ION Sensor (sensors provided by others, must have 0-10VDC or 4-20ma)
- Relay output to control Bi-polar Ionization System (device provided by others)
- Alerton BACnet DDC Controllers
- New UL508A Listed Enclosure and Control Transformer with New Alerton BACnet DDC Controller

CONSTANT VOLUME AIR HANDLING UNIT (Qty. 1) AHU-1:

RCI will provide, install and wire the following devices unless otherwise noted.

- LCD touchscreen Thermostat with Space Temperature, Humidity and CO2 Sensors
- Supply, Coil, Mixed & Return Air Temperature Sensors
- Return Air Humidity Sensor
- Supply Fan VFD Start/Stop, Alarm, Reference, CT Status, Speed Signal & BACnet Network Connection (VFD by others) (mounting by others)
- Belimo 2-way Characterized Control Valve with Actuator
- Filter Differential Pressure
- High and Low Pressure Limit Switches
- Building Pressure Sensor
- Drain Pan Float Switch
- Outside and Return Air damper spring return actuators with monitored feedback (spring fail to default positions)
- Monitoring of Supply and Return ION Sensor (sensors provided by others, must have 0-10VDC or 4-20ma)
- Relay output to control Bi-polar Ionization System (device provided by others)
- Alerton BACnet DDC Controllers
- New UL508A Listed Enclosure and Control Transformer with New Alerton BACnet DDC Controller

SINGLE ZONE VAV OUTSIDE AIR HANDLING UNIT (Qty. 1) AHU-5:

RCI will provide, install, and wire the following devices unless otherwise noted.

- Supply, Coil, Mixed & Outside Air Temperature Sensors
- Supply Fan VFD Start/Stop, Alarm, Reference, CT Status, Speed Signal & BACnet Network Connection (VFD by others) (mounting by others)
- Filter Differential Pressure
- High and Low Pressure Limit Switches
- Drain Pan Float Switch
- Supply Air flow Measuring Station (provided and wired only, mounted by others)
- Outside Air flow Measuring Station (provided and wired only, mounted by others)
- Outside Air damper spring return actuators with monitored feedback (spring fail to default positions)
- Monitoring of Supply and Return ION Sensor (sensors provided by others, must have 0-10VDC or 4-20ma)
- Belimo 3-way Characterized Control Valve with Actuator
- New UL508A Listed Enclosure and Control Transformer with New Alerton BACnet DDC Controller

VAVs Variable Terminal units (Qty. 20):

RCI will provide, install and wire the following devices unless otherwise noted.

- LCD touchscreen Thermostat with Space Temperature, Humidity and CO2 Sensors
- Supply Air Temperature Sensor
- Belimo Floating Damper Actuator (field installed)
- Control Transformer (manufacturer provided and factory installed) (must be 75VA minimum to support touchscreen)
- New Alerton BACnet DDC Controllers (field installed)

MINI-SPLIT AIR HANDLING UNIT (monitoring only) (Qty. 1):

RCI will provide, install and wire the following devices unless otherwise noted.

- Space Temperature/Humidity Sensor
- BACnet MSTP connection (BACnet integration device provided by others)

EXHAUST/PURGE FANS (Qty. 12):

RCI will provide, install and wire the following devices unless otherwise noted.

- Fan Start/Stop & CT Status (VFDs and/or Starters provided by others and mounted by others)
- On (6) EFs only - Spring return damper actuators with monitored feedback (spring fail to default positions)(dampers by others)

Other Systems Integration (Chillers, VFDs):

Integration / Monitoring

- Device BACnet card provided by others
- RCI will pull BACnet MS/TP communication as required.
- RCI will provide programming and graphics only to display information from these systems.
(All monitoring devices, interface cards and points to be provided by device manufacturer via BACnet, RCI excludes any controllers or end devices for these systems)

All equipment side connections in the systems will be by the respective system provider, RCI will coordinate connections and map points only.

Clarifications

- RCI will furnish engineering diagrams, submittals and final record documentation per the project.
- RCI will furnish Software Licensing and GUI for the Alerton System via the Existing FPL Tridium Front-end in their Datacenter.
- RCI excludes controls for the following items: Ductless Split Systems, CRAC Split System, except for monitoring as required.
- Control items not provided by RCI, must have programming, set-up, and configuration to be provided by unit manufacturer.
- Mounting of mechanical devices on pipes or ductwork shall be by the others.
- **Lighting control system with BACnet or Modbus for monitoring and control by BMS to be provided by others. RCI excludes all lighting contactors and end devices for lighting system.**
- Any additional information requested by the customer is not part of this proposal.
- 120 VAC power, Emergency Power and UPS backed up Power to be provided by others where required.
- One-year for labor and workmanship is included.
- Mounting of Thermowells, Flow meters & mounting kit, Control Valves, Wet DP connectors, Air Flow Stations, and other mechanical devices on pipes or ducts shall be by mechanical contractor.
- RCI installers will mount the following types of devices: Control Panels, Duct Sensor, Duct Static sensors, Zone Sensors, Relays, Current Sensors, Damper Actuators (non FSD), DP Switches, Transformer for BMS use where applicable.
- Installation of low voltage wiring in conduit where exposed, plenum rated in concealed spaces is included.
- Patching, painting, removal/replacement of ceiling tiles or other general contracting work is not included.
- RCI assumes that all VAV Controllers will be factory mounted and wired with the exception of communication, supply air temp and tstat.
- **Furnishing or installing of control dampers, automatic louver dampers or fire smoke dampers is not included.**
- **Furnish, mounting or installation of VFD's or starters is not included.** Motor controllers, starters & HOA switches are not included.
- Control of any equipment other than identified above shall be at an additional cost.
- Fire alarm and detection system indicating devices, initiating devices, shutdown devices, smoke detectors, duct smoke detectors and associated wiring are not included. RCI excludes all items associated with Smoke Control, Fire Smoke Dampers and Fire Alarm.
- Water or air Test and Balance shall be by others.
- The work shall be performed during normal working hours between 7:30am thru 4:00pm.
- RCI shall provide a complete electrical installation of all points listed under "Scope of Work" by a licensed installer.
- Cost associated with performance and payment bonds are additional.
- Cost associated with pulling a permit and cost of permit is excluded

Terms: RaynorCon (RCI) quotes this work to be in compliance with the plans and specifications unless otherwise noted or agreed upon. RCI requires an AIA subcontract agreement or written Purchase order with the terms of this scope attached to it in order to begin work. We require a Contract before submittals can be started. Submittals constitute significant work and will be billed accordingly. RCI will not enter into a paid when paid contract, Invoices are due within 30 days from the date of invoice. RaynorCon will not be responsible for Control or electrical work outside of the specific referenced section in the project manual/specifications for controls. Unless detailed in this quote we exclude all other work in divisions 15, 23 & 25, which embodies control, or electrical work not detailed in the divisions 15, 23 & 25 control section

Guarantee: Our work is guaranteed for a period of one year from the date of completion. We propose to perform the work as stated in accordance with the job description, specifications, and plans submitted and complete all installation in a workmanlike manner by a licensed Electrical Contractor. This proposal is valid for thirty (30) days.

Total Price **\$ 242,600.00**

If you have any questions, please call.
Best Regards, Bob Raynor Jr. - Sales Engineer