



Master Mechanical Services, Inc.

CMC 057200

15181 NW 33 Place

Miami, FL 33054

Office 305/825-3004

Fax 305/825-1607

info@mastermechanicalservices.com

AUGUST 28, 2024

PROPOSAL SUBMITTED TO:

CITY OF COCONUT CREEK
4800 W COPANS ROAD,
COCONUT CREEK, FL 33063

ATTN: **SAL & TODD**

Email: smagliarisi@coconutcreek.net

JOB NAME/LOCATION:

PUBLIC WORKS BLDG LIEBERT/MAU EQUIPMENT CONTROL CHANGE TO AUTOMATED LOGIC

CONTRACT PRICE:

\$10,031.00

AFTER A DISCUSSION WITH TODD AND SAL, MASTER MECHANICAL PROVIDES THE FOLLOWING PROPOSAL

- SUBCONTRACT WITH IBC FOR CONTROL WORK AT PUBLIC WORKS BLDG
- INTEGRATION OF (2) LIEBERT AND (2) MAU UNITS
- SCOPE OF WORK ATTACHED

2 HRS. x \$82.00
IBC \$8,970 x 10%

\$ 164.00
\$9,867.00

\$ 10,031.00

PROPOSAL AGREEMENT

WITH PAYMENT TO BE PAID AS FOLLOWS: **AS REQUESTED**

THIS PROPOSAL IS SUBJECT TO ACCEPTANCE WITHIN 10 DAYS AND IS VOID THEREAFTER AT THE OPTION OF THE UNDERSIGNED. AUTHORIZED SIGNATURE _____

ACCEPTANCE OF PROPOSAL – THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT TO BE MADE AS OUTLINED ABOVE.

OWNER OR CONTRACTOR:

MASTER MECHANICAL SERVICES, INC:

CITY OF COCONUT CREEK

DATE

SEAN PINNA

DATE



Innovative Building Controls

A division of Communication Access Services, Inc.

05/23/2024

City of Coconut Creek

Attn.: Sal Magliarisi

Re.: Public Works Building – INTEGRATION OF CRAC AND FRESH AIR UNITS

PROJECT NAME: Integration of Liebert & Fresh Air Units onto Automated Logic Platform

Scope of Work

❖ **Liebert CRAC Units (Qty 2)**

❖ **Fresh Air Units (Qty 2)**

- Router Gateway (G5CE)
- Remove Tridium Jace and tie units onto Automated Logic G5CE Gateway
- Program a Start / Stop, Lead Lag Program
- Status / Alarm in WebCTRL
- Programming
- Equipment Graphic
- Remote Access Via Automated Logic Enterprise Server

❖ **INCLUDES**

- Engineering & Sequences
- Cabling & Wiring
- Shop Drawings and Submittals

❖ **EXCLUDES**

- **LG Equipment**
- High Voltage

Project Cost: **\$8,970.00**

Sincerely

Kumar Kapersaud



Master Mechanical Services, Inc.

CMC 057200

15181 NW 33 Place

Miami, FL 33054

Office 305/825-3004

Fax 305/825-1607

info@mastermechanicalservices.com

AUGUST 28, 2024

PROPOSAL SUBMITTED TO:

CITY OF COCONUT CREEK
4800 W COPANS ROAD,
COCONUT CREEK, FL 33063

JOB NAME/LOCATION:

PUBLIC WORKS BLDG LG EQUIPMENT CONTROL CHANGE TO
AUTOMATED LOGIC

ATTN: SAL & TODD

Email: smagliarisi@coconutcreek.net

CONTRACT PRICE:

\$35,939.30

AFTER A DISCUSSION WITH TODD AND SAL, MASTER MECHANICAL PROVIDES THE FOLLOWING PROPOSAL

- SUBCONTRACT WITH IBC FOR CONTROL WORK AT PUBLIC WORKS BLDG
- INTEGRATION OF (2) LG CONDENSERS AND (39) AHUS
- SCOPE OF WORK ATTACHED

2 HRS. X \$82.00
IBC \$32,523 X 10%

\$ 164.00
\$35,775.30

\$ 35,939.30

PROPOSAL AGREEMENT

WITH PAYMENT TO BE PAID AS FOLLOWS: AS REQUESTED

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OWNER OR CONTRACTOR:

MASTER MECHANICAL SERVICES, INC:

CITY OF COCONUT CREEK

DATE

SEAN PINNA

DATE

07/2/2024

City of Coconut Creek
4800 West Copans Road
Coconut Creek FL 33063
Attn.: Sal Magliarisi

Project Name: Public Works Building – Integration of LG (2 Condensing and 39 AHU Units) onto Automated Logic Platform.

Scope of Work

The LG equipment will be program in the database of the new Version 9.0 WebCtrl Controls Application that will reside in and can be access remotely Via the City of Coconut Creek Automated Logic Enterprise Server. Version 9.0 WebCtrl is furnished under a separate Proposal.

Integration Gateway

- Router Gateway (OF1628)
- Remove Tridium Jace and tie units onto Automated Logic G5CE Gateway
- Programming
- Equipment Graphic
- Remote Access Via Automated Logic Enterprise Server

❖ LG Condensing Units (Qty 2)

- Start/Stop
- Suction line temp
- Discharge line temp

❖ Condensing Unit System # 1 AHUs (Qty 16) – Integration Points to be discovered from LG system and Display on WebCtrl Application.

- Fan Start/Stop
- Fan Status
- Supply air temperature
- Space temperature
- Damper position

❖ Condensing Unit System # 2 AHUs (Qty 23) – Integration Points to be discovered from LG system and Display on WebCtrl Application.

- Fan Start/Stop
- Fan Status
- Supply air temperature
- Space temperature
- Damper position

❖ INCLUDES

- Removal of Existing JACE Integration



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- Engineering & Sequences
- Cabling & Wiring
- Shop Drawings and Submittals

❖ **EXCLUDES**

- Cabling (we will reuse all existing communication wiring)

Project Cost: \$32,523.00

Sincerely



Digitally signed by Kumar Kapersaud
DN: CN=S,
E=Kumar@casisystems.com,
O=Communication Access Services,
Inc., OU=Administration, CN=Kumar
Kapersaud
Date: 2014.07.06 09:49:32-04'00'

Kumar Kapersaud - Estimator



Master Mechanical Services, Inc.

CMC 057200

15181 NW 33 Place
Miami, FL 33054
Office 305/825-3004
Fax 305/825-1607

info@mastermechanicalservices.com

MARCH 4, 2024

PROPOSAL SUBMITTED TO:
CITY OF COCONUT CREEK
4800 W COPANS ROAD,
COCONUT CREEK, FL 33063

ATTN: **SAL & JOHN**
Email: smagliarisi@coconutcreek.net

JOB NAME/LOCATION:
CITY OF COCONUT CREEK REC CENTER – CONTROLS REPLACEMENT
4455 SOL PRESS BLVD
COCONUT CREEK, FL

CONTRACT PRICE: **\$94,402.00**

MASTER MECHANICAL PROVIDES THE FOLLOWING PROPOSAL FOR CONTROLS AT THE ABOVE-REFERENCED LOCATION

- MASTER MECHANICAL WILL SUBCONTRACT WITH IBC TO COMPLETE CONTROL UPDATE
- SCOPE OF WORK ATTACHED

\$69,541 x 10%
\$16,279.00 x 10%

\$76,495.10
\$17,906.90
\$94,402.00

PROPOSAL AGREEMENT

WITH PAYMENT TO BE PAID AS FOLLOWS: **DUE UPON COMPLETION**

THIS PROPOSAL IS SUBJECT TO ACCEPTANCE WITHIN 10 DAYS AND IS VOID THEREAFTER AT THE OPTION OF THE UNDERSIGNED. AUTHORIZED SIGNATURE _____

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OWNER OR CONTRACTOR:

CITY OF COCONUT CREEK

DATE

MASTER MECHANICAL SERVICES, INC:

SEAN PINNA

DATE



Innovative Building Controls
A division of Communication Access Services, Inc.



02/26/2024

Master Mechanical Services Inc.

15181 N.W 33 Place

Miami, Florida 33054

Attn: Sean Pinna

CITY OF COCONUT CREEK – Recreation Ctr

Dear Mr. Sean Pinna:

IBC / Communication Access Services, Inc. is pleased to provide this proposal to furnish and install a complete Automated Logic Building Energy Management System which includes engineering, submittal drawings, project management, installation labor, programming, graphical interface, training, and warranty.

SCOPE OF WORK

➤ **Front End**

- Thermal Graphic Floorplans
- Connect to Customer's Existing Software. (City of Coconut Creek has been presented with software options.)
- G5CE Router

➤ **RTU (Typ. of 12)**

- DDC Module & Enclosure
- Start / Stop
- Status
- Discharge Air Temperature
- RA humidity
- Damper control
- Filter Alarm
- Cooling Stages 1,2
- Heat Stage 1

➤ **DX Spllt Systems (Typ. Of 3)**

- DDC Module & Enclosure
- Start / Stop
- Status
- Discharge Air Temperature
- RA humidity
- Damper control
- Filter Alarm
- Cooling Stages 1,2



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- Heat Stage 1,2

- Exhaust Fans (Typ. Of 2)
 - DDC Module & Enclosure
 - Start / Stop
 - Status / alarm
 - Interlock with Associated RTU

- Work to be performed during normal business hours.

- EXCLUSIONS
 - 120 VAC to LGR Enclosure
 - Network IP Address (provided by facility)
 - Smoke Detectors and Fire Alarm Components
 - Existing Mechanical Deficiencies
 - Test & Balance
 - Permit Fees

Pricing\$69,541.00

Pricing valid for 90 days

Sincerely,

Digitally signed by Kumar Kapersaud
 DN: C=US,
 E=Kumar@casisystems.com,
 O="Communication Access Services,
 Inc.", OU=Administration, CN=Kumar
 Kapersaud
 Date: 2024.02.26 12:36:17-05'00'

Kumar Kapersaud - Estimator

Web Based Building Controls Energy Management System

927 S State Road 7 Plantation, Florida 33317. Phone (954) 791-6118. www.casisystems.com

2/26/2024

Master Mechanical Services Inc.

15181 N.W 33 Place
Miami, Florida 33054

Attn: Sean Pinna

Re: City of Coconut Creek -HVAC Controls - Automated Logic WebCtrl Upgrade from Version 6.1 / 8.5 – **Unlimited Point Count**

Dear Mr. Pinna,

IBC / Communication Access Services, Inc. is pleased to provide this proposal to upgrade existing license to WebCTRL 6.1 to 8.5 with **Unlimited Point Count**.

Scope of Work

- Backup Database
- Install WebCTRL Upgrade 6.1 / 8.5 **Unlimited Point Count** on New Computer
- Transfer Backed Up Database to New Computer
- Configure WebCTRL Application to Database
- Configure WebCTRL Application to Coconut Creek Network
- Verify Communication from WebCTRL Computer to Main LGRs
- Verify Communication on ARCNET Network
- Verify System Functionality

EXCLUSIONS

- Computer and Windows 11 Operating System (furnished by others)

Advantages:

- One Enterprise Server with Unlimited Point Count
- Lower Costs on all Future Building Integrations
- The City of Coconut Creek will only need to maintain one Server and license.
- **Include Carrier Superset. Allows for a higher level of integration on Carrier I- VU product.**

Costs for above scope of work \$16,279.00

Price guaranteed for 60 days.

Sincerely,

Kumar Kapersaud - Estimator



Master Mechanical Services, Inc.

CMC 057200

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Miami, FL 33054
Office 305/825-3004
Fax 305/825-1607

info@mastermechanicalservices.com

JULY 30, 2024

PROPOSAL SUBMITTED TO:

CITY OF COCONUT CREEK
4800 W COPANS ROAD,
COCONUT CREEK, FL 33063

ATTN: **SAL & TODD**

Email: smagliarisi@coconutcreek.net

JOB NAME/LOCATION:

FIRE STATION 50 – CONTROLS
4500 COCONUT CREEK PKWY
COCONUT CREEK, FL 33066

CONTRACT PRICE:

\$27,999.50

AFTER A DISCUSSION WITH TODD AND SAL, MASTER MECHANICAL PROVIDES THE FOLLOWING PROPOSAL

- SUBCONTRACT WITH IBC FOR CONTROL WORK AT FIRE STATION 50
- SCOPE OF WORK ATTACHED

2 HRS. x \$82.00
IBC \$25,305.00 x 10%

\$ 164.00
\$27,835.50

PROPOSAL AGREEMENT

WITH PAYMENT TO BE PAID AS FOLLOWS: **DUE UPON COMPLETION**

TWENTY-SEVEN THOUSAND NIN HUNDRED NINETY-NINE DOLLARS AND 50 CENTS.....\$27,999.50

THIS PROPOSAL IS SUBJECT TO ACCEPTANCE WITHIN 10 DAYS AND IS VOID THEREAFTER AT THE OPTION OF THE UNDERSIGNED. AUTHORIZED SIGNATURE _____

ACCEPTANCE OF PROPOSAL – THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT TO BE MADE AS OUTLINED ABOVE.

OWNER OR CONTRACTOR:

MASTER MECHANICAL SERVICES, INC:

CITY OF COCONUT CREEK

DATE

SEAN PINNA

DATE



Innovative Building Controls

A division of Communication Access Services, Inc.

4/10/2024



Attn. Sal Magliarisi

CITY OF COCONUT CREEK – FIRE STATION # 50

Dear Mr. Magliarisi:

IBC / Communication Access Services, Inc. is pleased to provide this proposal to integrate existing Carrier I-Vu Controls onto the Automated Logic platform.

Scope of Work

➤ **Front End**

❖ *Integrate to Existing Enterprise Server with Unlimited Point Count.*

- *Point & Click Graphics*
- *Dynamic Thermal Graphic Floorplans*
- *Time Lapse Graphics*
- *Customizable Graphics, Schedules, Trends, Reports and Alarms*
- *System to be integrated onto City of Coconut Creek Enterprise Server*
- *Remote Access via Internet Connection*

➤ **AHU-1 (Kitchen)**

❖ *Integration – Monitor and display the following points on Equipment Graphic.*

- *Start / Stop / Status*
- *Alarm*
- *Supply Air Temperature*
- *Electric Heat Command*
- *Compressor Command*

➤ **OAU's (Qty 1)**

❖ *Integration – Monitor and Display the following points on Equipment Graphic*

- *Supply Fan Start / Stop*
- *Status*
- *Alarm*
- *Heat Stages*
- *Outside Air Temperature*
- *Exhaust air Temperature*

➤ **VRF System (23 AC Units and 4 CUs)**

- *Integrate onto Automated Logic Enterprise Network*
- *Status*
- *Alarm*
- *Zone Temp*

Included



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A division of Communication Access Services, Inc.



- Point to Point checkout and verification of all wiring points and terminations.
- Engineering & Programming

EXCLUSIONS

- Existing Mechanical Deficiencies
- Toshiba / Carrier Support (Project may require manufacturer support)
- TAB
- Internet Connection
- Manufacturer Interface Cards. Functional Interface Card is required to integrate onto BAS.

Price **\$25,305.00**

Pricing valid for 90 days

Sincerely,

Digitally signed by Kumar
Kapersaud
DN: C=US,
E=Kumar@casystems.com,
O="Communication Access
Services, Inc.",
OU=Administration, CN=Kumar
Kapersaud
Date: 2024.04.10
11:54:00 -04'00'

Kumar Kapersaud - Estimator

Web Based Building Controls Energy Management System

927 S State Road 7 Plantation, Florida 33317. Phone (954) 791-6118. www.ibcnrl.com



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Fax 305/825-1607

info@mastermechanicalservices.com

JULY 30, 2024

PROPOSAL SUBMITTED TO:

CITY OF COCONUT CREEK
4800 W COPANS ROAD,
COCONUT CREEK, FL 33063

ATTN: **SAL & TODD**

Email: smagliarisi@coconutcreek.net

JOB NAME/LOCATION:

FIRE STATION 94 – CONTROLS
4555 SOL PRESS BLVD
COCONUT CREEK, FL 33073

CONTRACT PRICE:

\$19,453.60

AFTER A DISCUSSION WITH TODD AND SAL, MASTER MECHANICAL PROVIDES THE FOLLOWING PROPOSAL

- SUBCONTRACT WITH IBC FOR CONTROL WORK AT FIRE STATION 94
- SCOPE OF WORK ATTACHED

2 HRS. x \$82.00
IBC \$17,536.00 x 10%

\$ 164.00
\$19,289.60

PROPOSAL AGREEMENT

WITH PAYMENT TO BE PAID AS FOLLOWS: **DUE UPON COMPLETION**

NINETEEN THOUSAND FOUR HUNDRED FIFTY-THREE DOLLARS AND 60 CENTS.....\$19,453.60

THIS PROPOSAL IS SUBJECT TO ACCEPTANCE WITHIN 10 DAYS AND IS VOID THEREAFTER AT THE OPTION OF THE UNDERSIGNED. AUTHORIZED SIGNATURE _____

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OWNER OR CONTRACTOR:

MASTER MECHANICAL SERVICES, INC:

CITY OF COCONUT CREEK

DATE

SEAN PINNA

DATE



Innovative Building Controls
A division of Communication Access Services, Inc.

4/09/2024



City of Coconut Creek Station # 94

Attn: Sal Magliarisi

Dear Mr. Magliarisi:

IBC (CASI) is pleased to provide this proposal to furnish and install a complete **Automated Logic®** Building Energy Management System which includes engineering, O&M and submittal drawings, project management, installation labor, programming, graphical interface, training and warranty.

Automated Logic® WebCTRL is a premier building automation system, offering an intuitive user interface and powerful control features. WebCTRL can be accessed from anywhere in the world through a standard web browser, without the need for special software on the workstation. Through a browser you can access all building management functions including:

Scope of Work

- *IBC/ CASI will furnish, wire, and install the following DDC modules and control devices for the listed mechanical equipment.*

- **RTU (Typ. 3)**
 - *DDC Module*
 - *Start/Stop*
 - *SF Status*
 - *Filter Status*
 - *Discharge Air Temperature*
 - *Zone Temperature*
 - *Compressor Stage*
 - *Floor Plans and Equipment Graphic.*

- **DX Split (Typ. of 1)**
 - *DDC Module*
 - *Start/Stop*
 - *Zone Temperature*
 - *SF Status*
 - *Filter Status*
 - *Discharge Air Temperature*
 - *Compressor*
 - *Condensate*
 - *Floor Plans and Equipment Graphic*

➤ **G5RE Router / Gateway**

- CASI to Furnish and Install a G5RE Router / Gateway to extend network to Fire Inspector's Office.
- Network connection provided by facility.

Base Price **\$17,536.00**

Price Valid for 90 days

Not Included

- 120 VAC to Router panel (provided by facility)
- Network Connection (Facility to provide a network port for CASI)
- Smoke Detectors and Fire Alarm Components
- Pre - Existing Mechanical & Electrical Deficiencies
- Test and Balance
- Permits
- Lift

Sincerely,



Digitally signed by Kumar
Kapersaud
DN: C=US,
E=Kumar@casiaystema.com,
O=Communication Access
Services, Inc.,
OU=Administration,
CN=Kumar Kapersaud
Date: 2024.04.09
16:10:15-04'00'

Kumar Kapersaud

Web Based Building Controls Energy Management System

921 S State Road 7 Plantation, Florida 33317. Phone (954) 791-6118. www.ibctrl.com