



NEW CHILLER FOR STUDIO 18

INVITATION FOR BID # RE-25-07

Issuance of Solicitation: Tuesday, October 21, 2025
Questions Due Date: Monday, November 3, 2025
Bid Submission Deadline: Tuesday, November 18, 2025

THE CITY OF PEMBROKE PINES
PROCUREMENT DEPARTMENT
8300 SOUTH PALM DRIVE
PEMBROKE PINES, FLORIDA 33025
(954) 518-9020

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A - Studio_18_-_Chiller_Installation

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SECTION 1 - NOTICE

Notice is hereby given that the City Commission of the City of Pembroke Pines is seeking sealed proposals for:

IFB # RE-25-07

New Chiller for Studio 18

Solicitations may be found on the City of Pembroke Pines website under the Procurement Department at <http://www.ppines.com/index.aspx?NID=667>, and may be downloaded directly from the OpenGov platform at <https://procurement.opengov.com/portal/pembrokepines>.

For Technical Support, proposers can reach the OpenGov Service Desk between 7:00 am to 10:00 pm from Monday through Friday via the following methods:

- Chat (preferred method): Click the button in the lower right-hand corner of the portal.
- E-mail: procurement-support@opengov.com
- Phone: 1 (650) 336-7167

If additional help is needed with downloading the solicitation package please contact the Procurement Department at (954) 518-9020 or by email at purchasing@ppines.com. The Procurement Department hours are between 7:00 am to 6:00 pm on Monday through Thursday and is located at 8300 South Palm Drive, Pembroke Pines, FL 33025.

Bidders shall submit all questions regarding this bid via the City's e-Procurement Portal, located at <https://procurement.opengov.com/portal/pembrokepines>. Please note the deadline for submitting questions. All answers will be posted on the City's e-Procurement Portal. Bidders may also click "Follow" on this bid to receive an email notification when answers are posted. It is the bidder's responsibility to check the portal for updates. Only written responses issued through the OpenGov platform will be considered official for interpretations or clarifications.

Proposals will be accepted until 2:00 pm on Tuesday, November 18, 2025, electronically at <https://procurement.opengov.com/portal/pembrokepines/projects/199987>.

Bid Opening: The sealed electronic proposals will be publicly opened at 2:30 pm, on the bid due date, by the City Clerk's Office, in the **City Clerk's Office Conference Room located on the 4th Floor in the Charles F. Dodge City Center**/City Hall Administration Building, located at 601 City Center Way, Pembroke Pines, Florida, 33025.

Virtual Bid Opening: In light of public health concerns and to ensure accessibility for all, the City encourages interested parties and the public to participate virtually via live streaming instead of attending the meeting in person. As a result, meetings may be a combination of in-person and virtual, all as provided by law. To virtually attend the bid opening, please use the Cisco Webex Meetings platform.

Virtual Meeting Details:



- WebEx Meeting Link: <https://ppines.webex.com/meet/purchasing>
- Cisco Webex Meeting Number: 717 019 586
- Join by Phone Number: +1-408-418-9388

The public may download the **Cisco Webex Meetings app** from <https://www.webex.com/downloads.html/>.

To ensure an efficient meeting process, participants are requested to mute their audio and camera during the meeting. While the public is welcome to attend the virtual bid opening, **please note that active participation and commenting will not be allowed during the proceedings.**

For further information about the bid opening or assistance in accessing the virtual meeting, please contact:

Ivan Ospinal or other Procurement Staff in the Procurement Department
City of Pembroke Pines
8300 South Palm Drive,
Pembroke Pines, FL 33025
(954) 518-9020 or 954-518-9020
purchasing@ppines.com



SECTION 2 - GENERAL PROJECT INFORMATION & TIMELINE

2.1 Project Timeline

The work shall be completed within **60** calendar days from issuance of the City's Notice to Proceed (NTP), with an estimated start date of **TBD**.

2.2 Tentative Schedule of Events

Issuance of Solicitation (Posting Date):	October 21, 2025
Pre-Bid Meeting (Mandatory):	October 30, 2025, 10:00am 1101 Poinciana Drive, Pembroke Pines, FL 33025
Question Due Date:	November 3, 2025, 11:30pm
Issuance of Final Answers to Questions:	November 6, 2025
Bid Submission Deadline:	November 18, 2025, 2:00pm
Bid Opening:	Will be held at 2:30 pm on the day of bid submissions are due.
Evaluations by Staff:	To Be Determined (TBD)

2.3 Mandatory Pre-Bid Meeting/Site Visit

There will be a **MANDATORY** scheduled pre-bid meeting on **Thursday, October 30, 2025 at 10:00 am**. Meeting location will be at the **1101 Poinciana Drive, Pembroke Pines, FL 33025**

- A. **Proof of Attendance:** Vendors may be required to sign in at any of the meetings to show proof of attendance. It is the **Vendor's** responsibility to make sure that they sign in at the meeting.

2.4 Follow-Up Pre-Bid Meeting(s)

Follow-Up Meetings: In the event that a Vendor cannot attend the scheduled pre-bid meeting, or if a Vendor would like a follow up visit to the site, they may request a site visit by contacting **Ivan Ospinal** at **(954) 518-9020**. We urge all Vendors to attend the scheduled meeting, as a separate or follow-up meeting may not be afforded to the requester due to scheduling and availability of staff to assist with any additional meetings. In addition, if making a request for a separate or follow-up meeting, Vendors are urged to make these requests as early as possible.

2.5 Estimated Project Cost



200,000

2.6 Liquidated Damages

Liquidated damages for this project shall be **FIVE HUNDRED DOLLARS AND NO CENTS (\$500.00)** per day.

2.7 Grant/Federal Funding

Not applicable for this project.

2.8 Proposal Security/Bid Bond

A Proposal Security shall be required, only for bidders that have a total cumulative base proposal amount that exceeds \$200,000. Proposal Security shall be in the amount of 5% of the total cumulative base amount proposed.

2.9 Payment and Performance Bonds

Regardless of the awarded contract amount, two (2) separate bonds (Payment and Performance Bonds) are required, and both must be approved by the City. The penal sum stated in each bond shall be 100% of the contract price.

2.10 Permit, License, Impact or Inspection Fees

With the exception of the City related permit, license, impact or inspection fees (including the Building Department and Engineering Department Permit Fees), which will be waived for this project, the City does not anticipate any additional permit, license, impact or inspection fees for this project. Any related State or County fees, for the aforementioned permits, will be paid by the City.

In addition, the City shall cover the cost for any other permit fees related to external entities through the City's Owner's Contingency for this project, **therefore proposers should not include permit costs in their total proposal price.**

Furthermore, please note the City's average time for a **Vendor** to apply for and receive an approved permit is 30 days; delays in this timeline caused by the **Vendor's** failure to actively monitor the permit process and submit all required documentation in a timely manner, will count against the project's contractual completion period.



SECTION 3 - PURPOSE AND BACKGROUND

3.1 Purpose

The City of Pembroke Pines is seeking bids from qualified firms, hereinafter referred to as the Contractor, to install a 40-ton-air-cooled chiller with related mechanical and electrical upgrades at Studio 18, in accordance with the terms, conditions, and specifications contained in this solicitation.

The installation of a new chiller unit, including all necessary mechanical and electrical upgrades, is required to ensure uninterrupted operation and efficiency of Studio 18. The previous chiller is no longer available, as it is located in a building that was recently sold, making this replacement essential to maintain proper building functionality.

3.2 Background

Pembroke Pines, Florida, ranked as the eleventh largest city among the state's four hundred plus municipalities and the second largest in Broward County, maintains a welcoming small-town ambiance that resonates with its residents. Located conveniently in southwest Broward County, the city provides seamless access to major highways, employment centers, entertainment venues, parks, golf courses, and a diverse array of dining and shopping options.

With a population of approximately 170,000 residents spread across 32.68 square miles, Pembroke Pines is renowned as one of the best cities to live in America. The city boasts 28 superior parks, lush landscaping, and a distinctive South Florida charm that contributes to its natural beauty. Notably recognized as 2024's Best Place to Raise a Family in Florida, and 2024's Best City of Hispanic Entrepreneurs by WalletHub, Pembroke Pines also earned a place as the on Money Magazine's esteemed Best Places to Live list in 2014, as the sole Florida representative, ranking in at #32 in the nation.

Incorporated in 1960, Pembroke Pines is celebrated as a safe and desirable community, having received accolades such as the All-America City designation. The city's commitment to arts and culture, exceptional schools, diverse population, numerous parks, and forward-thinking approach in an ever-evolving world make it a standout destination.

Pembroke Pines is also the home to the largest municipal-run charter school system in the nation, serving over 6,000 students across five separate campuses. The City's award-winning charter school system is located in the Broward County School District, which is the sixth largest school district in the nation.



SECTION 4 - SCOPE OF WORK

4.1 Scope of Work

- Provide and install a new 40-ton air-cooled chiller (Trane CGAM040A2 or approved equal).
- Chiller shall include a minimum 5-year compressor parts warranty.
- Construct a new concrete foundation pad (per structural detail S-1.0) with a minimum of 4,000 PSI.
- Install Schedule 40 black steel chilled water piping with insulation as specified.
- Provide expansion tank, air separator, strainer, and bladder tank.
- Cap and abandon existing district chilled water piping as per plans.
- Connect to existing chilled water riser and AHUs.
- Provide factory startup, testing, and balancing.
- Remove existing 200A service meter; provide and install new 400A, 3-phase, 4-wire FPL-approved service.
- Install a new NEMA 4X outdoor-rated panelboard with feed-thru lugs and integrated surge protection.
- Install a new grounding system with two (2) 10-foot ground rods and associated copper conductors.
- Provide new disconnects, conduits, feeders, grounding, and bonding per NEC.
- Install a new GFCI weather-resistant duplex receptacle for the chiller controller.
- Coordinate with FPL for service shutdowns and transformer tie-in.
- Provide as-built drawings, panel schedules, and labeling.
- Provide with final payment all releases of liens, warranty, final project certification letter, inspection & test results, and as-built documentation.

4.2 General Requirements

- All work shall comply with the Florida Building Code (2023), NEC (2020), NFPA, and all local amendments.
- The contractor shall obtain and pay for all required permits, fees, and inspections. Only governmental fees will be covered by the vendor, and these costs will be reimbursed by the



City of Pembroke Pines upon receipt of proof of payment. The contractor is responsible for scheduling all necessary inspections with the City's Building Department.

- Provide a minimum 1-year installation/workmanship warranty on all work and materials.
- Provide training for City staff on the proper operation and maintenance of the new systems.
- Provide complete operation and maintenance (O&M) manuals and as-built documentation.
- The contractor must call 811 Sunshine or the local utility notification service before any digging activities to ensure the safety and protection of underground utilities.

4.3 Contractor Requirements

- Must be a licensed mechanical contractor in the State of Florida.
- Demonstrated experience with chiller installation projects of similar size and complexity.
- Compliance with all applicable building codes, standards, and regulations.
- Provide proof of insurance, including comprehensive general and auto liability, and workers' compensation.

4.4 Site Safety & Security

- **Fencing Requirement:** The contractor shall ensure that the construction site is securely fenced off during the entire duration of the project to ensure safety for the public and workers. The fencing must be in place prior to the commencement of construction activities.

4.5 Hurricane Preparedness

The contractor shall provide a hurricane preparedness plan and be responsible for implementing hurricane preparedness measures as necessary. This includes securing all materials and equipment, following city guidelines for storm preparation, and ensuring that the site is safe and compliant prior to any predicted severe weather events.

4.6 Working hours

The contractor must complete the project within the allowed timeframe of 60 calendar days. Normal working hours are Monday through Friday, 7 AM to 8 PM. If it is necessary to work on weekends, the contractor must reach out to the City of Pembroke Pines Project Manager for approval in advance.

4.7 Additional Compliance Notes

- All equipment shall be installed per the manufacturer's instructions, specifications, and recommendations for safe and efficient operations. Manufacturer operation and maintenance guides shall be issued to the building operator after successful completion of maintenance and/or preventative maintenance procedures training of the building operators.



- Upon completion, the HVAC systems must be fully commissioned by a certified commissioning authority. A preliminary commissioning report must be submitted within 90 days of the date of receipt of the certificate of occupancy.
- The City of Pembroke Pines has a standard trench backfill detail (#R-44) that the vendor will need to follow to meet engineering inspection standards. This detail calls for a trench depth of 24 inches.



SECTION 5 - PRICE PROPOSAL / BID TABLE

The vendor must provide their pricing electronically through the designated line items listed on the Bid Sheet/Pricing Table via the City's e-Procurement portal on OpenGov.

Vendor Notes: The bid tables includes a “Vendor Notes” column for any additional comments regarding the requested line item(s). A comment is preferred in the “Vendor Notes” column. If the vendor does not need to submit any comments, they may leave it blank or enter N/A or similar.

Payment & Performance Bonds: The table includes a section for the vendor to submit pricing for Payment & Performance Bonds. If the total cumulative base proposal amount does not exceed \$200,000 and a Payment and Performance Bond is not required, please enter “0” on the “If Applicable, Cost for Payment and Performance Bond” column for each line item.

Primary Responses: The initial Bid Table is for the primary responses so that the vendors can submit the requested goods and/or services.

Additional Responses: The second Bid Table allows for bidders to submit alternative options. Substitutions of brands or products must be submitted as an alternative for the City’s review and approval.

- A. To submit an alternative, please clearly identify any brand or product substitutions in the “Vendor Notes” column for the respective part.
- B. In addition, please upload any pertinent information relating to the alternative in the "Alternatives" section of the [SUBMITTAL DOCUMENTS](#).

PRIMARY RESPONSE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Vendor Notes
1-1	Chiller Cost	1	Lump Sum			
1-2	Installation cost	1	Lump Sum			
1-3	Materials Costs	1	Lump Sum			
1-4	Concrete Slab Costs	1	Lump Sum			
1-5	Additional Considerations	1	Lump Sum			
TOTAL						

ALTERNATE RESPONSE



Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Vendor Notes
1-1	Chiller Cost	1	Lump Sum			
1-2	Installation cost	1	Lump Sum			
1-3	Materials Costs	1	Lump Sum			
1-4	Concrete Slab Costs	1	Lump Sum			
1-5	Additional Considerations	1	Lump Sum			
TOTAL						

PAYMENT & PERFORMANCE BOND

Line Item	Description	Unit of Measure	Percentage
3-1	Cost to provide a Payment & Performance Bond for the project, in the form of a percent	Percent	



SECTION 6 - SUBMITTAL DOCUMENTS

Bids must be submitted electronically at <https://procurement.opengov.com/portal/pembrokepines> on or before **2:00 pm on Tuesday, November 18, 2025**. Please note vendors should be registered on OpenGov under the name of the organization that they are operating as and it should match the organization name on the documents that they are submitting and utilizing when responding to the solicitation. In addition, the vendor must complete the required documents in this section and provide any additional information requested throughout this solicitation. Any additional information requested in the solicitation should be scanned and uploaded. The City recommends for proposers to submit their proposals as soon as they are ready to do so. Please allow ample time to submit your proposals on the <https://procurement.opengov.com/portal/pembrokepines> website. Proposals may be modified or withdrawn prior to the deadline for submitting Proposals.

PLEASE DO NOT SUBMIT ANY PROPOSALS VIA MAIL, E-MAIL OR FAX.

Prospective proposers interested in responding to this solicitation are requested to provide all of the applicable information listed in this section. Submittals that do not respond completely to all of the requirements specified herein may be considered non-responsive and eliminated from the process. Brevity and clarity are encouraged.

1 CONFIRMATION TO BIND

- 1.1 I certify that I have read, understood and agree to the terms in this solicitation, and that I am authorized to submit this response on behalf of my company.*

☐ Please confirm

*Response required

2 CERTIFICATION OF INSURANCE COMPLIANCE AND INTENT TO PROCURE REQUIRED COVERAGE

NOTE: Vendors are not required to purchase any additional insurance in order to submit a bid. However, they must certify that they either currently hold, or are able and willing to obtain, all required insurance coverages, endorsements, and limits prior to award and execution of the contract.

- 2.1 I certify that, if awarded this contract, I will be required to obtain and maintain all insurance policies as detailed in the INSURANCE REQUIREMENTS Section of this solicitation before any work may commence, and throughout the life of the contract.*

☐ Please confirm

*Response required

- 2.2 Do you confirm that you will only use insurance carriers licensed to do business in the State of Florida and rated no less than "A" as to management, and no less than "Class VI" as to financial strength by A.M. Best, and that you understand all endorsements required (e.g., Additional Insured, Waiver of Subrogation, etc.) must be included?*

☐ Yes

☐ No



*Response required

2.3 Do you currently carry insurance policies that meet or exceed the minimum requirements outlined in the INSURANCE REQUIREMENTS section of this solicitation?*

☐ Yes

☐ No

*Response required

When equals "Yes"

2.3.1 Please upload your current certificate(s) of insurance that demonstrate compliance with the insurance requirements outlined in this solicitation.*

*Response required

When equals "No"

2.3.2 Please upload documentation showing that you have obtained a letter from your insurance broker or carrier, such as a Letter of Intent to Insure, Evidence of Insurability, or a Conditional Certificate of Insurance.*

Documentation should show that:

- You can obtain the required insurance.
- The limits and types of coverage will meet the INSURANCE REQUIREMENTS outlined in the solicitation.
- You will provide a COI upon contract award.

*Response required

When equals "No"

2.3.3 Please upload your current certificate(s) of insurance.*

*Response required

2.4 Do you believe you are exempt from one or more insurance requirements (e.g., Workers' Compensation)?*

☐ Yes

☐ No

*Response required

When equals "Yes"

2.4.1 Please upload written documentation requesting an exemption on your company letterhead, subject to City approval.*

*Response required

2.5 Do you plan on using subcontractors for this project?*

☐ Yes



☐ No

*Response required

When equals "Yes"

2.5.1 Do you acknowledge that all subcontractors must also carry the same insurance or be covered under your policy, and that proof of such coverage must be provided to the City?*

☐ Yes

☐ No

*Response required

3 REFERENCE # 1

The minimum experience for this project is **five (5) years**. Provide specific examples of similar experience conducting licensed work of equal or similar scope of work, preferably delivered by the proposed team members. A **minimum of 3** references should be from the last **five years** and should be capable of explaining and confirming your firm's capacity to successfully complete the scope of work outlined herein. As part of the proposal evaluation process, the City may conduct an investigation of references, including a record check or consumer affairs complaints. Proposers' submission of a proposal constitutes acknowledgment of the process and consent to investigate. The City is the sole judge in determining Proposers qualifications. In this section you will have the ability to enter information for 5 different references including their contact details and specific project information.

Please note that the City prefers references who are not current employees of the City of Pembroke Pines, as we generally do not contact our own employees for reference checks.

Proposers are advised to confirm that:

- A. Each reference provided by the Respondent has up to date contact persons and contact information;
- B. The contact person provided for each reference is someone who has personal knowledge of the Proposer's performance during the referenced project; and
- C. The contact person for each reference has been contacted by the Proposer regarding this specific bid submittal and such person confirmed their willingness to serve as a reference.

3.1 Reference Contact Information - Name of Firm, City, County or Agency*

*Response required

3.2 Reference Contact Information - Reference's Business Address*

*Response required

3.3 Reference Contact Information - Reference's Contact Name & Title*

*Response required



3.4 Reference Contact Information - Reference's E-mail Address*

*Response required

3.5 Reference Contact Information - Reference's Phone Number*

*Response required

3.6 Project Information - Was your firm the prime contractor for the listed project?*

☐ Yes

☐ No

*Response required

3.7 Project Information - Name of Contactor Performing the Work*

*Response required

3.8 Project Information - Name and location of the project*

*Response required

3.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for*

*Response required

3.10 Project Information - Project Duration*

*Response required

3.11 Project Information - Completion (Anticipated) Date*

*Response required

3.12 Project Information - Size of Project*

*Response required

3.13 Project Information - Cost of Project*

*Response required

4 REFERENCE # 2

4.1 Reference Contact Information - Name of Firm, City, County or Agency*

*Response required

4.2 Reference Contact Information - Reference's Business Address*

*Response required

4.3 Reference Contact Information - Reference's Contact Name & Title*

*Response required

4.4 Reference Contact Information - Reference's E-mail Address*

*Response required

4.5 Reference Contact Information - Reference's Phone Number*

*Response required



4.6 Project Information - Was your firm the prime contractor for the listed project?*

☐ Yes

☐ No

*Response required

4.7 Project Information - Name of Contactor Performing the Work*

*Response required

4.8 Project Information - Name and location of the project*

*Response required

4.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for*

*Response required

4.10 Project Information - Project Duration*

*Response required

4.11 Project Information - Completion (Anticipated) Date*

*Response required

4.12 Project Information - Size of Project*

*Response required

4.13 Project Information - Cost of Project*

*Response required

5 REFERENCE # 3

5.1 Reference Contact Information - Name of Firm, City, County or Agency*

*Response required

5.2 Reference Contact Information - Reference's Business Address*

*Response required

5.3 Reference Contact Information - Reference's Contact Name & Title*

*Response required

5.4 Reference Contact Information - Reference's E-mail Address*

*Response required

5.5 Reference Contact Information - Reference's Phone Number*

*Response required

5.6 Project Information - Was your firm the prime contractor for the listed project?*

☐ Yes

☐ No

*Response required



5.7 Project Information - Name of Contactor Performing the Work*

*Response required

5.8 Project Information - Name and location of the project*

*Response required

5.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for*

*Response required

5.10 Project Information - Project Duration*

*Response required

5.11 Project Information - Completion (Anticipated) Date*

*Response required

5.12 Project Information - Size of Project*

*Response required

5.13 Project Information - Cost of Project*

*Response required

6 REFERENCE # 4

6.1 Reference Contact Information - Name of Firm, City, County or Agency

6.2 Reference Contact Information - Reference's Business Address

6.3 Reference Contact Information - Reference's Contact Name & Title

6.4 Reference Contact Information - Reference's E-mail Address

6.5 Reference Contact Information - Reference's Phone Number

6.6 Project Information - Was your firm the prime contractor for the listed project?

☐ Yes

☐ No

6.7 Project Information - Name of Contactor Performing the Work

6.8 Project Information - Name and location of the project

6.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for

6.10 Project Information - Project Duration

6.11 Project Information - Completion (Anticipated) Date

6.12 Project Information - Size of Project

6.13 Project Information - Cost of Project

7 REFERENCE # 5



- 7.1 Reference Contact Information - Name of Firm, City, County or Agency
- 7.2 Reference Contact Information - Reference's Business Address
- 7.3 Reference Contact Information - Reference's Contact Name & Title
- 7.4 Reference Contact Information - Reference's E-mail Address
- 7.5 Reference Contact Information - Reference's Phone Number
- 7.6 Project Information - Was your firm the prime contractor for the listed project?
☐ Yes
☐ No
- 7.7 Project Information - Name of Contactor Performing the Work
- 7.8 Project Information - Name and location of the project
- 7.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for
- 7.10 Project Information - Project Duration
- 7.11 Project Information - Completion (Anticipated) Date
- 7.12 Project Information - Size of Project
- 7.13 Project Information - Cost of Project

8 PROJECT DOCUMENTS

- 8.1 PROPOSERS BACKGROUND INFORMATION FORM*
 - a. Please download the attached document, complete all required fields, and upload the completed form here.
 - [Proposers Background Inform...](#)

*Response required

- 8.2 PROPOSAL SECURITY (BID BOND FORM OR CASHIER'S CHECK)
 - a. **In the event that your total cumulative base proposal amount exceeds \$200,000,** a Proposal Security shall be in an amount not less than of 5% of the total cumulative base amount proposed.
 - b. Therefore, proposal should be accompanied by a certified or cashier's check or by a Bid Bond made payable to the City of Pembroke Pines on an approved form, duly executed by the Proposer as principal and having as surety thereon a surety company acceptable to CITY and authorized to write such Bond under the laws of the State of Florida.
 - c. Contingency is not to be counted in the total amount the proposal security is based on.
 - d. Proposers must submit a scanned copy of their bid security (bid bond form or cashier's check) with their bid submittal through OpenGov.
 - e. Proposers should also submit their original bid security (bid bond form or cashier's check) at time of the bid due date, or they may be deemed as non-responsive.



- f. The original Bid Bond or Cashier's Check should be in a sealed envelope, plainly marked "**BID SECURITY - RE-25-07 New Chiller for Studio 18** and sent to the City of Pembroke Pines, City Clerk's Office, 4th Floor, 601 City Center Way, Pembroke Pines, Florida, 33025.
- g. Please see [SPECIAL TERMS & CONDITIONS](#) of this document for additional information.

9 SWORN STATEMENT ON PUBLIC ENTITY CRIMES UNDER FLORIDA STATUTES CHAPTER 287.133(3)(a)

9.1 SWORN STATEMENT ON PUBLIC ENTITY CRIMES FORM*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Sworn Statement on Public E...](#)

*Response required

9.2 Public Entity Crimes Status*

- Which option did you select on the Sworn Statement on Public Entity Crimes Form:
 - A) Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
 - B1) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)
 - B2) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing



officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

- B3) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

☐ A) No convictions.

☐ B1) Convicted, final order did not place on the convicted vendor list.

☐ B2) Convicted, listed, then removed.

☐ B3) Convicted, not listed, action pending.

*Response required

9.3 Did you select option B1 or B2 above?*

☐ Yes

☐ No

*Response required

When equals "Yes"

9.3.1 Please upload a copy of the final order issued by the hearing officer of the State of Florida, Division of Administrative Hearings.*

*Response required

9.4 Did you select option B3 above?*

☐ Yes

☐ No

*Response required

When equals "Yes"

9.4.1 Please describe any action taken by or pending with the Department of General Services.*

*Response required

10 EQUAL BENEFITS CERTIFICATION FOR DOMESTIC PARTNERS AND ALL MARRIED COUPLES

10.1 EQUAL BENEFITS CERTIFICATION FORM*

- a. Please download the attached document, complete all required fields, and upload the completed form here.



- [Equal Benefits Certificatio...](#)

*Response required

10.2 Equal Benefits Status*

- Which option did you select on the Equal Benefits Certification Form:
 - A. Contractor currently complies with the requirements of this section; or
 - B. Contractor will comply with the conditions of this section at the time of contract award; or
 - C. Contractor will not comply with the conditions of this section at the time of contract award; or
 - D. Contractor does not comply with the conditions of this section because of the following allowable exemption (Check only one box below):
 - 1. The Contractor does not provide benefits to employees' spouses in traditional marriages;
 - 2. The Contractor provides an employee the cash equivalent of benefits because the Contractor is unable to provide benefits to employees' Domestic Partners or spouses despite making reasonable efforts to provide them. To meet this exception, the Contractor shall provide a notarized affidavit that it has made reasonable efforts to provide such benefits. The affidavit shall state the efforts taken to provide such benefits and the amount of the cash equivalent. Cash equivalent means the amount of money paid to an employee with a Domestic Partner or spouse rather than providing benefits to the employee's Domestic Partner or spouse. The cash equivalent is equal to the employer's direct expense of providing benefits to an employee's spouse;
 - 3. The Contractor is a religious organization, association, society, or any non-profit charitable or educational institution or organization operated supervised or controlled by or in conjunction with a religious organization, association, or society;
 - 4. The Contractor is a governmental agency;

- ☐ A) Contractor currently complies.
- ☐ B) Will comply by contract award.
- ☐ C) Will not comply.
- ☐ D1) Does not comply due to an exemption: No spousal benefits for anyone.
- ☐ D2) Does not comply due to an exemption: Provides cash equivalent after trying.



☐ D3) Does not comply due to an exemption: Religious or related nonprofit.

☐ D4) Does not comply due to an exemption: Government agency.

*Response required

10.3 Did you select option D2 above?*

☐ Yes

☐ No

*Response required

When equals "Yes"

10.3.1 Please upload a notarized affidavit detailing the reasonable efforts made to provide benefits to employees' Domestic Partners or spouses, along with the amount of the cash equivalent provided.*

*Response required

11 DRUG-FREE WORKPLACE CERTIFICATION

11.1 VENDOR DRUG FREE WORKPLACE CERTIFICATION FORM*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Vendor Drug-Free Workplace ...](#)

*Response required

11.2 Drug-Free Status*

☐ Complies fully.

☐ Does not comply.

*Response required

12 STANDARD DOCUMENTS

The following documents are standard documents that the City generally requires for every solicitation. As a result, we recommend vendors to keep these documents updated and readily available so that they can be easily uploaded for each project that the vendor would like to participate in. In the event that the City does not have one of the forms or documents listed below for your company, the City may reach out to your company after the bid has closed to obtain the document(s).

12.1 NON-COLLUSIVE AFFIDAVIT*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Non-Collusive Affidavit.pdf](#)

*Response required



12.2 SCRUTINIZED COMPANY CERTIFICATION*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Scrutinized Company Certifi...](#)

*Response required

12.3 E-VERIFY SYSTEM CERTIFICATION*

- a. Please download the attached document, complete all required fields, and upload the completed form here.
- b. Effective January 1, 2021, pursuant to Section 448.095, Florida Statutes, the City may not enter into a contract with a vendor/contractor/subcontractor unless that vendor/contractor/subcontractor is registered with and uses the E-Verify system administered by the U.S. Department of Homeland Security ("DHS").
- c. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract.

- [E-Verify System Certificati...](#)

*Response required

12.4 HUMAN TRAFFICKING AFFIDAVIT*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Human Trafficking Affidavit...](#)

*Response required

13 VENDOR REGISTRATION

13.1 Do you currently have a City of Pembroke Pines Vendor Number registered in the PaymentWorks System?*

- The City of Pembroke Pines utilizes OpenGov as its e-Procurement platform for solicitation and bid submission purposes. However, please be advised that **vendor registration for onboarding and processing payments is handled separately** through the City's Accounts Payable Division using **PaymentWorks**, a secure online vendor management platform.
- All vendors that will be submitting invoices and requiring payments from the City are required to register on the PaymentWorks platform. If the vendor is not currently



registered with the City via PaymentWorks and does not have a Vendor Number, the City will have to invite the vendor to register.

- For formal solicitations such as this project, the Procurement Department will send PaymentWorks registration invitations to vendor(s) who are under active consideration for award. Please be aware that not all vendors who submit proposals will receive an invitation, in order to manage system usage and avoid onboarding vendors who are unlikely to receive payments from the City.
- Invitations will typically be sent to the contact listed on the submitted Vendor Information Form.

☐ Yes

☐ No

*Response required

When equals "Yes"

13.1.1 What is your Vendor Number?*

*Response required

13.2 VENDOR INFORMATION FORM*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Vendor Information Form.pdf](#)

*Response required

13.3 FORM W-9 (REVISED MARCH 2024)*

- a. Please download the attached document, complete all required fields, and upload the completed form here.
- b. Note - Please use the March 2024 version of the form as previously dated versions of this form may delay the processing of any payments to the selected vendor.

- [Form W-9 \(Rev March 2024\).pdf](#)

*Response required

14 OPTIONAL DOCUMENTATION

14.1 TRADE SECRETS

- a. The Proposer's response to this solicitation is a public record pursuant to Florida law, which is subject to disclosure by the City under the State of Florida Public Records Law, Florida Statutes Chapter 119.07 ("Public Records Law"). The City shall permit public access to all documents, papers, letters or other material submitted in



connection with this solicitation and the Contract to be executed for this solicitation, subject to the provisions of Chapter 119.07 of the Florida Statutes.

- b. Any language contained in the Proposer's response to the solicitation purporting to require confidentiality of any portion of the Proposer's response to the solicitation, except to the extent that certain information is in the City's opinion a Trade Secret pursuant to Florida law, shall be void. If a Proposer submits any documents or other information to the City which the Proposer claims is Trade Secret information and exempt from Florida Statutes Chapter 119.07 ("Public Records Laws"), the Proposer shall clearly designate that it is a Trade Secret and that it is asserting that the document or information is exempt. The Proposer must specifically identify the exemption being claimed under Florida Statutes 119.07. The City shall be the final arbiter of whether any information contained in the Proposer's response to the solicitation constitutes a Trade Secret.
- c. EXCEPT FOR CLEARLY MARKED PORTIONS THAT ARE BONA FIDE TRADE SECRETS PURSUANT TO FLORIDA LAW, DO NOT MARK YOUR RESPONSE TO THE SOLICITATION AS PROPRIETARY OR CONFIDENTIAL. DO NOT MARK YOUR RESPONSE TO THE SOLICITATION OR ANY PART THEREOF AS COPYRIGHTED. ALL DOCUMENTS THAT THE FIRM PURPORTS TO BE CONFIDENTIAL, PROPRIETARY OR A TRADE SECRET SHALL BE UPLOADED TO THE OPENGOV WEBSITE AS A SEPARATE ATTACHMENT, IN THIS SECTION, CLEARLY IDENTIFYING THE EXEMPTION BEING CLAIMED UNDER FLORIDA STATUTES 119.07.
- d. The city's determination of whether an exemption applies shall be final, and the proposer agrees to defend, indemnify, and hold harmless the city and the city's officers, employees, and agent, against any loss or damages incurred by any person or entity as a result of the city's treatment of records as public records.

14.2 FINANCIAL STATEMENTS

- a. The City is **NOT** requesting the vendor to submit any financial statements for this project and prefers if the vendor does not submit financial statements. In addition, if the City needs a copy of the vendor's financial statements, the City can contact the vendor after the bid due date to request those documents. However, if the vendor does submit the financial statements, they should be uploaded in this section.
- b. Any claim of confidentiality on financial statements must be asserted at the time of submittal. The firm must identify the specific statute that authorizes the exemption from the Public Records Law. Please note that the financial statement exemption



provided for in Section 119.071(1)c, Florida Statutes only applies to submittals in response to a solicitation for a “public works” project.

14.3 ALTERNATIVES

- a. If you are submitting an alternative product, please upload any related information in this section (such as specification sheets, etc.).
- b. In addition, pursuant to the “**Brand Names**” Section included in the [GENERAL TERMS AND CONDITIONS](#) Section if and wherever in the specifications a brand name, make, name of manufacturer, trade name, or vendor catalog number is mentioned, it is for the purpose of establishing a grade or quality of material only. Since the City does not wish to rule out other competition and equal brands or makes, the phrase “OR EQUAL” is added. However, if a product other than that specified is bid, Proposers shall indicate on their proposal and clearly state the proposed substitution and deviation. It is the vendor’s responsibility to provide any necessary documentation and samples within their bid submittal to prove that the product is equal to that specified. Such samples are to be furnished before the date of bid opening, unless otherwise specified. Additional evidence in the form of documentation and samples may be requested if the proposed brand is other than that specified. The City retains the right to determine if the proposed brand shall be considered as an approved equivalent or not.

14.4 ADDITIONAL INFORMATION

- a. Please provide any additional information that you deem necessary to complete your proposal in this section, if it has not been requested in another section.

14.5 PROFESSIONAL LICENSES

- a. If applicable, please upload any professional licenses that may be required to perform the services outlined in the solicitation. The following licensing requirements shall apply when the applicable Florida statute mandates specific licensing for Contractors engaged in the type of work covered by this solicitation.
 1. State of Florida, Department of Professional Regulation, Construction Industries Licensing Board and licensed by other federal, state, regional, county or municipal agencies having jurisdiction over the specified construction work.
 2. Said licenses shall be in the Firm's name as it appears on the OpenGov registration and as appropriately registered with the applicable licensing entity. Proposer shall supply appropriate license numbers, with expiration dates, as part of their bid. Failure to hold and provide proof of proper licensing, certification and registration may be grounds for rejection of the bid.



3. Subcontractors contracted by the Prime Contractor shall be licensed in their respective fields to obtain construction permits as necessary. Said licenses must be in the name of the subcontractor.

15 VENDOR CLASSIFICATION

15.1 Is your firm a Local Pembroke Pines Vendor (LPPV) and Local Broward County Vendor (LBCV)?*

- a. The evaluation of competitive bids is subject to section 35.36 of the City's Procurement Procedures which, except where contrary to federal and state law, or any other funding source requirements, provides that preference be given to local businesses. To satisfy this requirement, the vendor shall affirm in writing its compliance with either of the following objective criteria as of the bid or proposal submission date stated in the solicitation. A local business shall be defined as:

1. **"Local Pembroke Pines Vendor"** shall mean a business entity which has maintained a permanent place of business with full-time employees within the City limits for a minimum of one (1) year prior to the date of issuance of a bid or proposal solicitation. The permanent place of business may not be a post office box. The business location must actually distribute goods or services from that location. In addition, the business must have a current business tax receipt from the City of Pembroke Pines, **OR**;
2. **"Local Broward County Vendor"** shall mean or business entity which has maintained a permanent place of business with full-time employees within the Broward County limits for a minimum of one (1) year prior to the date of issuance of a bid or proposal solicitation. The permanent place of business may not be a post office box. The business location must actually distribute goods or services from that location. In addition, the business must have a current business tax receipt from the Broward County or the city within Broward County where the business resides.

- b. A preference of five percent (5%) of the total evaluation point, or five percent (5%) of the total price, shall be given to the Local Pembroke Pines Vendor(s); A preference of two and a half percent (2.5%) of the total evaluation point for local, or two and a half percent (2.5%) of the total price, shall be given to the Local Broward County Vendor(s).

☐ Yes

☐ No

*Response required

When equals "Yes"



15.1.1 Please indicate your Local Vendor Status*

☐ Local Pembroke Pines Vendor (LPPV)

☐ Local Broward County Vendor (LBCV)

*Response required

When equals "Yes"

15.1.2 Local Vendor Preference Certification*

1. Please download the attached document, complete all required fields, and upload the completed form here.

- [Local Vendor Preference Cer...](#)

*Response required

When equals "Yes"

15.1.3 Local Business Tax Receipts*

1. If claiming Local Vendor Preference, please upload any previous business tax receipts to indicate that the business entity has maintained a permanent place of business for a minimum of one (1) year.

*Response required

15.2 Is your firm a Veteran Owned Small Business (VOSB)?*

- a. The evaluation of competitive bids is subject to section 35.37 of the City's Procurement Procedures which, except where contrary to federal and state law, or any other funding source requirements, provides that preference be given to veteran owned small businesses. To satisfy this requirement, the vendor shall affirm in writing its compliance with the following objective criteria as of the bid or proposal submission date stated in the solicitation.
- b. A preference of two and a half percent (2.5%) of the total evaluation point, or two and a half percent (2.5%) of the total price, shall be given to the Veteran Owned Small Business (VOSB).

☐ Yes

☐ No

*Response required

When equals "Yes"

15.2.1 Upload the "Determination Letter" from the United States Department of Veteran Affairs Center notifying the business that they have been approved as a Veteran Owned Small Business (VOSB)

When equals "Yes"



- 15.2.2 Upload Veteran Owned Small Business Certification(s) from any relevant agency(ies)
- 15.3 Is your firm a Minority-Owned Business Enterprise (MBE)?*
- ☐ Yes
- ☐ No

*Response required

When equals "Yes"

- 15.3.1 Please indicate the classification of your Minority-Owned Business Enterprise (MBE)*

Select all that apply

- ☐ African-American MBE
- ☐ Asian-American MBE
- ☐ Hispanic-American MBE
- ☐ Native-American MBE
- ☐ Other option not listed above

*Response required

When equals "Yes"

- 15.3.2 MBE Certification Documentation*

1. Upload your MBE Certification Documentation here, preferably with the State of Florida's Office of Supplier Diversity. If you have multiple MBE certifications, please combine them into one (1) document and upload.

*Response required

- 15.4 Is your firm a Woman-Owned Business Enterprise (WBE)?*
- ☐ Yes
- ☐ No

*Response required

When equals "Yes"

- 15.4.1 WMBE Certification Documentation*

1. Upload your WMBE Certification Documentation here, preferably with the State of Florida's Office of Supplier Diversity. If you have multiple WMBE certifications, please combine them into one (1) document and upload.

*Response required

- 15.5 Is your firm a HubZone Business / Labor Surplus Area Firm?*
- ☐ Yes
- ☐ No



*Response required

When equals "Yes"

15.5.1 HubZone Business / Labor Surplus Area Firm Certification Documentation*

1. Upload your HubZone Business / Labor Surplus Area Firm Certification Documentation, preferably with the U.S. Small Business Administration (SBA). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

15.6 Is your firm a Broward County Small Business Enterprise (SBE)?*

☐ Yes

☐ No

*Response required

When equals "Yes"

15.6.1 SBE Certification Documentation*

1. Upload your SBE Certification Documentation from Broward County's Office of Economic and Small Business Development (OESBD). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

15.7 Is your firm a Broward County Business Enterprise (CBE)?*

☐ Yes

☐ No

*Response required

When equals "Yes"

15.7.1 CBE Certification Documentation*

1. Upload your CBE Certification Documentation from Broward County's Office of Economic and Small Business Development (OESBD). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

15.8 Is your firm a Broward County Disadvantaged Business Enterprise (DBE)?*

☐ Yes

☐ No

*Response required

When equals "Yes"



15.8.1 DBE Certification Documentation*

1. Upload your DBE Certification Documentation from Broward County's Office of Economic and Small Business Development (OESBD). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

15.9 Does your firm have a Vendor Classification that was not listed above?*

☐ Yes

☐ No

*Response required

When equals "Yes"

15.9.1 Other Vendor Classification Certification Documentation*

1. Upload your other Certification Documentation here. If you have multiple certifications, please combine them into one (1) document and upload.

*Response required



SECTION 7 - EVALUATION OF PROPOSALS & PROCESS SELECTION

7.1 Qualifying & Selecting Firms

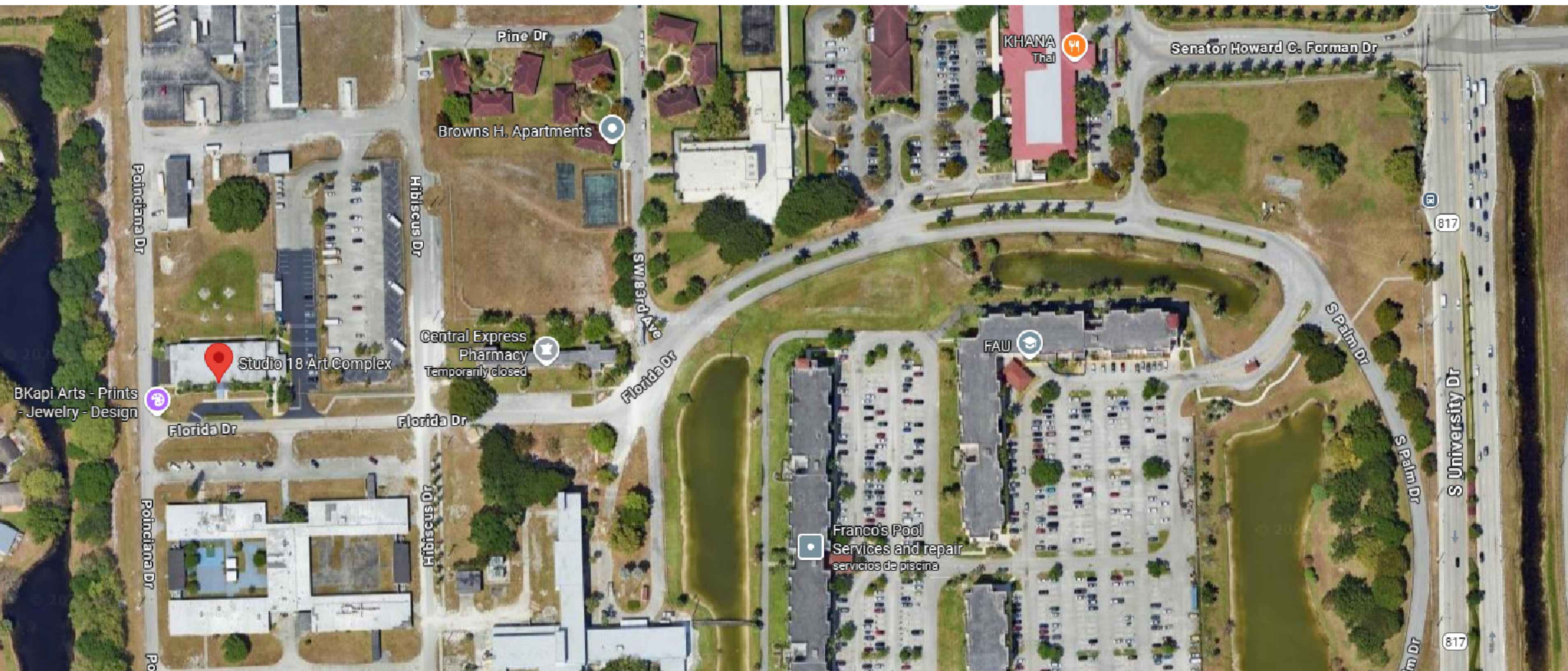
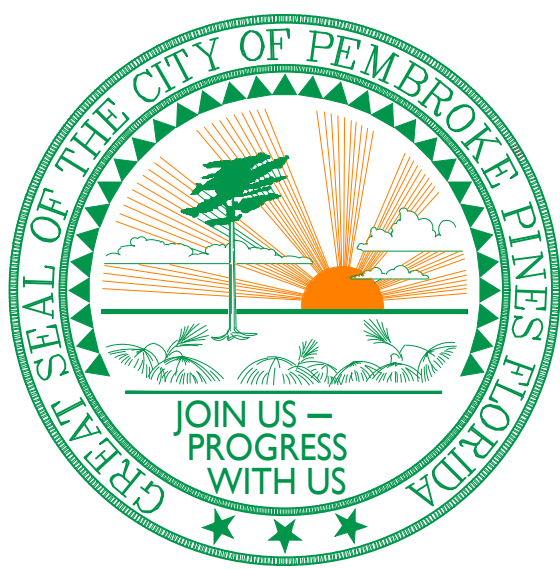
- A. Staff will evaluate all responsive proposals received from proposers who meet or exceed the bid requirements contained in the solicitation. Evaluations shall be based upon the information and references contained in the proposals as submitted.
- B. Staff will make a recommendation to the City Commission for award of contract.
- C. The contract shall be awarded to the most responsive/responsible bidder whose bid is determined to be the most advantageous to the City taking into consideration the evaluation criteria.

CITY OF PEMBROKE PINES

STUDIO 18

1101 POINCIANA DR

PEMBROKE PINES, FLORIDA 33025



LOCATION MAP

(N.T.S.)

ELECTRICAL SCOPE OF WORK SUMMARY

1. INSTALL NEW UNDERGROUND CONDUIT TO FPL TRANSFORMER AS SPECIFIED. COORDINATE NECESSARY CONNECTION WITH FPL.
2. INSTALL NEW ELECTRIC METER AND WIRE GUTTER AS SPECIFIED.
3. INSTALL NEW SERVICE MAIN #2 OF 2 AND WIRING AS SPECIFIED.
4. INSTALL NEW GROUNDING BAR AND WIRING AS SPECIFIED.
5. INSTALL NEW UNDERGROUND CONDUIT AND WIRING TO CHILLER PAD LOCATION AS SPECIFIED.
6. INSTALL NEW DISCONNECT SWITCH AT CHILLER PAD AND MAKE ALL FINAL CONNECTIONS TO CHILLER AS SPECIFIED.

MECHANICAL SCOPE OF WORK SUMMARY

1. POUR NEW CONCRETE PAD TO SUPPORT NEW CHILLER AND WHERE SHOWN IN THE DRAWINGS.
2. INSTALL NEW CHILLER/PUMP PACKAGE AS SPECIFIED ON CONCRETE PAD.
3. INSTALL NEW UNDERGROUND AND ABOVE GROUND PIPING, INSULATION, AND ACCESSORIES AS SHOWN ON PLANS.
4. ISOLATE CHILLED WATER SERVICE TO BUILDING USING EXISTING VALVES OR FREEZE EXISTING PIPING TO MAKE CONNECTIONS OF NEW PIPING.
5. INSTALL NEW DOMESTIC WATER MAKE UP PIPING AND ACCESSORIES AS SHOWN.
6. SHUT DOWN OF CHILLED WATER SERVICE TO BUILDING MUST BE COORDINATED WITH FACILITY MANAGER.
7. START UP NEW CHILLER AND COMMISSION THE NEW SYSTEM.

GENERAL NOTES:

1. -----

DRAWING INDEX

-----	COVER SHEET
M-1	PARTIAL SITE / HVAC PLAN, EQUIPMENT SCHEDULE
M-2	CONTROLS, GENERAL NOTES, DETAILS
E-1	ELECTRICAL FLOOR/SITE PLAN
E-2	ELECTRICAL RISER DIAGRAM, PANEL SCHEDULE, NOTES

REVISIONS

NO.	DATE	BY	DESCRIPTION

PEMBROKE PINES COMMISSION

ANGELO CASTILLO	MAYOR
MICHAEL A. HERNANDEZ	VICE MAYOR - DISTRICT 4
THOMAS GOOD JR.	DISTRICT 1
JAY D. SCHWARTZ	DISTRICT 2
MARIA RODRIGUEZ	DISTRICT 3
CHARLES F. DODGE	CITY MANAGER

PROJECT MANAGER:

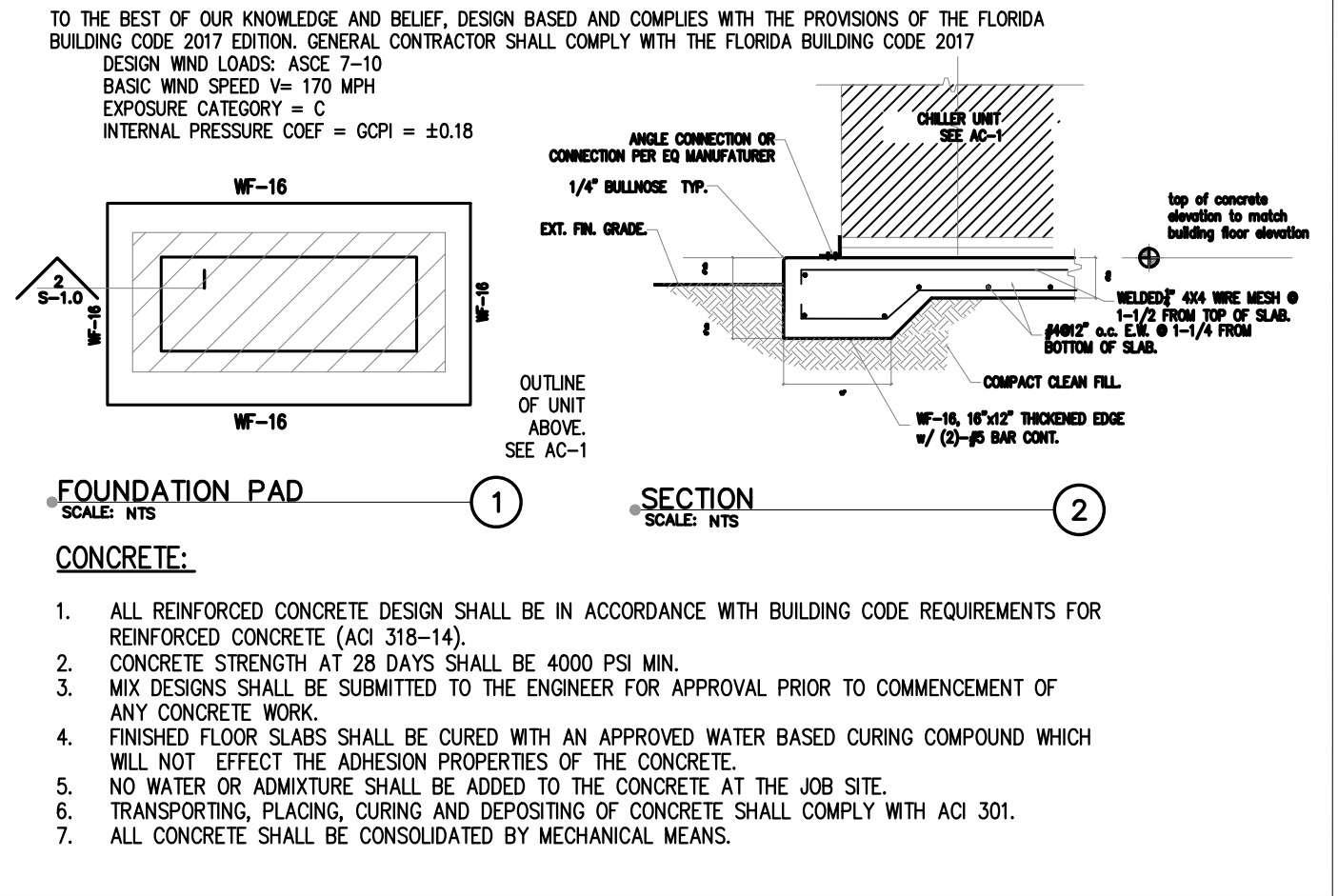
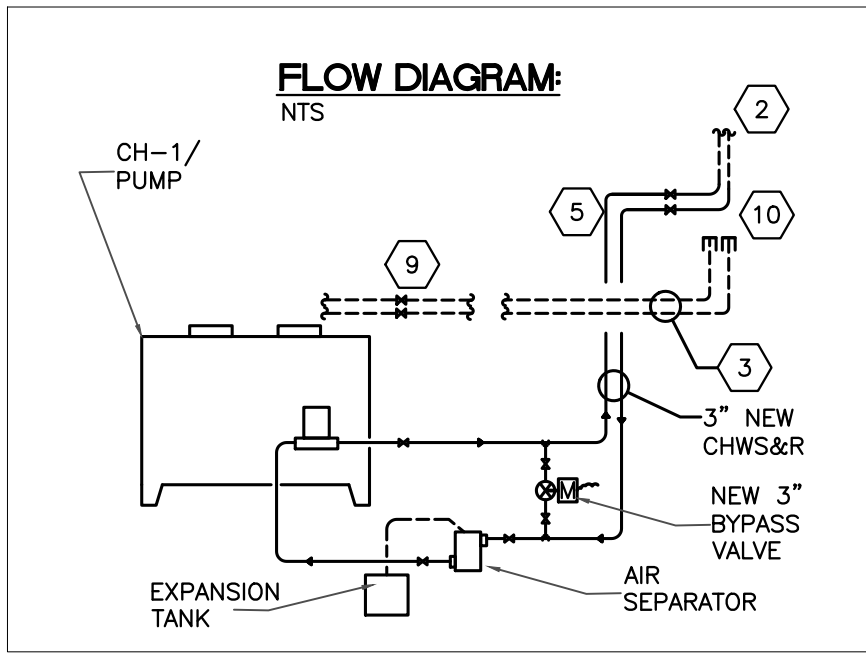
DATE: 09-09-2025

SHEET NAME: ----

PROJECT TITLE: STUDIO 18

AIR COOLED CHILLER SCHEDULE

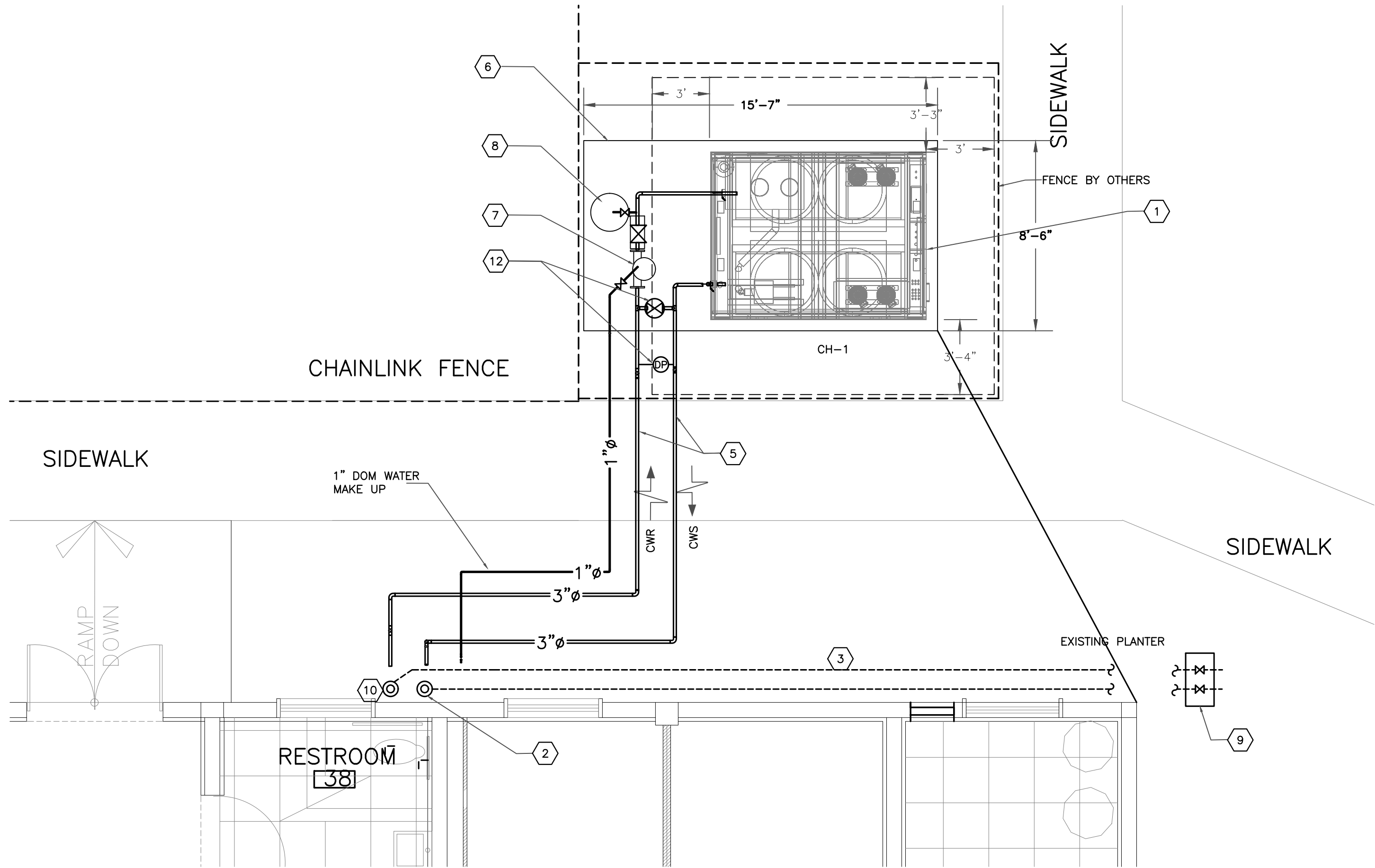
AIR COOLED CHILLER SCHEDULE																								
UNIT NUMBER	MODEL NUMBER	NOMINAL TONS	OPERATING WEIGHT (lbs)	EVAPORATOR DATA					CONDENSER DATA		COMPRESSOR DATA			EER / IPLV	ELECTRICAL DATA					PUMP DATA				
				EWI (°F)	LWT (°F)	FLOW (gpm)	#PASS	PD (ft)	FOULING FACTOR	AMBIENT (°F)	#FANS F.L.A.	COMPRESSOR TYPE	# OF COMPRESSORS		RLA CURRENT (A)	STARTER TYPE	VOLTAGE	MCA	MCOP	INPUT POWER (KW)	PUMP TYPE	AVAIL HEAD @CONN.	RLA CURRENT (A)	PUMP FLOW
CH-1	CGAM040A2	40	4431	57	45	81.7	1	11.9	0.0001	95	4/6.7	SINGLE POINT	4	39.1/EA	11.7/16.6	ATL	208	212	300	41.8	DUAL HIGH HEAD	70.7	13.6	VAR SPEED DRIVE
1. BASIS OF DESIN IS TRANE. CARRIER, YORK, DAIKIN ARE ACCEPTABLE ALTERNATES PROVIDED THEY DEMONSTRATE SUFFICIENT EQUALITY TO THE PRODUCT SPECIFIED AND COMPLIANCE WITH THE REST OF THE SPECIFICATIONS. 2. CONSTRUCT CHILLER USING FULLY HERMETIC SCROLL TYPE COMPRESSORS WITH R454B OPTIMIZED AND DEDICATED SCROLL PROFILE. REFRIGERANT SHALL HAVE A GWP OF LESS THAN 600. 3. EACH COMPRESSOR SHALL HAVE OVERLOAD PROTECTION INTERNAL TO THE COMPRESSOR. 4. THE EVAPORATOR SHALL BE A HIGH EFFICIENCY, BRAZED PLATE-TO-PLATE TYPE HEAT EXCHANGER CONSISTING OF PARALLEL PLATES. BRAZE PLATES SHALL BE STAINLESS STEEL WITH COPPER BRAZE MATERIAL. 5. INSULATE THE EVAPORATOR WITH A MINIMUM OF 0.75 INCH (K=0.28) UV RATED INSULATION. 6. FACTORY INSTALLED CLEANABLE STRAINER. 7. ALL CHILLERS INSTALLED IN THE US ARE REQUIRED TO BY STARTED UP BT TRANE TO VALIDATE FACTORY WARRANTY.										8. ALL CHILLERS INSTALLED IN THE US ARE REQUIRED TO BY STARTED UP BT TRANE TO VALIDATE FACTORY WARRANTY. 9. LOW SOUND FANS SHALL BY DYNAMICALLY BALANCED AND DIRECT DRIVEN. 10. ALL CONDENSER FAN TEAO MOTORS HAVE PERMANENTLY LUBRICATED BALL BEARINGS AND EXTERNAL OVERLOAD PROTECTION. 11. FACTORY INSTALLED FREEZE PROTECTION 12. PUMP PACKAGE THAT INCLUDES TWO HIGH HEAD PUMPS, A SINGLE VFD, DRAINAGE VALVES, SHUT-OFF VALVES AT ENTERING AND LEAVING CONNECTIONS. 13. ELASTOMERIC ISOLATORS AT PIPE CONNECTIONS TO EVAPORATOR. 14. 5 YEAR COMPRESSOR PARTS ONLY WARRANTY 15. SELECTION AMBIENT TEMPERATURE = 95°F 16. MINIMUM FLOW = 67.1gpm 17. FACTORY INSTALLED WATER STRAINER. 18. DUAL, HIGH HEAD, SHP PUMP PACKAGE WITH SINGLE VFD. 19. A WEIGHTED 100% SOUND POWER = 89 dba.										20. MANUFACTURER PROVIDE THE NECESSARY WIND LOAD CALCULATIONS, ATTACHMENT DETAILS TO COMPLY WITH FBC 2023 – MECHANICAL AND BROWARD COUNTY ORDINANCES.				



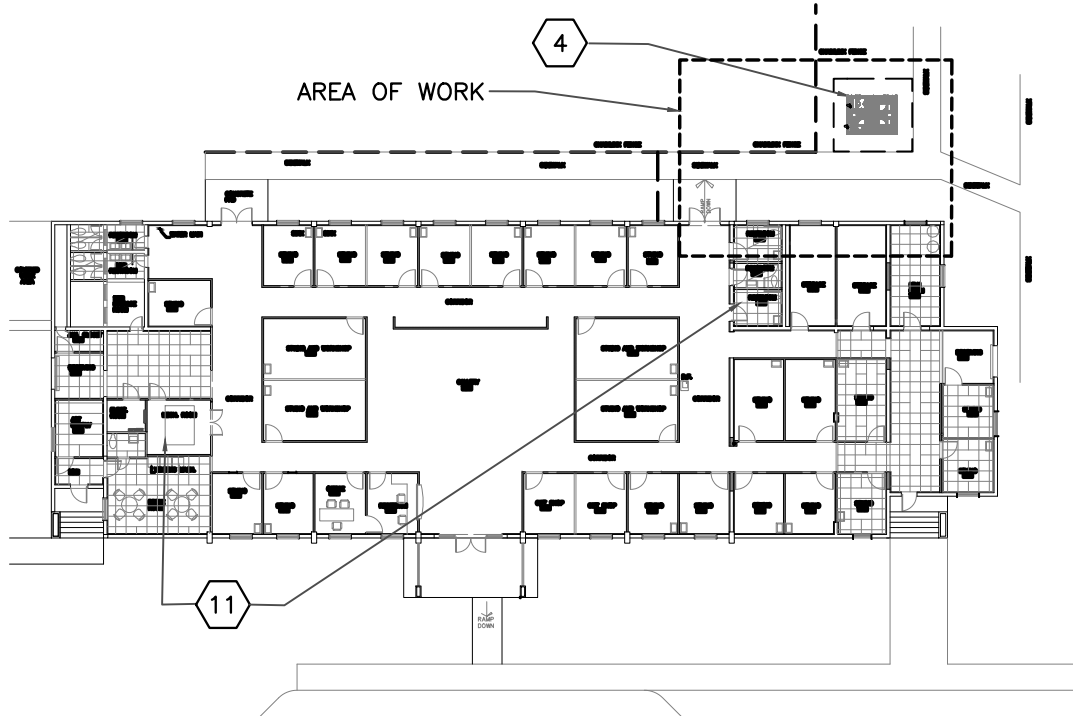
#	DRAWING NOTES
1	NEW PROPOSED 40-TON AIR COOLED CHILLER
2	EXISTING EXTERIOR CHILLED WATER RISER TO REMAIN.
3	EXISTING DISTRICT CHILLED WATER SUPPLY/RETURN UNDERGROUND PIPING TO BE ABANDONED IN PLACE.
4	NEW AIR COOLED CHILLER AND APPURTENANCES
5	NEW 3" CHWS&R UNDERGROUND INSULATED PIPING 12" DEEP TRENCH BELOW GRADE.
6	CONTRACTOR TO INSTALL NEW 15'-7"L x 8'-6"W x 6"H LEVEL FOUNDATION CONCRETE PAD WITH A 6" OFFSET FROM EQUIPMENT LINE. SEE DETAIL 1. TOP ELEVATION OF CONCRETE PAD TO BE EQUAL TO THE ELEVATION OF THE MAIN BUILDING FINISHED FLOOR.
7	30 GAL BLADER TANK TYP TACO CA90-150
8	AIR SEPARATOR W/STRAINER TYP TACO ACT03F-150
9	EXISTING CHWS&R SHUT OFF VALVES IN UNDERGROUND CONCRETE BOX LOCATED AT NE CORNER OF HIBISCUS AND FLORIDA DR.
10	CONTRACTOR TO CAP EXISTING CHWS&R AT 12" ABOVE GRADE AND CONNECT NEW CHWS&R 36" ABOVE GRADE TO EXISTING BUILDING PIPING.
11	EXISTING AHUS WITH 2-WAY CONTROL VALVES TO REMAIN

MECHANICAL SCOPE OF WORK SUMMARY

- POUR NEW CONCRETE PAD TO SUPPORT NEW CHILLER AND WHERE SHOWN IN THE DRAWINGS.
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- INSTALL NEW DOMESTIC MAKE UP WATER PIPING AND ACCESSORIES AS SHOWN.
- SHUT DOWN OF CHILLED WATER SERVICE TO BUILDING MUST BE COORDINATED WITH FACILITY MANAGER.
- START UP NEW CHILLER AND COMMISSION THE NEW SYSTEM.



PARTIAL SITE / HVAC PLAN
SCALE 1/8"=1'-0"



KEY PLAN

revisions:

CITY OF PEMBROKE PINES - ART COLONY - STUDIO 18
UPGRADE HVAC SYSTEM
1101 POINCIANA DRIVE
PEMBROKE PINES, FL. 33026



JOB NUMBER: 25025
ALBERT S. SHUB
P.E. 0043414 M.E.
E80003862
FLORIDA ENGINEERING SERVICES
MECHANICAL AND ELECTRICAL
ENGINEERS
FES
34 N.W. 168TH STREET
NORTH MIAMI BEACH, FL 33169
TELEPHONE: (305) 653-0212
FAX: (305) 653-0232
E-mail: AlbertS@esinc.biz

drawn by: AS

date: 09-09-2025

sheet no:

M-1

project:

GENERAL AIR CONDITIONING NOTES:

- THESE DRAWINGS ARE RESULTING INSTALLATION ARE INTENDED TO COMPLY WITH: SEE ADDITIONAL COMPLIANCE NOTES.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEADROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES FOR PROPER EXECUTION OF THE WORK.
- EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL AIR CONDITIONING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS, WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT, WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL AIR CONDITIONING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
- THE CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND ACCEPTANCE OF THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
- THE WORD "AIR CONDITIONING" MEANS HEATING, VENTILATION, AIR CONDITIONING, DUCTWORK, PIPING, REFRIGERANT LINES, CONTROLS, SMOKE AND FIRE DAMPERS ETC.
- PROVIDE MEANS "FURNISH AND INSTALL".
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- SHOP DRAWINGS: THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- AT COMPLETION OF JOB THE HVAC CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE DRAWINGS SHOWING THE EXACT AND COMPLETE INSTALLATION.
- ALL AIR AND WATER SYSTEMS SHALL BE TESTED AND BALANCED BY AN INDEPENDENT TEST AND BALANCE COMPANY. PROVIDE T & B REPORTS PROVIDE T & B REPORTS IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER. ALL AIR AND WATER SYSTEMS SHALL BE BALANCED TO WITHIN 10% OF THE QUANTITIES SHOWN ON THE PLANS. THE HVAC CONTRACTOR SHALL INCLUDE THE COST OF PULLEY AND BELT CHANGES, AND PROVIDE THE TEST AND BALANCE FIRM WITH SHOP DRAWINGS ON ALL EQUIPMENT, PIPING AND DUCTWORK. DURING CONSTRUCTION, THE HVAC CONTRACTOR, THE HVAC CONTRACTOR SHALL ENSURE AND CONFIRM ADEQUATE SERVICE AND ACCESS CLEARANCES FOR ALL DAMPERS, MOTORS, ETC. TEST AND BALANCE OF THE RESIDENTIAL SYSTEMS MAY BE DONE BY THE MECHANICAL CONTRACTOR AND SHALL INCLUDE COMFORT BALANCE VISITS TO THE RESIDENCES IF REQUIRED.
- THE HVAC CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER. THE COMPRESSOR (S) SHALL HAVE A FIVE YEAR WARRANTY.
- MOUNT ALL EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
- ALL LOUVERS, GRILLES, PIPING, ETC. SHALL BE PAINTED TO MATCH SURROUNDING COLOR AND TEXTURES AS REQUIRED BY ARCHITECT. VERIFY COLOR AND TEXTURE WITH ARCHITECT. PAINT ALL EXPOSED MECHANICAL EQUIPMENT WITH BENJAMIN MOORE EPOXY ENAMEL 182.
- ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
- ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, PIPING, ETC. TO BE 1/2" LARGER (ON ALL SIDES) THEN THE OUTSIDE DIMENSIONS. FILL VOIDS WITH FIRE RETARDANT SILICONE FOAM (I.E. CHASE-FOAM CTC PR-855 BY CHASE TECHNOLOGY CORP.).
- PROVIDE FLEXIBLE DUCT CONNECTORS, RATED AS REQUIRED, TO ALL MECHANICAL EQUIPMENT.
- CONTRACTOR TO PROVIDE A COMPLETE SET OF SHOP DRAWINGS FOR ALL DUCT LAYOUT INCLUDING APARTMENT. CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTE ANY CONFLICT ON THE SHOP DRAWING FOR ENGINEER TO COMMENT.
- CONTRACTOR IS TO PROVIDE SHOP DRAWINGS AND SUBMITTALS BASED ON THE APPROVED SET OF DRAWINGS. ANY DEVIATION FROM THE ORIGINAL DESIGN MUST BE BROUGHT UP TO THE ATTENTION OF THE ENGINEER OF RECORD FOR REVIEW AND COMMENTS.
- PROVIDE MAINTENANCE AND OPERATION MANUAL ON ALL MECHANICAL EQUIPMENT OR SYSTEMS. PROVIDE 5 SETS OF SUBMITTALS ON ALL HVAC EQUIPMENT. SUBMITTALS SHALL HAVE A SUMMARY SHEET SHOWING ALL SCHEDULED INFORMATION.
- CONTRACTORS AND EQUIPMENT VENDORS ARE TO PROVIDE SUFFICIENT TRAINING AND INSTRUCTION TO THE FACILITY OPERATOR ON THE PROPER USE, ADJUSTMENT, AND MAINTENANCE OF THE EQUIPMENT AND SYSTEMS INSTALLED

A/C LEGEND:

- PIPE CONTINUATION
- SHUT-OFF VALVE IN PIPE
- FLOW DIRECTION
- EXISTING CHILLED WATER PIPING. SEE FLOOR PLANS FOR SIZES.
- NEW CHILLED WATER PIPING. SEE FLOOR PLANS FOR SIZES.

MATERIALS:

- CHILLED WATER PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE (ASTM C552) AND FITTING ALL MADE IN THE U.S.A. SEE CHILLED WATER PIPING INSULATION SPECIFICATIONS BELOW.
- TWO-PIECE, PREFORMED CLOSED CELL FOAM/GLASS PIPE INSULATION WITH 0.016 INCH ALUMINUM JACKET, FITTINGS FINISHED WITH MASTIC GLASS FABRIC WITH FIRE RESISTANT JACKET.
 - 2" THICK FOR ALL PIPE SIZES
 - EQUIVALENT TO PITTSBURGH CORNING FOAMGLASS.
 - VAPOR BARRIER JACKET: KRAFT REINFORCED FOL WITH SELF-SEALING ADHESIVE.
 - EXTERIOR ABOVE GRADE APPLICATION
 - PVC JOINT: ONE-PIECE, PREFORMED TYPE.
 - MAXIMUM WATER VAPOR TRANSMISSION RATING: 0.01 PERMS.
 - 'K' VALUE OF 0.33 AT 75 DEGREE F.

ADDITIONAL COMPLIANCE NOTES:

- THESE ENGINEERING DOCUMENTS AND THE RESULTING INSTALLATION OF THE DEPICTED HVAC SYSTEMS FOR THIS PROJECT ARE INTENDED TO CONFORM TO THE FOLLOWING CODES AND STANDARDS:
 - FLORIDA BUILDING CODE 8TH EDITION (2023)
 - FLORIDA BUILDING CODE EXISTING BUILDINGS 8TH EDITION (2023)
 - FLORIDA BUILDING CODE MECHANICAL 8TH EDITION (2023)
 - FLORIDA ENERGY CONSERVATION CODE 8TH EDITION (2023)
 - FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
 - ASHRAE 2021 FUNDAMENTALS HANDBOOK
 - FLORIDA BUILDING CODE EXISTING BUILDING 8TH EDITION (2023)
 - NFPA 70
- IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH THE LISTED CODES AND STANDARDS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- ALL EQUIPMENT IS TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS, AND RECOMMENDATIONS FOR SAFE AND EFFICIENT OPERATIONS. ALL MANUFACTURER OPERATION AND MAINTENANCE GUIDES SHALL BE ISSUED TO THE BUILDING OPERATOR AFTER SUCCESSFUL COMPLETION OF MAINTENANCE AND/OR PREVENTATIVE MAINTENANCE PROCEDURES TRAINING OF THE BUILDING OPERATORS.
- DESIGN CRITERIA INCLUDES BUT NOT LIMITED TO:
- DEFERRED SUBMITTALS - THE FOLLOWING ITEMS WILL BE ENGINEERED BY OTHERS. SIGNED AND SEALED DRAWINGS FOR THESE WILL BE SUBMITTED FOR SEPARATE PERMITS PRIOR TO INSTALLATION:
 - EXTERIOR EQUIPMENT SUPPORT DETAILS, ANCHORING METHOODS, TIE-DOWN DETAILS, AND WINDLOAD CALCULATIONS.

SYSTEM COMMISSIONING REQUIREMENTS

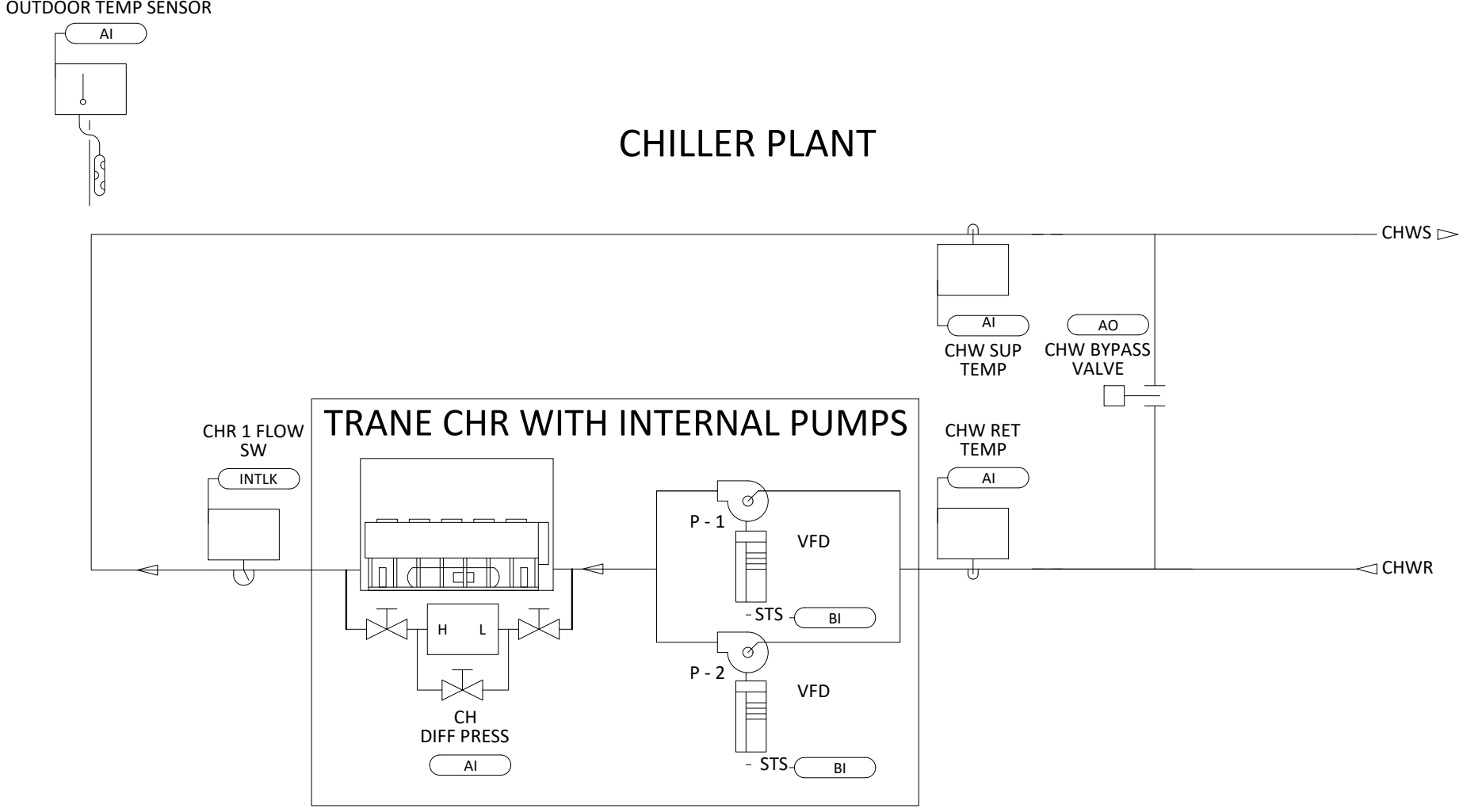
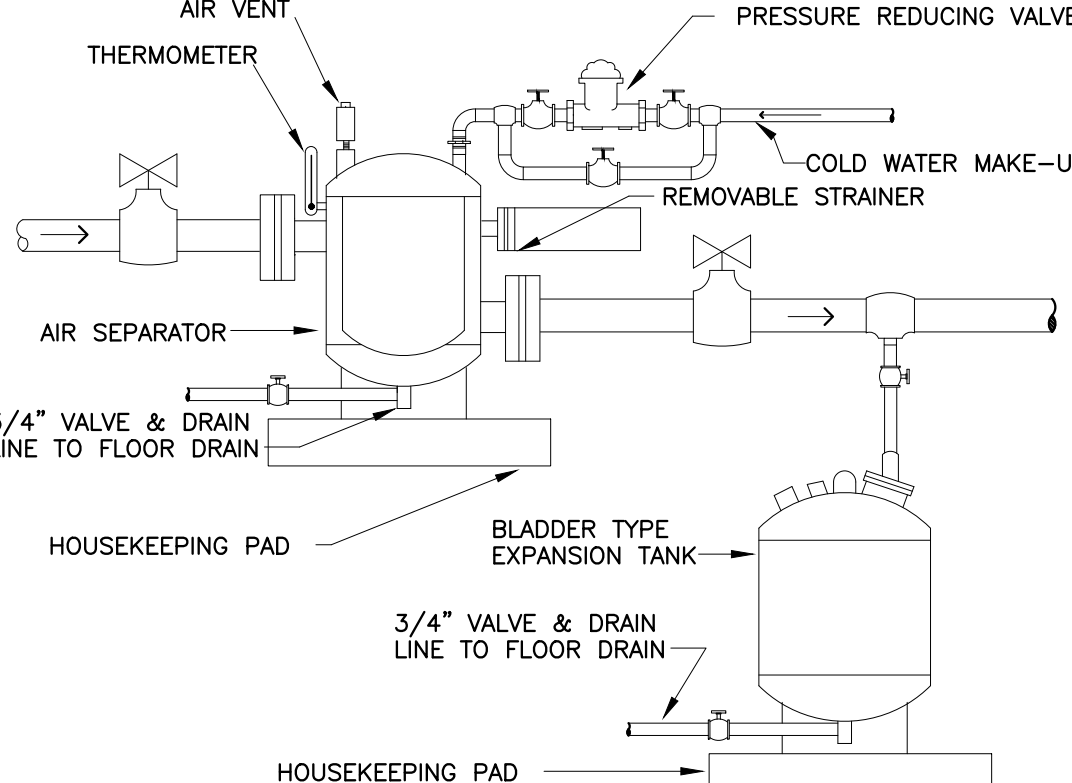
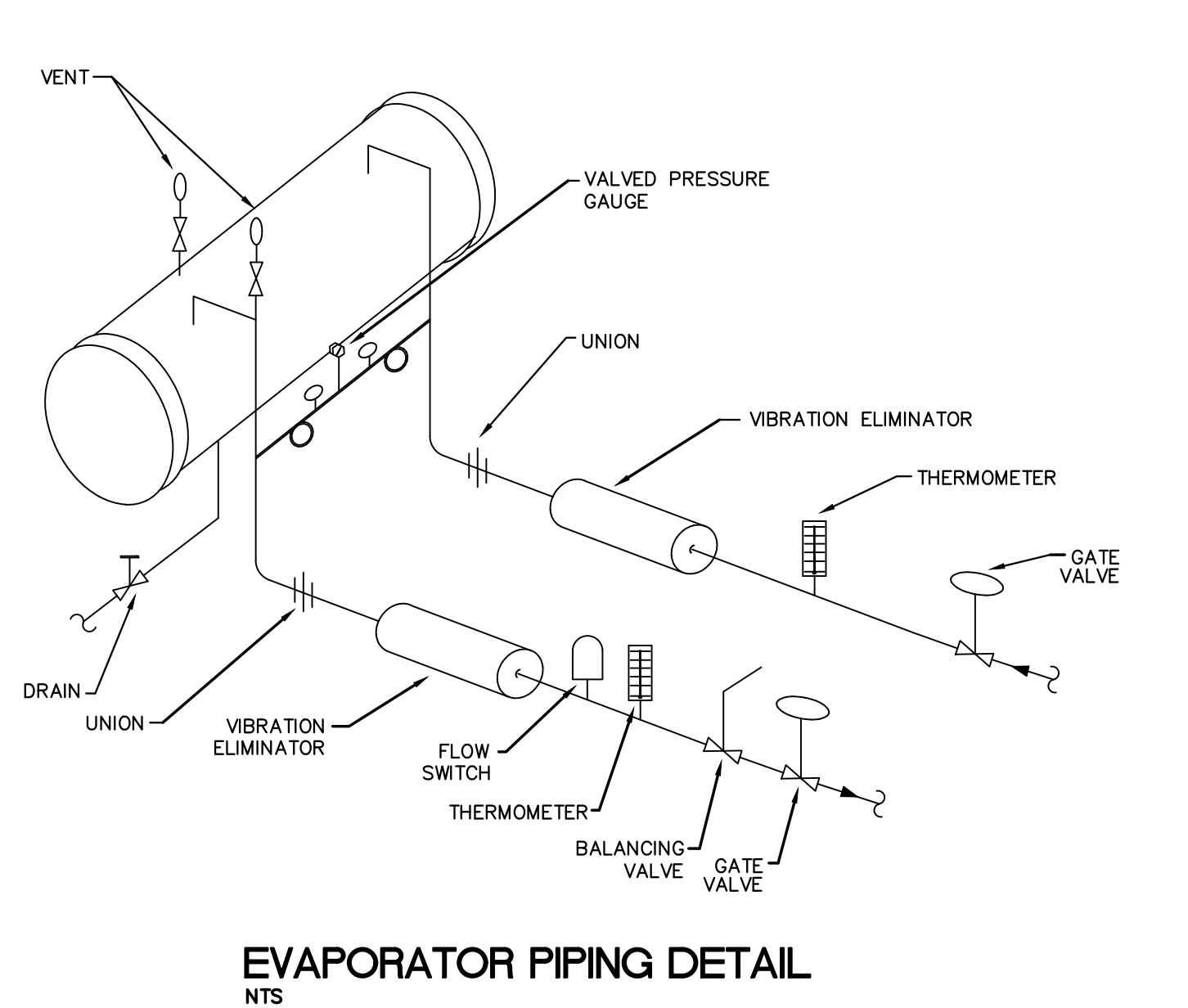
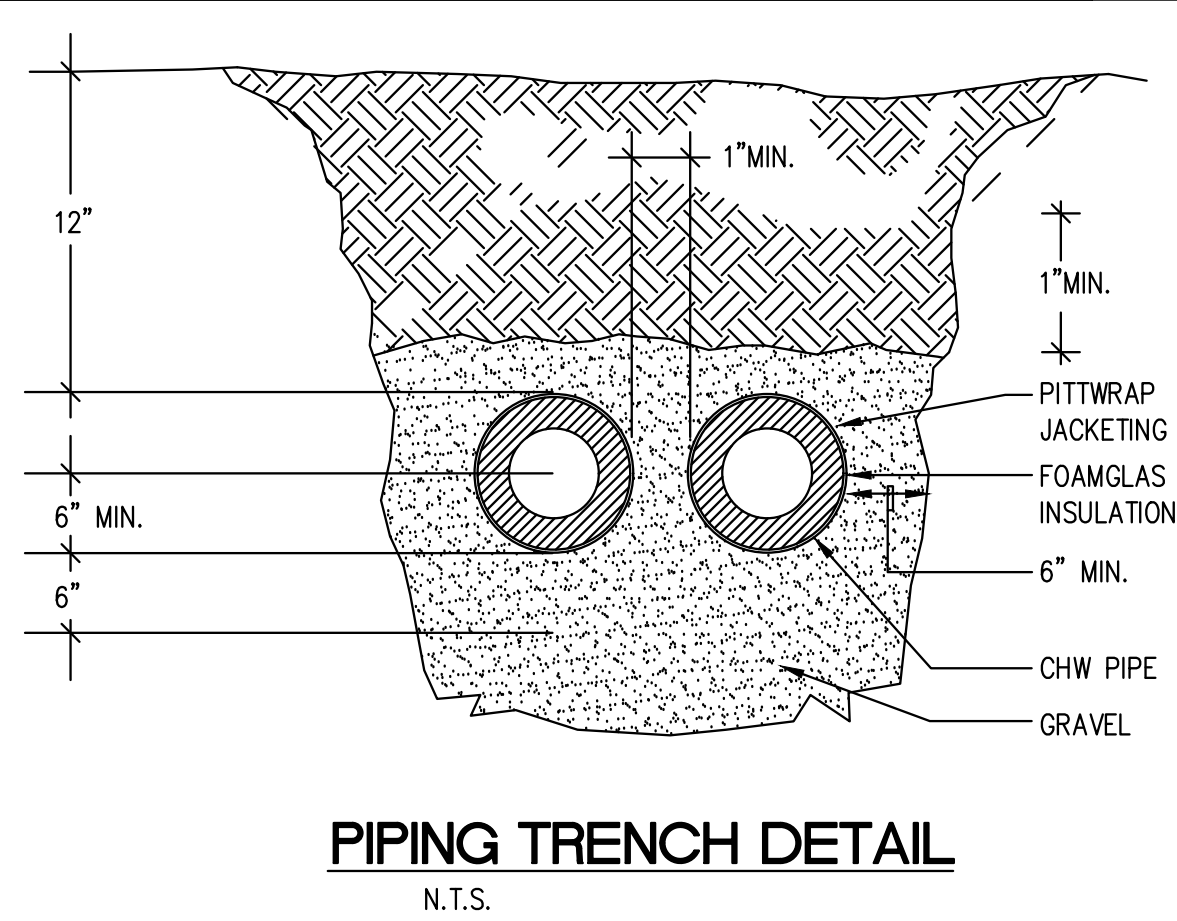
UPON COMPLETION OF SUCCESSFUL INSTALLATION, THE MECHANICAL SYSTEMS LISTED HEREIN SHALL BE FULLY COMMISSIONED BY A CERTIFIED COMMISSIONING AUTHORITY. THE COMMISSIONING AUTHORITY, HIRED BY THE GENERAL CONTRACTOR OR DEVELOPER, SHALL PREPARE A COMPLETE WRITTEN COMMISSIONING PLAN BEFORE THE ONSET OF CONSTRUCTION IN ACCORDANCE WITH SECTION C408 OF THE FLORIDA ENERGY CONSERVATION CODE 8TH EDITION (2023)

THE SYSTEMS THAT WILL REQUIRE COMMISSIONING ARE THE FOLLOWING:

- NEW AIR COOLED CHILLER/PUMP PACKAGE

PRELIMINARY COMMISSIONING REPORT MUST SUBMITTED TO THE BUILDING DEVELOPER/OPERATOR WITHIN 90-DAYS OF THE DATE OF RECEIPT OF CERTIFICATE OF OCCUPANCY.

CHILLER COMMISSIONING MUST INCLUDE WITNESSING START/STOP OF THE CHILLER PER SCHEDULE, COMPRESSOR STAGING BASED ON CHILLED WATER SUPPLY TEMPERATURE, AND CONDENSER FAN CONTROL PER MANUFACTURER'S SEQUENCE OF OPERATIONS. ALL COMMISSIONING SHALL BE DONE IN ACCORDANCE WITH ASHRAE GUIDELINE 0 AND GUIDELINE 1.1.



CHILLER PLANT SEQUENCE OF OPERATIONS:
SYSTEM GENERAL DESCRIPTION: THE CHILLED WATER SYSTEM CONSISTS OF THE FOLLOWING:
ONE (1) CHILLER AND TWO (2) CHILLED WATER PUMPS: ONE (1) PRIMARY AND ONE (1) STANDBY

CHILLER - RUN CONDITIONS: THE PRIMARY CHILLER SHALL BE ENABLED TO RUN WHENEVER:
A. DEFINABLE NUMBER OF CHILLED WATER COILS NEED COOLING
AND THE OUTSIDE AIR TEMPERATURE IS GREATER THAN 54°F (ADJ.).
WHEN ENABLED, THE CHILLER, VIA ITS INTERNAL CONTROLS, SHALL MAINTAIN THE CHILLED WATER SUPPLY TEMPERATURE AT SETPOINT.

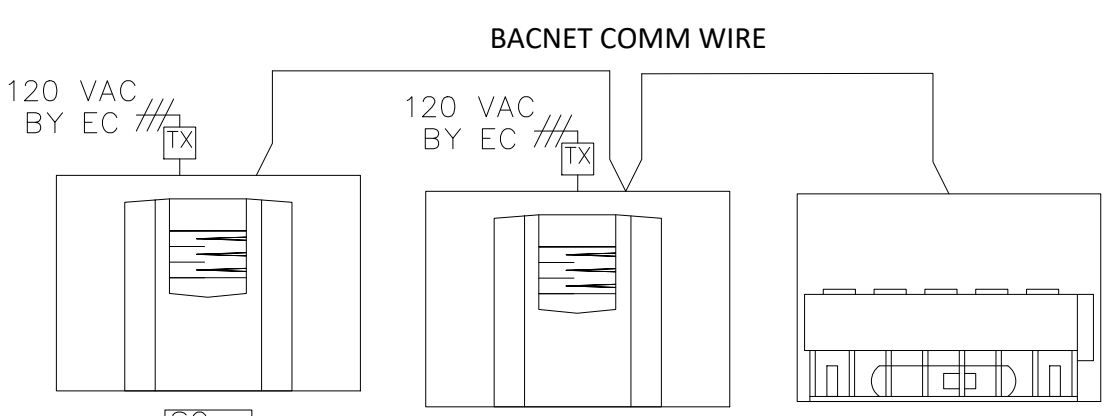
CHILLED WATER BYPASS VALVE CONTROL: THE BAS CONTROLLER SHALL MONITOR THE EVAPORATOR DIFFERENTIAL PRESSURE OF THE CHILLER. WHEN THE PRESSURE OF THE OPERATING CHILLER INDICATES A LOW PRESSURE (FLOW), THE BAS CONTROLLER SHALL CONTROL THE ANALOG SIGNAL THAT IS SENT TO THE CHILLED WATER BYPASS VALVE TO MAINTAIN THE MINIMUM PRESSURE (FLOW) SETPOINT (ADJ.) OF THE CHILLER.

CHILLED WATER PUMP STATUS: THE BAS CONTROLLER SHALL DETECT CHILLED WATER PUMP RUN STATUS BY A CURRENT SWITCH.

CHILLED WATER PUMP PRIMARY/STANDBY (BY CHILLER INTERNAL CONTROLS): THE CHILLED WATER PUMP PRIMARY/STANDBY SEQUENCE SHALL BE ROTATED ON A WEEKLY SCHEDULE. THE SEQUENCE SHALL BE BASED ON CALCULATED RUN TIME WITH THE PUMP HAVING THE LEAST RUN TIME AS PRIMARY PUMP AND THE PUMP WITH THE HIGHEST RUN TIME WILL BE THE STANDBY PUMP. FROM THE BAS OR WITH TRACER TU AN OPERATOR SHALL BE ABLE TO MANUALLY CHANGE THE PRIMARY/STANDBY SEQUENCE.

CHILLED WATER PUMP FAILURE (BY CHILLER INTERNAL CONTROLS): IF THE PRIMARY START/STOP RELAY IS ENABLED AND THE CURRENT SWITCH STATUS IS OFF FOR MORE THAN 30 SECONDS (ADJ.), THE BAS CONTROLLER SHALL ANNUNCIATE A CHILLED WATER PUMP FAILURE ALARM TO THE BAS AND START THE STANDBY PUMP.

NETWORK



GENERAL NOTES:
-SC SHALL BE WEB-ENABLED. SC IP ADDRESS BY OTHERS
-SPACE SENSORS LOCATED AS PER PLANS.
-DIV.16 ELECTRICAL CONTRACTOR TO PROVIDE 120/277 VAC POWER TO ALL FIELD CONTROLLERS
-CHILLER SHALL BE PROVIDED WITH BACNET COMMUNICATION CARD BY MANUFACTURER

BASIS OF DESIGN TRANE (954) 499-6900

revisions:

CITY OF PEMBROKE PINES - ART COLONY - STUDIO 18
UPGRADE HVAC SYSTEM
1101 POINCIANA DRIVE
PEMBROKE PINES, FL. 33026



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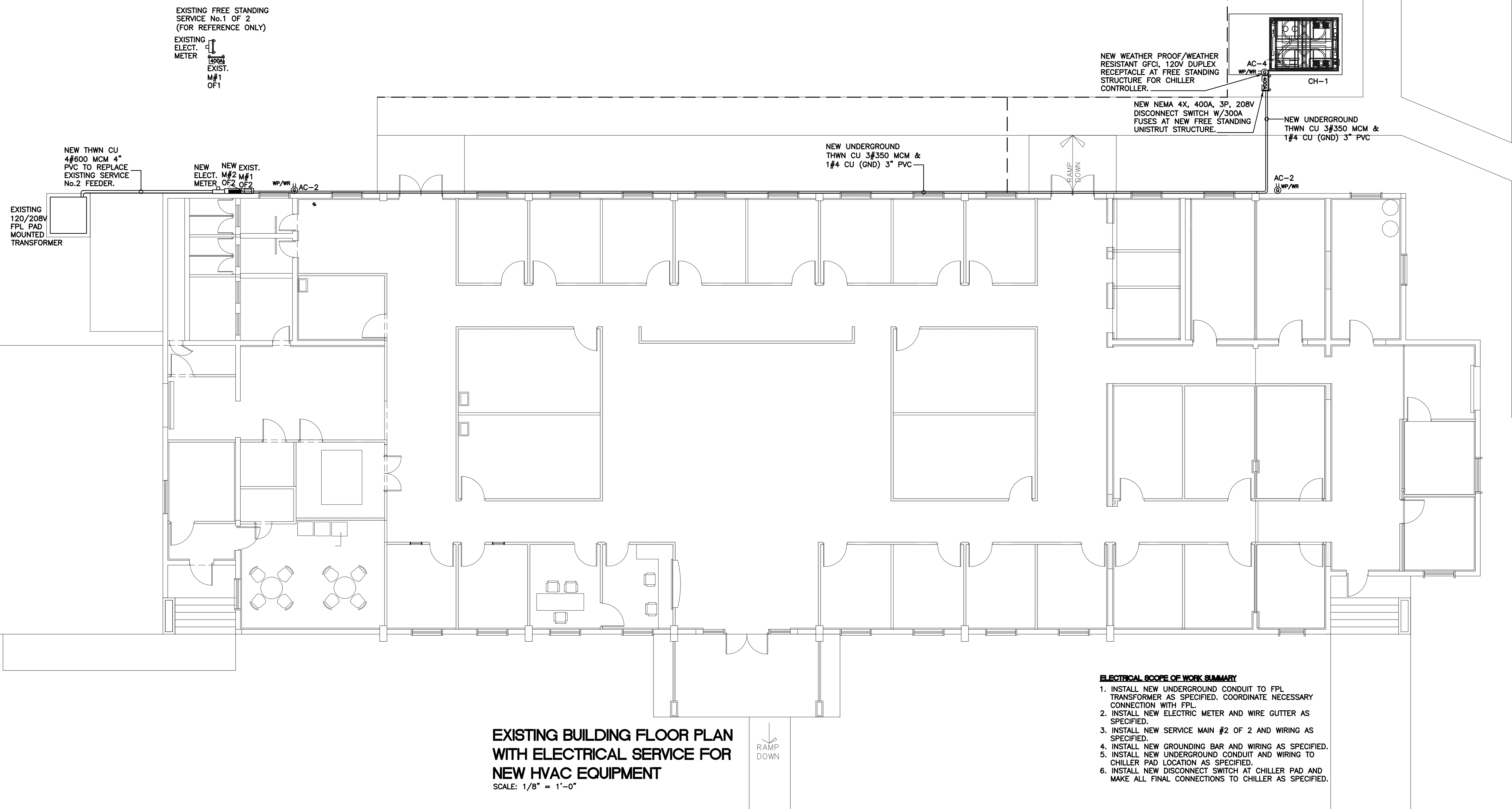
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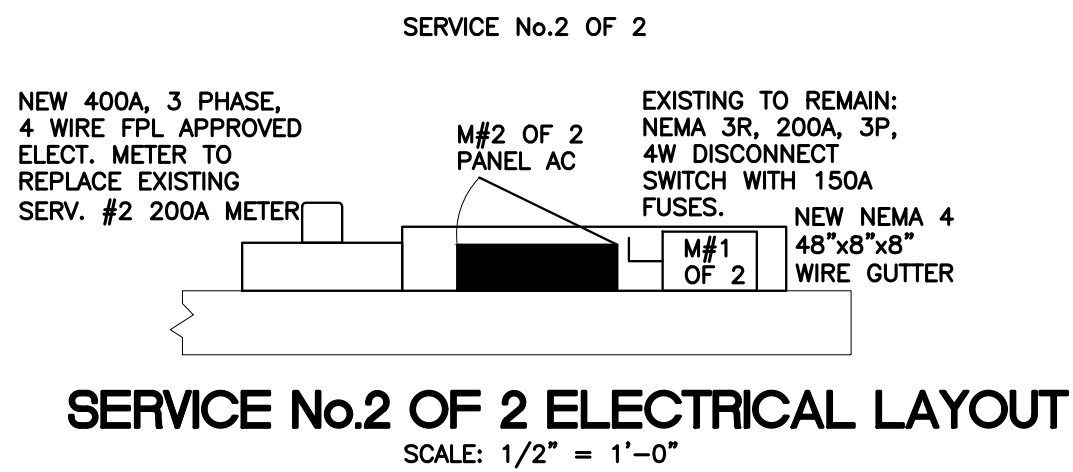
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- ELECTRICAL SCOPE OF WORK SUMMARY**
1. INSTALL NEW UNDERGROUND CONDUIT TO FPL TRANSFORMER AS SPECIFIED. COORDINATE NECESSARY CONNECTION WITH FPL.
 2. INSTALL NEW ELECTRIC METER AND WIRE GUTTER AS SPECIFIED.
 3. INSTALL NEW SERVICE MAIN #2 OF 2 AND WIRING AS SPECIFIED.
 4. INSTALL NEW GROUNDING BAR AND WIRING AS SPECIFIED.
 5. INSTALL NEW UNDERGROUND CONDUIT AND WIRING TO CHILLER PAD LOCATION AS SPECIFIED.
 6. INSTALL NEW DISCONNECT SWITCH AT CHILLER PAD AND MAKE ALL FINAL CONNECTIONS TO CHILLER AS SPECIFIED.



revisions:

CITY OF PEMBROKE PINES - ART COLONY - STUDIO 18
UPGRADE HVAC SYSTEM
1101 POINCIANA DRIVE
PEMBROKE PINES, FL. 33026

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PROFESSIONAL E.N.G. METER

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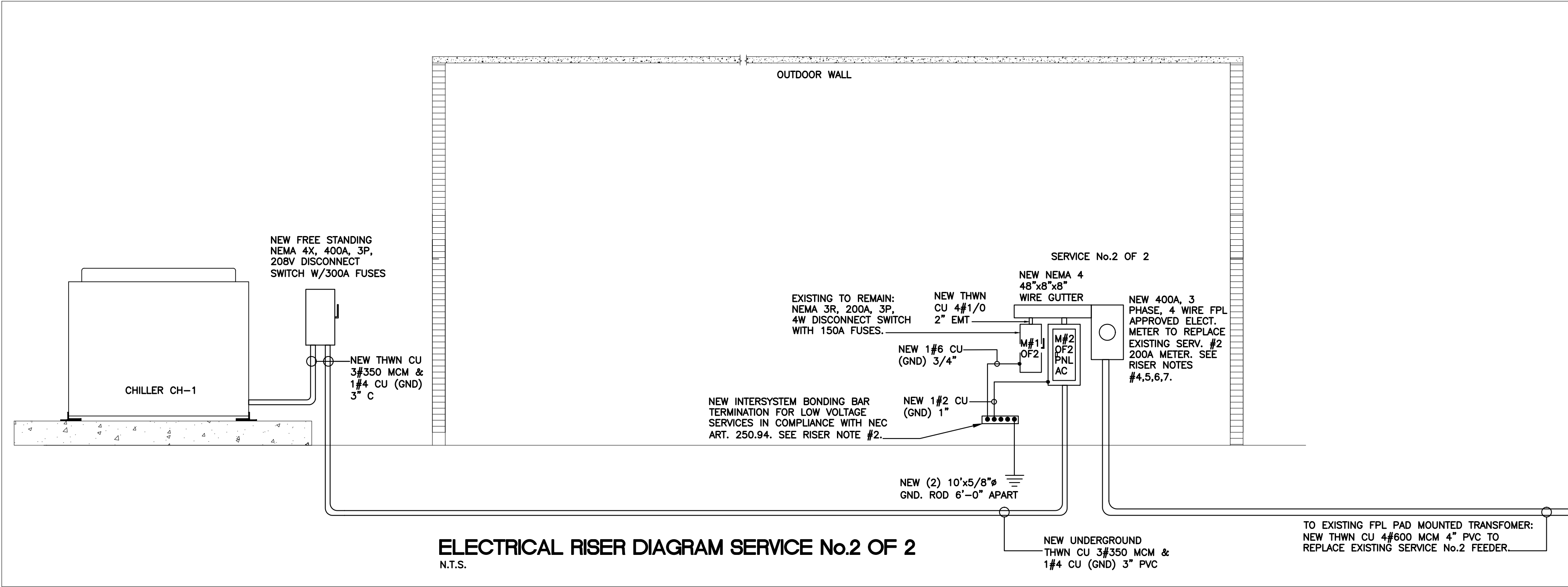
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project:



SERVICE No.2 OF 2 CALCULATION				
LOAD	AMPS			
	A	B	C	NEUT.
MAIN #1 (EXISTING PANEL C)	84	84	84	84
MAIN #2 (NEW PANEL AC)	198	198	198	1
TOTAL AMPS.	282	282	282	85

NEW SERVICE REQUIRED:
400A, 3P, 4W, UNDERGROUND
THWN CU 4#600 MCM 4\"/>

BUILDING SERVICE ENTRANCE CALCULATION (FOR FPL TRANSFORMER LOAD)				
LOAD	AMPS			
	A	B	C	NEUT.
SERVICE No.1 OF 2 (AS PER BASE BUILDING PERMIT)	343	343	343	163
UPGRADED SERVICE No.2 OF 2	282	282	282	85
TOTAL AMPS.	625	625	625	248

GENERAL ELECTRICAL NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE ELECTRICAL SYSTEM TO INCLUDE BUT NOT LIMITED TO FBC 2023, NEC 2020, NFPA 72 2019, NFPA 96 (NFPA 101 2021). IF WORK AS Laid OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES & REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- THE DRAWING ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN Laying OUT WORK. CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN SPACE CONDITIONS AT ALL POINTS. WHERE SPACE CONDITIONS APPEAR INADEQUATE, OWNER REP./ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
- EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON THESE DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE OWNER REP./ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
- VERIFY SERVICE CHARACTERISTICS, LOCATION AND CONNECTION WITH ELECTRIC UTILITY COMPANY. PERFORM ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH UTILITY Co. STANDARDS AND REQUIREMENTS.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEM WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL ELECTRICAL WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
- THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
- ALL WIRE SHALL BE COPPER TYPE THWN IN EMT/PVC RACEWAYS.
- WIRE UP COMPLETE THE NEW HVAC EQUIPMENT AS DIRECTED BY HVAC CONTRACTOR. CONTROL WIRING SHALL BE SEPARATE RACEWAY FROM POWER WIRING.
- NOT USED.
- PROVIDE MEANS "FURNISH AND INSTALL".
- COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- IDENTIFY CLEARLY ON A TYPE WRITTEN FORM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANELS SCHEDULE AND ATTACH INSIDE THE PERTAINING PANEL.
- RACEWAYS: ALL EXPOSED RACEWAYS AT OUTDOOR WALLS AND INTERIOR SPACES TO BE EMT. ALL NEW UNDERGROUND RACEWAYS TO BE PVC SCHEDULE 40.
- SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- TESTING: THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE ARCHITECT AND BY AUTHORITIES HAVING JURISDICTION, FURNISHING ALL EQUIPMENT AND NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUND AND OPEN CIRCUITS, AND ALL DEFECTS SHALL BE DEMONSTRATED TO BE IN PROPER WORKING AND OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.
- GUARANTEES: ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER.
- AT COMPLETION OF JOB THE ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE COPIES SHOWING THE EXACT ELECTRICAL INSTALLATION.
- BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
- CONTRACTOR SHALL PROVIDE TO THE BUILDING OWNER WITHIN 30 DAYS AFTER THE DATE OF ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION INCLUDING A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION IN FULL COMPLIANCE WITH FBC EC 405.6.4.1.
- CONTRACTOR SHALL PROVIDE TO THE BUILDING OWNER AN OPERATING MANUAL AND MAINTENANCE MANUAL INCLUDING SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE WITH CLEARLY IDENTIFIED REQUIRED ROUTINE MAINTENANCE ACTIONS AND NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY IN FULL COMPLIANCE WITH FBC EC 405.6.4.2.

- RISER NOTES :
- ALL WIRE SHALL BE COPPER THWN OR AS OTHERWISE NOTED ON THESE PLANS
 - NEW GROUND SYSTEM TO TWO 10'-0" LONG x 5/8" # COPPER CLAD GROUND ROD 6'-0" APART.
 - ALL EQUIPMENT INTERRUPTING CAPACITIES SHALL COMPLY WITH FPL PROVIDED FAULT CURRENT IN FULL COMPLIANCE WITH NEC 110.9. THE ELECTRICAL CONTRACTOR SHALL VERIFY AIC RATING OF THE EQUIPMENT WITH FAULT CURRENT INFORMATION PROVIDED BY THE POWER COMPANY BEFORE ORDER THE ELECTRICAL EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PERMANENTLY MARK IN THE FIELD, WITH LEGIBLE LETTERS, THE MAXIMUM AVAILABLE FAULT CURRENT PROVIDED BY FPL AT THE NEW SERVICE ENTRANCE MAIN CIRCUIT BREAKER AT NEW PANEL AC & EXISTING DISC. SWITCH MAIN No.1 OF 1, TO COMPLY WITH NEC 110.24.
 - PROVIDE PERMANENT PLAQUE AS PER NEC 230.2 AT SERVICE ENTRANCE No.1 & No.2 LOCATIONS.
 - NEW SERVICE No.2 ELECTRICAL METER, NEW PANEL "AC" AND NEW DISCONNECT SWITCHES SHALL BE INSTALLED ABOVE FLOOD CRITERIA.
 - EXISTING SERVICE No.2 ELECTRICAL METER SERVING EXISTING PANEL "C" (KILNS EQUIPMENT) SHALL BE DISCONNECTED FROM EXISTING FPL TRANSFORMER AND FROM MAIN DISCONNECT SWITCH No.1. ALL ASSOCIATED WIRING SHALL BE REMOVED AND EXISTING CONDUIT ABANDONED.
 - ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE CITY OF PEMBROKE PINES & FPL FIELD REPRESENTATIVE THE TEMPORARY TURNING OFF OF THE FPL TRANSFORMER SERVING THE EXISTING BUILDING DURING THE DISCONNECTION OF THE SERVICE No.2 ELECTRICAL METER AND THE CONNECTION OF THE NEW UPGRADED METER AS SHOWN ON THESE DRAWINGS.
 - EXISTING HVAC EQUIPMENT (AHU-1, AHU-2 AND THEIR ASSOCIATED ELECTRICAL DUCT HEATER) SHALL REMAIN CONNECTED TO EXISTING BUILDING PANELS AND ARE NOT PART OF THIS ELECTRICAL PERMIT.

NEW SERVICE ENTRANCE NEMA 4X PANELBOARD WITH FEED THRU LUGS AND INTEGRATED SURGE PROTECTION DEVICES (SERVICE No.2 OF 2, MAIN No.2 OF 2)																											
PANEL		AMPS		VOLTAGE		CIRCUITS		WIRE		PHASE		MAIN/AIC		MOUNTING		LOCATION		CATALOG NUMBER									
AC		400		120/208		30		4		3		+300A/65KAIC/SE SERIES RATED		SURFACE		OUTDOOR		NEMA 4X PANELBOARD									
CKT. NO.	WIRE	COND INCH	POLE	CKT BKR	AMPS	SERVING				WATTS	CKT. NO.	WIRE	COND INCH	POLE	CKT BKR	AMPS	SERVING				WATTS						
1	-	-	-	-	-	SPACE				-	2	10	3/4	1	20	-	NEW GFCI SERV. RECEPT.				360						
3	-	-	-	-	-	SPACE				-	4	10	3/4	1	20	-	NEW CHILLER CONTROLLER				300						
5	-	-	-	-	-	SPACE				-	6	-	-	-	-	-	SPACE				-						
7	-	-	-	-	-	SPACE				-	8	-	-	-	-	-	SPACE				-						
9	-	-	-	-	-	SPACE				-	10	-	-	-	-	-	SPACE				-						
11	-	-	-	-	-	SPACE				-	12	-	-	-	-	-	SPACE				-						
13	-	-	-	-	-	SPACE				-	14	-	-	-	-	-	SPACE				-						
15	-	-	-	-	-	SPACE				-	16	-	-	-	-	-	SPACE				-						
17	-	-	-	-	-	SPACE				-	18	-	-	-	-	-	SPACE				-						
19	-	-	-	-	-	SPACE				-	20	-	-	-	-	-	SPACE				-						
21	-	-	-	-	-	SPACE				-	22	-	-	-	-	-	SPACE				-						
23	-	-	-	-	-	SPACE				-	24	-	-	-	-	-	SPACE				-						
25	-	-	-	-	-	SPACE				-	26	-	-	-	-	-	SPACE				-						
27	-	-	-	-	-	SPACE				-	28	-	-	-	-	-	SPACE				-						
29	-	-	-	-	-	SPACE				-	30	-	-	-	-	-	SPACE				-						
TOTAL										0	TOTAL										660						
LINE CALCULATIONS						WATTS				TOTAL AMPS				NEUTRAL CALCULATIONS						WATTS				TOTAL AMPS			
CONTINUOUS LOAD						0				LINE				CONTINUOUS LOAD						0				NEUTRAL			
+ 25 % OF CONTINUOUS LOAD						0								+ 25 % OF CONTINUOUS LOAD						0							
+ NON-CONTINUOUS LOAD						71280				198				+ NON-CONTINUOUS LOAD						660				2			
TOTAL						71280								TOTAL						660							
FEEDER THHN CU: NEW 4#350 MCM CU 3" EMT																											
SIEMENS, GENERAL ELECTRIC OR SQUARE-D WILL BE APPROVED, CATALOG NUMBER SHOWN: SIEMENS																											

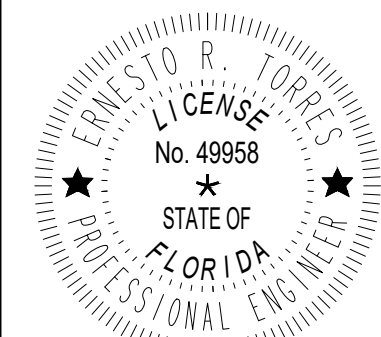
+ PANEL SHALL BE PROVIDED WITH FEED THRU LUGS TO FEED NEW HVAC CHILLER CH-1. PANEL MAIN CIRCUIT BREAKER IS THE REQUIRED OVERCURRENT PROTECTION OF CHILLER CH-1.

ELECTRICAL LEGEND

- DISCONNECT SWITCH
- ELECTRICAL METER
- ELECTRICAL PANEL
- NEW 20A, 120V, GFCI, WEATHER PROOF/WEATHER RESISTANT DUPLEX RECEPTACLE

revisions:

CITY OF PEMBROKE PINES - ART COLONY - STUDIO 18
UPGRADE HVAC SYSTEM
1101 POINCIANA DRIVE
PEMBROKE PINES, FL. 33026



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drawn by: ERT

date: 09-09-2025

sheet no:

E-2

project: