

June 14, 2023

Jean Solari  
City of Coral Gables  
280 Miracle Mile  
Coral Gables, FL 33134

Ms. Solari,

I have reviewed the Carrier project for the Actor's Playhouse Miracle Theatre Renovations totaling \$1,510,050.00. The proposal is compliant with Sourcewell contract #070121-CAR as the pricing meets the requirements established by our contract.

If you have any questions or require any additional information, please don't hesitate to reach out to me directly at 218-895-4124 or [Corey.jensen@sourcewell-mn.gov](mailto:Corey.jensen@sourcewell-mn.gov).

Respectfully,



Corey Jensen  
218-895-4124  
[Corey.jensen@sourcewell-mn.gov](mailto:Corey.jensen@sourcewell-mn.gov)



**Prepared For:** City of Coral Gables  
**Attn:** Jean Solari

**Proposal Date:** 06/14/2023  
**Valid Through:** 07/12/2023

**Project Name:** Actor's Playhouse  
Miracle Theater  
Renovations

**Contract Ref:** Sourcewell Contract # 070121-CAR

**Quote:** 00750009  
**Location:** 280 Miracle Mile  
Coral Gables, FL  
33134

**Prepared By:** Mario John Bermudez  
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Fort Lauderdale, FL 33309  
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*Proposal based on Mechanical (M0.0 thru M6.2), Electrical (E1.0 thru E6.0), and Structural (S1.0 thru S3.1) drawings provided by Basulto & Associates Consulting Engineers, dated 05/04/2022.*



Carrier Corporation  
HVAC Systems  
#070121-CAR  
Maturity Date: 08/12/2025



*\*\*\*30RB (CH-01) stock image for illustration purposes only\*\*\**



*\*\*\*39M (AHU-01,-02) AHU stock image for illustration purposes only\*\*\**



*\*\*\*39L (AHU-03) AHU stock image for illustration purposes only\*\*\**



Tag	Qty	Model Number	Equipment Description
CH-01	1	30RBX150  CX Coating includes base, chassis, and components under the coil bank with CX 3-Coat & Exterior Cabinet in a transparent coating	<ul style="list-style-type: none"> <li>• Air-cooled scroll chiller               <ul style="list-style-type: none"> <li>○ 208/230-3-60</li> <li>○ 150 tons</li> <li>○ Minimum load control</li> <li>○ Dual point with disconnect</li> <li>○ Standard interrupt</li> <li>○ Standard economizer</li> <li>○ Al fin/Cu tube</li> <li>○ E-coated</li> <li>○ Suction line insulation</li> <li>○ Freeze protection - cooler heater (non crn)</li> <li>○ Dual pump, 7.5 hp (low) w/VFD</li> <li>○ Hail guards (side) + coil covers + upper grills</li> <li>○ Suction service valve/ isolation valve</li> <li>○ Dx cooler</li> <li>○ Start-up</li> <li>○ <b>Complete Unit 10yr Warranty</b></li> </ul> </li> </ul>
AHU-01, 02	2	39MN30W	<ul style="list-style-type: none"> <li>• Modular Air Handling Unit               <ul style="list-style-type: none"> <li>○ 39M AHU 30</li> <li>○ Aero Indoor Air Handler</li> <li>○ 39MN Size 30W</li> <li>○ R-13 Double Wall Sealed Panel</li> <li>○ Galvanized Exterior Panels</li> <li>○ Galvanized Interior Panels</li> <li>○ Level II Thermal Break</li> <li>○ 6 inch tall Base Rail</li> <li>○ Flat Filter</li> <li>○ Chilled Water Coil</li> <li>○ Draw-Thru Supply Fan</li> <li>○ 2-inch MERV 13</li> <li>○ <b>Complete Unit 5yr Warranty</b></li> </ul> </li> </ul>
AHU-03	1	39LD25AA	<ul style="list-style-type: none"> <li>• Packaged Air Handling Unit               <ul style="list-style-type: none"> <li>○ 39L AHU 25</li> <li>○ 1" 1.5# Tuf-Skin II Single Wall Right</li> <li>○ Flat Filter Section</li> <li>○ Vertical Cooling (LFA) Coil</li> <li>○ Fan Section</li> <li>○ Filter Kit</li> <li>○ 2" FLT Pleated (MERV13)</li> <li>○ <b>Complete Unit 5yr Warranty</b></li> </ul> </li> </ul>



**Mechanical Scope of Work**

- Demolish and remove from site (1) existing Water-cooled Chiller inside mechanical room and recover refrigerant as per EPA standards. Demolish equipment pad along with equipment
- Demolish and remove from site (2) existing CW/CHW Pumps inside mechanical room
- Demolish and remove from site Air separator, Expansion tank, Refrigerant monitoring system, and water treatment systems from mechanical room
- Demolish and remove from site CW/CHW piping inside mechanical room
- Demolish and remove from site (1) Cooling Tower on roof, including stand
- Demolish and remove from site (2) DX Condensing Units from rooftop area
- Demolish and remove from site (2) DX AHUs in mechanical room at the rear of the theater
- Demolish and remove from site refrigerant piping system feeding DX split systems
- Demolish and remove from site (2) CHW AHUs in mechanical room on the 3rd Floor
- Furnish labor and materials needed to install (3) new CHW AHUs provided by Carrier
- Furnish labor and materials needed to install (1) new Air-cooled Chiller with pump skid package
- Furnish labor and materials for supply, return, and outside air duct connections and transitions to existing ductwork as shown, including double-wall construction where required by specs
- Seal all joints with screws and mastic for all affected duct work
- Furnish and install new 1.5" fiberglass duct board for temp AHU Supply Duct Connections
- Furnish and install (3) new OA dampers for AHUs
- Furnish labor and materials needed to extend existing Concrete Pads for AHU Support
- Furnish labor and materials for new CHW Equipment coil connections including piping, stands, valves, thermostats, thermowells, fittings, and strainers to supply and return coils of new AHUs. Includes cutting and coring where required to run new piping into building
- Furnish labor and materials for interior CHW Piping Insulation including 2" Foamglas insulation with ASJ Jacket, Glass Fab and Mastic Fittings
- Furnish labor and materials for exterior CHW Piping Insulation including 2-1/2" Foamglas insulation with .016 Aluminum Jacket on insulation and fittings
- Furnish and install Danfoss VFDs for AHUs
- Furnish and install Control Valves with actuators
- Furnish labor and materials for new Condensate Copper Piping with 3/4" Armaflex Insulation
- Start-up systems, check, and verify proper systems operations
- Hoisting and rigging included
- Furnish and install equipment and piping Labeling
- Test and balance of newly installed equipment -- (1) Chiller and (3) AHUs



**Controls Scope of Work**

**WebCTRL System**

- 500 BACnet Automated Logic WebCTRL 8.5 software is included
- Install new (1) G5CE router with enclosure and transformer
  - Reuse existing 110V
  - Installed in 3<sup>rd</sup> floor mechanical room
- Providing new comp server with battery backup
  - Internal IP address must be provided by ownership
- Install 2 sub networks (AHU's and Chiller)
- Includes new equipment graphics
- Includes computer workstation with color printer
- As-built control engineering drawings
- Owner training

**COMlink install (AHU 1,2,3, & Chiller)**

- Install all BACnet MS/TP COMlink
- Install 22/2 shielded plenum rated wire for COMlink.
- Includes all material and labor
- Price is based regular hours install M-F 8-5pm

**AHU-1,2,3 (total 3) – MS/TP BACnet**

- Install Automated Logic Controller for each AHU
- Install all control points per M 6.2
- Includes enclosures and transformer
- Includes new sensors, wiring and conduit
- Includes space temperature sensor
- Includes local touch screen controls at each AHU
- Damper actuator included
- Includes all programming and graphics per sequence on M6.2
- Demolish old controls that are currently located in each mechanical room
- Includes local commissioning

**Exhaust Fans – Interlock with AHU's (total of 3)**

- Includes Start/Stop and Status controls

**Air Cooled Chiller (total 1) – MS/TP BACnet**

- Chiller to be provided with all factory BACnet controls that will meet sequence of operations per engineer specifications
- Chiller to be provided with integral pump package
- Discover all control points provided by manufacture and display on WebCTRL system
- Includes local commissioning



**Electrical Scope of Work:**

- Disconnect power to the following existing items
  - Chiller
  - Two (2) pumps
  - Cooling Tower
  - Four (4) AHUs
  - Two (2) CUs at Cooling Tower
- Furnish and install new feeders to the Chiller circuits from existing switchgear
- Furnish and install new feeder to AHU #3 from the existing switchgear
- Install new VFD for AHU #3 next to the new disconnect switch
- Extend the existing feed from the existing disconnect to new AHU #1
- Install new VFD for AHU #1 next to the existing disconnect switch
- Extend the existing feed from the existing disconnect to new AHU #2
- Install new VFD for AHU #2 next to the existing disconnect switch
- Supervision of our work
- Coordinate installation with other trades

**Structural & Roofing Scope of Work:**

- Demolish existing CT stand
- Provide new structural stand & columns as shown for Air-Cooled Chiller to be supported and installed on the roof
- Stand to be built using galvanized steel, including grating and rails
- Provide new foundation for Chiller stand to reach ground floor of existing building
- Provide roofing repairs using customer's roofing contractor that carries the roof warranty where required at (4) 8"x8" openings for new Chiller structural stand to be installed on roof

\*\*\* End of Scope \*\*\*





## **Controls Scope of Work Clarifications:**

- One-year warranty on installation
- Includes submittals, shop drawings, and O&M manuals
- Cabling installed in exposed areas will be in conduit
- Cabling installed under raised floor or above drop ceiling will be plenum rated and neatly tied up

## **General Exclusions:**

- Engineering and/or Engineered drawings
- Miami-Dade NOA calculations, tie-down details, or fastening by EO.
- Temporary A/C, including spot coolers, chillers, pumps, or cooling towers
- Project Commissioning Services
- Repairs of any code violations that may exist
- Upgrades to Fire Alarm systems, panel integration, hardware, or software
- Fire alarm interface, hardware, connections, interlocking, smoke detector wiring, or related scope
- Replacing or upgrading the existing electrical branch circuit wiring to the AHU's #1 & #2
- Upgrades to existing electrical panels
- Supply fans, exhaust fans, or any other fan replacement unless specified above
- Louvers or dampers not included in SOW above
- Repair of any structures, drywall, ceilings, roofing, sealing, waterproofing, fireproofing not specifically detailed in SOW above
- Modifications to building envelope or mechanical equipment unless specifically detailed above
- Mechanical equipment system upgrades, replacement, and/or additions not specifically detailed in SOW above for DCV sequence of operations if required
- Composite Cleanup
- Permit processing is included, any associated permit fees are excluded (to be paid directly by city)
- If permits cannot be paid directly by city, we will pass them through at cost x1.3
- Dampers, valves, and actuators unless specifically mentioned above
- Additional hardware required to interface to third party equipment
- Configuration or reprogramming of third-party equipment
- Static IP, ethernet cabling, and/or network connection to the internet
- Lighting controls
- Any scope of work not specifically outlined above

## **General Qualifications:**

- All work has been figured on a straight-time basis, Monday through Friday 7:00 am to 4:00 pm, excluding holidays, unless described above
- Includes 8 hrs. of owner training on controls system
- Price contingent on re-using existing 110V power for controls
- Standard production and delivery cycles, no expedited build option included
- Areas will be left clean after each working day
- The existing fire alarm system is part of a monitored system & should include (2) duct smoke detectors for each AHU as current code requires two, one for the supply and return
- Supervision of our work
- One-year parts and labor warranty on the installation
- Cabling installed in exposed areas will be in conduit
- Cabling installed under raised floor or above drop ceiling will be plenum rated and neatly tied up
- Progress billing to be submitted monthly
- Supervision of our work & coordinate installation with other trades included
- Performance/payment bonding is included



**Carrier Turnkey Proposal Total: \$1,510,050.00**

For consideration of Carrier financing - Application Link Below  
<https://carriercorporationmainaccount.directcapital.com/>

Term Length: 60 months  
Estimated Monthly Payment: **\$31,000.00\***

*\*Based on minimum FICO score of 650 and over two years in business  
72-month term available upon request and underwriter approval*

**PROCEED AS INDICATED:**

Carrier Corporation

**Customer:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

*Sourcewell Terms & Conditions Apply*

