

COOLTRACE CORPORATION



INTRODUCTION

Cooltrace is a highly skilled mechanical contracting and engineering company located in Davie, Florida. Cooltrace is a family-owned business who specializes in Heat Ventilation and Air Conditioning (HVAC) installations and design build projects.

Our expertise includes both conventional systems including package units, Direct Expansion (DX) equipment & ventilation systems as well as more advanced chiller systems and Variable Refrigerant Volume (VRV) installations. Cooltrace has experience working with clients in hospitality, commercial, retail, municipal and government projects.

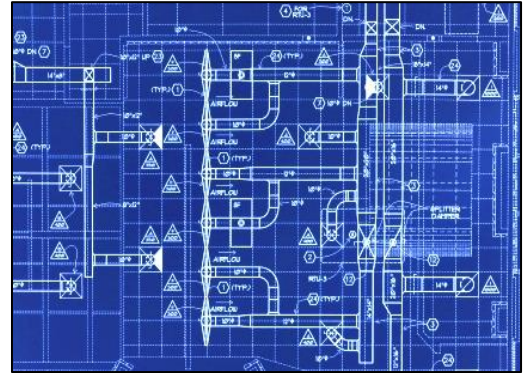
It is Cooltrace Corporation's mission to fulfill its customers complete mechanical needs. Through providing a wide range of custom HVAC services we often implement cutting edge technical solutions at a reasonable price. Cooltrace operates under the principal of being fair, price conscience and quality driven. Our team consists of the best-trained and skilled specialists that are ready to do the most accurate job efficiently. We focus on sustainability, quality and customer service.



SERVICES

ENGINEERING & PLANNING

We assist in all phases during pre-construction: engineering, equipment selection, design build services, heat load calculations, construction documents, drawings, as-built drawings and forensics studies.



CONSTRUCTION SERVICES

Cooltrace can spec-out and install building automation systems, hydronic and air distribution systems, control devices, equipment, piping and various types of ducting systems. Our construction services can help you comply with a set of standards, meeting facility certifications and assist in meeting your company's sustainability goals.



SERVICE & MAINTANANCE

Cooltrace Corporation cares about its customers and the equipment after the installation. We troubleshoot building pressurization issues, equipment malfunction, building automation controls and their programming. Additionally, we can assist with HVAC replacements, service, repairs and help our customers craft a sustainable, preventative maintenance plan to optimize equipment performance and lifespan for years to come.

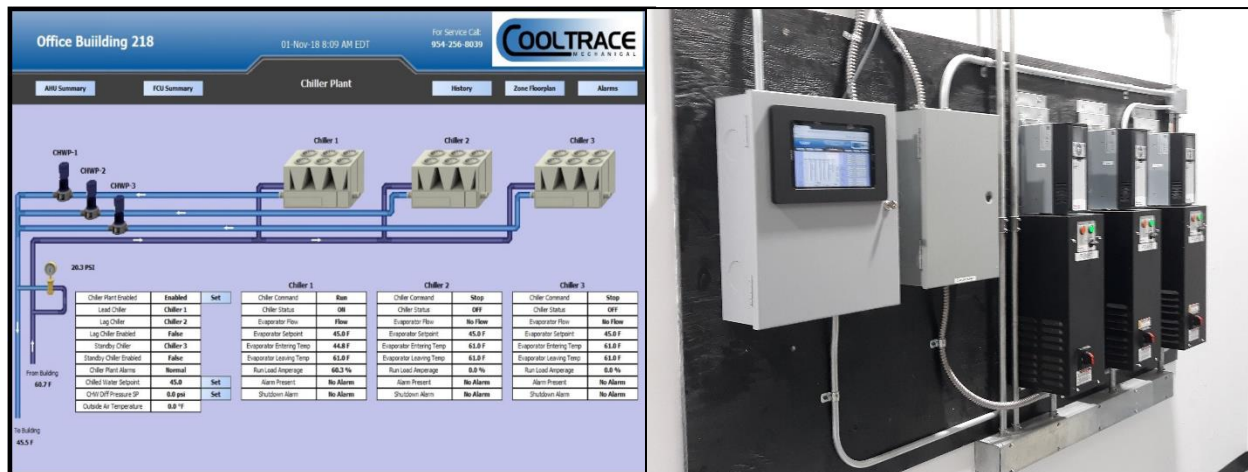


BUILDING AUTOMATION

Cooltrace's mechanical and controls group provides the latest, most energy efficient, and highest quality building management system to our customers. Cooltrace's controls group has partnered with Honeywell who is one of the leading building automation system manufacturers and can provide a whole range of solutions.

With a Building Automation System (BAS) you can see the following benefits:

- Increased energy efficiency
- Lower operating and maintenance costs
- Improved indoor air quality
- Greater occupant comfort and productivity
- Quicker response and building maintenance



Hialeah WTP Case Study

Facility had an older control system which was failing with no possibility of local repair or service support. Customer requested the survey of equipment, and Cooltrace was able to provide replacement and installation of a new BAS without any downtime.

The project consisted of 12 air handler units, 25 exhaust fans, 8 VAV boxes. Cooltrace installed controls to better provide for occupant comfort, correct pressure control issues in the building. New BAS system helped to provide maximum energy efficiency. We provided a new graphical interface that is simple and comfortable for the end user.

OUR WORK



On the following pages you will find a selection of projects that each had their own unique challenges. Cooltrace is accustomed to managing the challenges presented by occupied facilities such as hospitals, hotels and multifamily

residences while requiring the highest quality standards.

Cooltrace works with wide array of clients from all industries, so we can create specialized solutions for every customer.

Our team members are background checked and can immediately work at major airports or government facilities.



Additionally, Cooltrace sets some of the highest safety standards in the industry. We require employees to adhere to our existing safety policies and follow the necessary procedures. We are proud to be a responsible employer that cares about their employees and people around.

SOME OF OUR UNIQUE PROJECTS

Project: KSGNF
Type: Industrial, New Construction
Client: Owner Direct
Location: Homestead, FL
Date completed: 2018

Project Scope: Furnished and installed air-cooled heat recovery chillers, air handling units, and fan coil units. The chilled water distribution system installation was completed using the blue Aquatherm piping. The chilled water distribution system includes chilled water pumps and associated variable frequency drives. Cooltrace also installed a Honeywell Internet based building management system. The building management system provided graphical user interface for ease of operating the building management system.



Project: American Airlines Flagship Lounge & Admirals Club
Type: Commercial, Tenant Improvement
Client: U.S. Construction Corporation
Location: Miami International Airport,
Date completed: 2017-2018

Project Scope: Demolished and removed high pressure ducting. Performed noise generating work at night as required. Relocated existing Variable Air Volume (VAV), ducting, grilles and thermostats. Furnished and installed Carrier fan coil units. Furnished and installed chilled water return and supply piping, valves and accessories. Connect to existing chilled water piping. Furnish and install variable air volume units. Provide new pneumatic controls for VAVs and Smoke system.



Challenges: There were many existing obstacles such as drainage, structural, working CCTV systems in the way of the new high-pressure main duct (20,000 CFM) run that could not be moved. Beside the numerous offsets and rerouting of the duct, many sections of duct had to be split in half in order to avoid obstacles and maintain the performance of the system as designed.

Project: Copper Blues & Comedy Improv
Type: Commercial, New Construction
Client: City Construction
Location: Doral, FL
Date completed: 2018

Project Scope: Cooltrace furnished and installed fan coil units and chilled water piping, chilled water control valves, pipe accessories for fan coil units, roof exhaust fans with associated ducting, and motorized dampers. Provided Honeywell Building Automation System (BAS) with remote monitoring capability.



Challenges: Getting the AC equipment into the space created an issue. The AC equipment was too big to fit into the elevator and too heavy to go up the stairs. There was nowhere onsite suitable to have a crane set up as this was an already occupied/established site. Units had to be rigged over the balcony using a portable crane that we assembled in place.

Project: Hialeah WTP Plant
Type: Municipal, New Construction
Client: MCM & AECOM
Location: Hialeah, FL
Date completed: 2012

Project Scope: Installed original air conditioning and ventilation. Furnished and installed all air handling units exhaust fans, and VAV boxes. Installed Honeywell building automation system with air flow systems and components required for Leadership in Energy and Environmental Design (LEED) certification.



Project: Lauderdale One Condominium
Type: Residential
Client: Owner, A/C Replacement
Location: Fort Lauderdale, FL
Date completed: 2015

Project Scope: Cooltrace removed and replaced seven, 35-ton, roof top units. Installed new steel structure for rooftop units and provided ductwork modifications to reconnect new unit. Additionally, Cooltrace provided structural engineering for wind and support loads. Installed building automation control system including internet-based access using BACNET protocol.



Challenges: Due to the location of the units, a standard crane could not be utilized to remove/install the units. A precise rigging plan had to be put together to allow the units to be moved around using a gantry crane. The roof had to be properly protected to prevent damage.

ADDITIONAL PROJECTS

- Gold Coast Beverages Pompano Beach Distribution Center
- Miami International Airport, Terminal D Expansion and Hotel
- Fort Lauderdale International Airport, Terminal 1 expansion
- Jackson Memorial Hospital, Plaza West
- Seminole Bingo and Hard Rock Casino
- Lauderdale One Condo, Hollywood FL
- Miami Marlins Park, Nightlife Brewing
- Water Treatment Plants for: City of Hialeah, City of Hollywood, Big Cypress and Brighton Seminole Reservation
- Pahokee Hospital, Everglades FL
- Costa Farms, Medical Marijuana Facility
- Guyana Quality Seafood distribution Center
- Avicola Campeon, Panama

CUSTOMERS

- Southwest Airlines
- American Airlines
- United Airlines
- Seminole Tribe
- Pandora
- Avis
- Reebok
- Adidas
- FPL
- FIU
- First Watch
- Metro Diner
- Sheraton and Ramada International
- Marriott
- HMS Host
- Sheraton Yankee Clipper

KEY PEOPLE

At Cooltrace, we believe people are our most important asset and bring the highest trained professionals to our team. The following are profiles from our management group:



Charlie Seybold, President, Founding Senior-partner

Charlie graduated with a Bachelor of Science in Mechanical Engineering from UF. Charlie is certified as a LEED Green Associate and is recognized as a Professional Engineer (PE) by the State of Florida Board of Professional Engineers. Charlie has over 25 years of experience in the HVAC industry.

Email: charlie@cooltrace.com

Christina Salley, CFO, Founding partner

Christina has a master's degree in Construction Management from Florida International University. Christina has over six years of experience in Construction industry and is a LEED Green Associate.

Email: christina@cooltrace.com

Charles M. Seybold, Service & Business Development Manager

Charles has an unlimited Class A contracting license and engineering degree. Charles has over 35 years of experience in HVAC. Charles's skill set includes advanced trouble-shooting of equipment, project management and design of HVAC and refrigeration systems.

Email: charles@cooltrace.com

Wayne Murchison, Senior Project Manager

Wayne has formal construction education and passed Florida State Construction Examination. Wayne has over 40 years of experience in the HVAC industry.

Email: wayne@cooltrace.com

Wednel Georges, Engineer and Estimator

With 10 years of experience in the HVAC industry and a Bachelor of Science in Mechanical Engineering degree from Florida Atlantic University, Wednel runs the estimating department at Cooltrace.

Email: wednel@cooltrace.com

Diane Fox, Controls Manager

Diane gained her experience with electronics in the U.S. Navy. Diane has over 30 years of experience working with electronics and controls in industries such as: bio-pharmaceutical, entertainment, government, universities and research facilities.

Email: diane@cooltrace.com



ASSOCIATIONS, CERTIFICATIONS & LICENSES

American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)

Air Conditioning Contractors of America Member (ACCA)

Carrier, Daikin, Trane Certified in Chiller Systems

Honeywell Webs Building Automation Contractor

LEED Construction Certified

Mitsubishi, and Daikin Certified VRV Installer

National Association of Women in Construction (NAWIC)

Niagara Certified Programmers

Nate Certified installers

Professional Engineer on staff (PE)

Unlimited Mechanical Contracting License

INSURANCE & BONDS

A+ Bond rating

Commercial Vehicle Insurance

General Liability of 5mil

Umbrella Insurance Policy of 5mil

Workman's Compensation Insurance

GENERAL REFERENCES

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