

Quote Document

Project Name: HVAC Replacement in Server Room at Village Hall.
Location: Village Hall, 12300 Forest Hill Blvd., Wellington, FL 33414

Business Name: Precision Air Systems

Contact Person: Joe Brown

Address: 11101 South Crown Way #2, Wellington, FL 33414

Phone Number: 561-791-3980

E-mail Address: joe@precisionairsystemsinc.com

FID Number: 65-0480483

Project	Total Project Cost
*HVAC Replacement in Server Room at Village Hall	\$ 124,485.00

***Please provide a breakdown to include labor and material costs as a separate attachment.**

BIDDER/CONTRACTOR understands that contractor will be paid based upon work actually performed and accepted by Wellington. Price shall include all labor, materials, transportation, equipment, fuel and all other items necessary to complete the work. All items incidental to or necessary for the completion of the project shall be included in the price.

PROPOSAL

April 8, 2026	<u>Billing Address</u>	<u>Service Address</u>
		Village of Wellington – City Hall 12300 Forest Hill Blvd. Wellington, FL 33414

Project: HVAC Replacement in Server Room

Precision Air Systems, Inc. will furnish all equipment and labor for the HVAC replacement in the Server Room based on RFQ #2026-01/ER dated 3/13/2026 and Addendum #1 dated 4/6/2026.

Material Price: \$91,077.27 + 10% = \$100,185.00
 Labor 180 hours at \$135.00/hour= \$24,300.00
Total Price: \$124,485.00

Pricing is based on School District of Palm Beach County Contract 26C-34V

<u>Proposal Notes:</u> Nothing is included that's not specifically mentioned in the above scope of work.
<u>General Conditions:</u> 1. Proposal based on regular working hours of Monday-Friday from 8:00 am – 4:30 pm 2. Proposal valid for 30 days
<u>Payment Terms:</u> Due upon completion.

If you should have any questions concerning this proposal or if we may be of any further assistance, please do not hesitate to contact us on p561-791-3980.

Proposal provided by:

Proposal and terms accepted by:

 Joe Brown, Account Manager

 Signature

 Print Name, Title

 Date

 PO #

Council

Michael J. Napoleone, Mayor
Tanya Siskind, Vice Mayor
John T. McGovern, Councilman
Maria Antuña, Councilwoman
Amanda Silvestri, Councilwoman

Manager
Jim Barnes

April 6, 2026

REQUEST FOR QUOTES #2026-01/ER
HVAC Replacement in Server Room at Village Hall

All quotes should be submitted via e-mail to Emma Ramirez at eramirez@wellingtonfl.gov , no later than **April 9, 2026 at 2:00 pm. local time.**

Addendum should be signed and submitted with Quote Document.

Addendum One
Project Clarifications and Questions & Answers

Clarification 1: All IT servers and equipment must be protected from dust and debris, please ensure to utilize plastic visqueen sheeting coverings. The visqueen walls should be added and reinforced/secured (large area needs structured lattice work to maintain the structure of the plastic and not rip and/or move and suffocate the servers), and utilize the Air Scrubber specified on the REV1 Plan. The visqueen should not be placed too close to the front of the servers to avoid a vacuum effect; contractor should place visqueen at least a meter off the front of servers.

Village Hall is on a generator/building UPS battery back-up, contractors should be careful what is shut-off. If there's back feed, this will electrocute the generator and/or generator controls. Also, for the altaire AC (back-up cooling) next to the HVAC, when the power is shut-off, the contractor should ensure the altaire AC runs on the UPS battery back-up.

Also, during the shut-down of the HVAC system, there should be positive shut-off on the chiller side so there is no leakage.

Extra cooling should not be needed as long as the DOORS ARE CLOSED. If the doors need to be propped open longer than 15-20 minutes (no longer than 20 minutes), we will need an additional AC, please ensure to notify Public Works.

Please note: The server room has No Drains for water/liquids. All Liquids must be thoroughly drained prior to cutting and removing pipes. If there is leakage during the shut-down, the contractor should ensure there is a water barrier/water damns around the work area or servers to protect IT servers/equipment.

Clarification 2: The newer HVAC units are back-side vs. side-return, contractors should gauge their distance from the wall for piping. Contractors should use their professional judgement and review the plans, a stand will need to be purchased with the assembly model number provided on the plans, this also includes a drip pan. It's crucial the plans are followed and the stand is ordered.

Clarification 3: See roof photos provided in One Drive folder. Please note, there will be a smaller footprint on the pedestal that is currently existing. The lift point for the frame will be towards the back of the building, not the front of the building. The lift needed for condenser equipment should be parked in the back of the building for a minimal amount of time. The only access to the roof is through the back hatchway ladder. The roof measurement photo includes the size of the parapet wall and the measurement from the center of the unit to the parapet wall.

Question 1: How do we turn on a torch inside this room?

Response: The Village will call the fire monitoring company. During the project working hours, the Village will have the fire monitoring shut-off, and the vendor shall bring fire extinguishers during this time.

Question 2: Are any special fittings recommended for the cooper side?

Response: The Village prefers grazing.

Question 3: While the HVAC system is down, will the altaire system have the capability to keep the servers cool?

Response: Extra cooling should not be needed as long as the DOORS ARE CLOSED. If the doors need to be propped open longer than 15-20 minutes (no longer than 20 minutes), we will need an additional AC, please ensure to notify Public Works.

Question 4: Will this project take place outside of working hours?

Response: Project will occur during regular business hours; Monday – Friday 7 am. to 5 pm.

Question 5: For the control and power wiring, what is the wiring and gauge wiring connected to the condenser?

Response: Please follow the manufacturer requirements for the new system that is provided because if there is a distinct difference in the control wiring, it may impact the control ability on how the system functions.

Question 6: There is current power wiring, inter-lock, canbus cable, do you know how much wiring needs to be ran to see if it's already existing?

Response: Based on drawings, scale off and add extra for rounding.

Question 7: Do you know the distance from the site location to the condenser?

Response: Please see roof measurements picture.

Question 8: Are there elevators to bring the unit inside?

Response: There are elevators in the back side of the building. Please notify the Village prior to bringing the unit inside so protective matting may be placed inside the elevator. The unit will be brought upstairs, the same way we entered the server room. The unit will fit inside the door. If needed, the door can come off, but the door frame will remain. The condenser will be taken upstairs to the roof.

Question 9: What is the gauge for the wire in the condenser because it may change due to the Liebert unit?

Response: The panel schedule has the conductors, ground wires, neutrals, circuit breaker size, wire gauge, local disconnect for the existing (built reuse/refuse), contractors should follow the panel schedule. The plans include the existing service and what the new service requires.

Question 10: In addition to the pictures of the roof and condenser, we'll need pictures of the disconnect and any stands that the existing condenser is on – we'll need those measurements as well.

Response: Please scale off the plans, the plans were completed to scale. The existing stands will support the new unit and we're going from a 2-fan condenser to a single fan condenser.

Question 11: Will the new unit be a single shade, therefore there will be a discharge in the liquid line which will be demolished?

Response: Yes, it will be removed.

Question 12: Do you know the breaker size for the current unit and door sizes?

Response: Attendees took pictures of the electrical panel. Per the manufacturer details the Liebert unit is 32 and 5/8's by 31 and 5/8's and should fit perfectly through the smallest door which is 36 inches, the remaining doors are 1 double door and 1 elevator size door.

Question 13: Will the liquid lines remain the same size?

Response: Please check with the manufacturer requirements.

Question 14: Is floor protection needed when equipment is being transported in/out?

Response: Yes.

Question 15: Are you keeping the current HVAC unit or getting rid of it.

Response: The contractor can dispose of the unit.

Question 16: If the load and line going to the unit is good, does it need to be replaced?

Response: No.

Question 17: What is the expected timeframe for project completion?

Response: Between 5 to 7 days, start and finish.

Question 18: Do we want construction filters on the back-up systems and any recommendations on how to wrap the plastic around IT equipment?

Response: Yes, there should be construction filters on the return(s) and no dust should be pulled into the IT server equipment. The work site should be treated like a hospital. Please refer to Clarification #1 for detailed instructions. Also, an Air Scrubber has been identified on REV1 PLAN.

Question 19: Will the building automation be disconnected prior to removing the unit? This way the contractor doesn't cut wires that need to be attached to the new unit.

Response: This will be coordinated with Marco Roselli and the Village Hall maintenance staff who will call the building management system vendor to disconnect and reconnect.

Question 20: For the line wiring coming into the unit, are the other conduits on life safety or which ones are going up to the condenser? The new unit requires an interlock and conduit needs to be ran into another set; canbus and interlock is required. An electrician may be needed.

Response: There is an existing goose neck that has all the utilities going up to the roof top unit, so the exact same routing will be used for the new installation. There are no extra roof incursions anticipated, it's all the same routing.

Question 21: How will the permit be handled?

Response: The contractor will place the permit and the Village will pay for the permit.

Question 22: Is Liebert the only accepted brand or can we use an equivalent or better?

Response: Liebert is the only accepted brand.

Question 23: What are the requirements for submission?

Response: Please refer to the quote document, plans and this RFI.

Question 24: Are you requiring hardcopies to be delivered?

Response: No, quotes should be submitted via e-mail to Emma Ramirez at eramirez@wellingtonfl.gov, no later than **April 9, 2026 at 2:00 pm. local time**, utilizing the quote document sheet provided.

Question 25: Please confirm whether the scheduled Liebert/Vertiv equipment is basis-of-design only or if approved equals will be accepted. If equals are allowed, please provide the approval requirements.

Response: No equals are accepted, only the specified Liebert unit.

Question 26: Please confirm the final required model numbers and factory options for AC-1 and CU-1, including coatings, controls package, stand, and accessories.

Response: The HVAC system assembly # is identified on the mechanical schedule. The model number for the AHU and the CU and also identified on the mechanical schedule sheet. The controls are existing and shall be re-used to serve the Liebert Unit. M2.1 shows the CU, AHU and the required stand provided by the vendor. Upon providing the assembly # to Liebert, the appropriate components should be all inclusive. Final coordination shall be done with the Village, Public Works Department.

Question 27: Please clarify whether base bid shall include reuse of existing refrigerant piping, or full replacement of refrigerant lines, fittings, insulation, evacuation, and charge.

Response: Contractors may use existing piping as long as it's sized correctly for the distance from Cu to AHU. Contractors may also refer to manufacturer to determine if size piping is appropriate for the distance between Cu to AHU. The total project cost shall include all labor, materials, transportation, equipment, fuel and all other items necessary to complete the work. All items incidental to or necessary for the completion of the project shall be included in the price.

Question 28: If refrigerant piping reuse is intended, please provide existing line sizes, developed lengths, and routing, or confirm field verification is by contractor and replacement of unsuitable piping will be handled by change order.

Response: REV1 Plan has been updated to show the approximate location of the penetration of the roof for the refrigerating pipe routing to serve the roof mounted gooseneck. Contractor shall scale off the plans. However, the plans are to scale, but factor in for rise and fall and all fittings to determine the length of the refrigerant piping.

Question 29: The drawings reference CHWS/CHWR piping and hand-off/control valve language while also showing replacement of DX equipment. Please clarify the intended piping scope and controls sequence.

Response: The AHU as per the mechanical schedule shows a DX coil and a chilled water schedule hence the chilled water valves. Please review the design documents in their entirety as it's a full design package.

Question 30: Please clarify controls responsibility. Is this project standalone factory controls only, or is integration to existing BAS/EMS required? If BAS is required, please provide point list and protocol.

Response: The controls of the HVAC system is via a space t-stat, which is also now located on the plans. The existing unit is on EMS and the new unit will be on EMS. The Village will contact the controls vendor to make transition.

Question 31: Please confirm whether certified TAB is required and whether a final report is part of base bid.

Response: BMC (Village Consultant) recommends the system being TAB's so a complete package is delivered to the Village.

Question 32: Please provide a dimensioned detail for the rear return plenum / transition required at the new AC-1, including liner thickness, gauge, and support requirements.

Response: Please scale off the plans as the plans are to scale. Field adjustments may be needed for the ductwork routing and lengths based on existing field conditions.

Question 33: Please provide structural/support requirements for the return plenum and return duct supports.

Response: Refer to key note #4 on sheet M1.0. Follow industry standards for floor duct supports.

Question 34: Please confirm the existing CU pedestal is structurally adequate for the new unit, including anchorage and wind-load compliance, or provide required modifications.

Response: The existing roof pedestal serving the CU is larger than required as the existing system was a double condenser fan and the new system is a single condenser fan.

Question 35: Please confirm whether delegated engineering / signed and sealed anchorage calculations are required for the equipment installation.

Response: Refer to Sheet M3.0 for response.

Question 36: . Please confirm whether existing feeders, disconnect, and branch wiring are to be reused as-is, and whether existing electrical service is adequate for the new equipment MCA/MOCP.

Response: The electrical panel has been proven to accommodate the new HVAC system. The existing disconnect wires, as per existing as-builts for the CU, is as follows: 3#12, 1#12G-3/4"C. The existing disconnect wire sizes for the AHU is as follows: 3#8, 1#10G-3/4"C. Please refer to the circuits, 32,34,36 on sheet E2.0 as data has been updated.

Question 37: Please confirm whether any electrical upgrades are required if the existing breaker/conductor/disconnect ratings do not match the new equipment requirements.

Response: Refer to the electrical drawings and the as-built drawings from the Village to compare. Also refer to Question 36 response.

Question 38: . Please clarify whether the existing convenience receptacle is to remain/reuse only, or be replaced to meet current code/manufacture requirements.

Response: Existing convenience receptacle shall remain as-is.

Question 39: Please clarify condensate piping scope beyond reconnect to existing, including whether trap, insulation, and any piping corrections are required in base bid.

Response: Refer to details on the plan(s).

Question 40: Please confirm whether existing duct smoke detection is to remain and be reconnected, or whether new detectors/relays/testing are required under this project.

Response: Refer to the plans.

Question 41: Please confirm outage, phasing, and working-hour requirements for this replacement in the active server/data center, including whether temporary cooling is required.

Response: The contractor can coordinate with the Village. The back up cooling is in the server room; this system can run during the duration of the project, Monday – Friday 7 am. to 5 pm. Extra cooling should not be needed as long as the DOORS ARE CLOSED. If the doors need to be propped open longer than 15-20 minutes (no longer than 20 minutes), we will need an additional AC, please ensure to notify Public Works.

Question 42: Please confirm whether factory-authorized start-up and owner training are required in base bid.

Response: Yes, it's required.

Question 43: Please clarify whether any demolished HVAC components are to be salvaged and turned over to the owner, or fully disposed of by contractor.

Response: The contractor may fully dispose of the old HVAC unit.

Question 44: Please clarify responsibility for roofing/waterproofing associated with existing or modified penetrations.

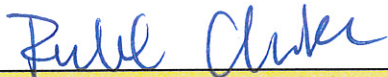
Response: No penetrations on the roof are needed. There is an existing halfway. If any roofing is needed, the Village will take care of it.

Question 45: Do we need to provide temporary cooling while the work to replace is being done? Will the smaller existing units handle the load during replacement?

Response: Back up cooling is in the server room; this system can run during the duration of the project, Monday – Friday 7 am. to 5 pm. Extra cooling should not be needed as long as the DOORS ARE CLOSED. If the doors need to be propped open longer than 15-20 minutes (no longer than 20 minutes), we will need an additional AC, please ensure to notify Public Works.

PLEASE NOTE: THE AWARDED VENDOR WILL PROVIDE A CLEAN SET OF PLANS, E-SIGNED FOR PLAN REVIEW AND PERMIT. THE REV1 CLOUDED IMPROVEMENTS ARE SOLELY TO SHOW THE LOCATION OF IMPROVEMENTS FOR RFI RESPONSES, AS APPLICABLE.

ACKNOWLEDGEMENT: Proposers must acknowledge receipt of any and all Addenda. Failure to do so may result in rejection of Quote. All requirements of the proposal documents remain unchanged except as cited herein.



**Signature of Proposer Acknowledging Receipt of
Addendum No. (1) One to be attached with Quote Document**