



Ron Lampkin, Director
Facilities Division
(706) 821-2426 Phone

Augusta Richmond County Government

March ____, 2024

Trane
Augusta Trane Office
804 Trane Road
Augusta, GA 30909

Attn: Brad Mason

Trane is authorized to proceed with a second detailed audit necessary to verify the data presented in the Request for Qualifications 18-1 64 dated March 20, 2018. The audit is intended to produce a second construction phase related to project "PACT Agreement - Furnishing Services Designed to Reduce Energy Consumption and Operational Costs Trane Contract No. G200062," contract dated February 28th, 2022. The detailed audit is estimated to take up to 6 months to complete from the date of Trane's acceptance of this Letter of Commitment.

In the event that Trane and Augusta, Georgia ("the City") enter into an Agreement within 90 days of the Final Proposal, the cost of the Detailed Audit will be included as part of the overall project.

In the event that the City does not enter into an Agreement within 90 days of the Final Proposal, the City will compensate Trane for the cost of the Detailed Audit provided that the Detailed Audit Report contains a package of energy and water saving measures with sufficient savings to fund the costs and fees associated with the project. Should the Trane determine at any time during the Detailed Audit that savings cannot be achieved to meet these requirements, Trane must provide written notice to the City and the City shall have no obligation to compensate Trane for the cost of the Detailed Audit.

In order for Trane to perform the Detailed Audit, Augusta, Georgia agrees to provide to Trane the following:

- Utility bills (i.e. electricity, gas, water) for the most recent 36 months and building information required to conduct the study;
- Historical records for maintenance cost;
- Access to the buildings and to facility and management personnel, and key decision makers, to enable Trane to better understand the facility operations and organizational goals that will help Trane optimize the effectiveness of the proposed project, as required to conduct the study; and .
- A scheduled time and location for a meeting for presentation of Trane's final proposal. All parties that will be involved in the decision-making process to proceed with a PACT Agreement will attend this meeting.

In an effort to collaborate on the development of Trane's Detailed Audit, Trane shall submit interim deliverables as follows. Upon receipt of each, the City and/or its 3rd Party Technical Advisor shall review and provide comments/questions/feedback within 10 business days:

- 30% Submission shall include:
 - Baseline analysis of energy and water cost and consumption data by facility inclusive of utility rate structures. Identify baseline years cost & consumption assumptions with explanation of how it was established.
 - Preliminary List of Potential Energy Conservation Measures identifying which measures appear likely to be cost effective and therefore warrant further analysis.
- 60% Submission shall include:
 - Provide further estimates of the costs, savings, and benefits of each proposed measure. Document assumptions, projections, and existing and proposed conditions to accurately reflect the true value of energy and/or operational savings.



- Establish escalation rates established by the DOE's energy Escalation Rate Calculator (EERC),
- Draft plans for Measurement & Verification, Commissioning, and Operations & Maintenance
- Sample Cash Flow ProForma
- 90% Submission shall be a draft of the final Detailed Audit report inclusive of changes agreed upon during the review of the 30% and 60% submissions.
- 100% Submission shall be the final Detailed Audit report.

The Detailed Audit Report shall include:

- Executive Summary
- Description of the Facility's Existing Conditions
- Summary Table presenting each measure and the project as a whole the total costs for each measure, annual maintenance costs/savings, first year cost avoidance (in dollars & energy units), simple payback, and equipment service life.
- Baseline Analysis - Summary of annual energy and water use and costs of the audited buildings.
- Summary Description of Measures inclusive of costs/savings, existing versus proposed conditions, calculation methodologies, scope descriptions, exclusions from the scope, etc.
- Project costs shall be presented for each measure detailing hard costs, engineering, commissioning, overhead/profit, and other project-related costs, such as on-going measurement & verification and maintenance services.
- Available rebates and incentives, tax credits, and other project benefits for each measure.
- Measurement & Verification Plan following the International Performance Measurement & Verification Protocol.
- Commissioning Plan for the proposed ECMs
- Operations & Maintenance Plan for the Proposed ECMs
- Risk, Responsibility, and Performance Matrix in the format developed by the Department of Energy
- Conclusions & Recommendations

Trane's Detailed Audit shall include, but not be limited to, investigating the following Energy Conservation Measures (ECM's):

- Lighting Upgrades - interior and exterior
- Humidity and/or indoor air quality improvements
- Automation upgrades for temperature and lighting control
- HVAC equipment upgrades
- Solar thermal and solar PV applications
- IT infrastructure energy saving technology
- Water efficiency upgrades
- Building envelope upgrades
- Occupancy sensor technology
- Plug load management technology
- Roofing upgrades

In addition to the above, Trane's Detailed Audit will also include the following:

- Open Book & Transparent Pricing of each ECM will be presented by Trane as the General Contractor
- Savings and/or efficiencies developed will be presented individually by ECM. All calculations are subject to review by the City and their 3rd Party Technical Advisor. For manual calculations and/or



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computer simulations, Trane shall disclose essential data, inputs, assumptions, formulas, models, and calculation methodologies. Savings models shall not be considered proprietary at any time.

- Monthly progress meetings to be held in-person, as well as associated reports to be communicated electronically to Executive Leadership (as determined by ARC)
- Executive summary on final audit report issued to Executive Leadership (as determined by ARC)

The facilities and sites to be included in this Detailed Audit are attached.

As revised, Augusta, Georgia will pay a fee of \$398,000.00 to Trane for services rendered and time invested in the Detailed Audit of City-County buildings. This fee will only be billed if we do not enter into an Agreement with Trane within the 90-day period after the Detailed Audit is complete. We will pay the fee to Trane within 30 days of the date of Trane's invoice. In the case where Trane materially breaches the terms and conditions of this agreement, then Augusta, Georgia will not be obligated to pay the fee for the Detailed Audit.

Sincerely,

Our Augusta Richmond County Government

Acceptance by Trane

By: _____

By: _____

Brad Mason

Its: _____

Its: Complex Solutions Sales Leader

Dated: _____

Dated: _____

Attest: _____

Its: _____



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	Building	Address	
1	Augusta Animal Services	4164	Mack Ln.
2	Augusta Aquatics Center	3157	Damascus Rd.
3	Augusta Fire Department Training Center	3117	Deans Bridge Rd.
4	Augusta Regional Airport	1501	Aviation Way
5	Augusta - Richmond County Public Library	823	Telfair St.
6	Augusta - Richmond County Sheriff's Office	400	Walton Way, Augusta, GA 30901
7	Augusta - Richmond County Judicial Center	735	James Brown Blvd.
8	Augusta - Richmond County Facilities and Maintenance	2760	Peach Orchard Rd.
9	Augusta - Richmond County DFCS	520	Fenwick St.
10	Augusta Mixed Use	1803	Marvin Griffin Rd.
11	Augusta Soccer Park - Sue Reynolds	1345	Community Park Rd.
12	Bernie Ward Community Center	1941	Lumpkin Rd.
13	Charles B Webster Detention Center	1941	Phinizy Rd.
14	Diamond Lakes Library and Robert Howard Community Center	101	Diamon Lakes Way
15	Diamond Lakes Regional Park	4335	Windsor Spring Rd.
16	Diamond Lakes Tennis Center	4335	Windsor Spring Rd.
17	Eisenhower Park	1488	Eisenhower Dr.
18	Friedman Branch Library	1447	Jackson Rd.
19	Fire Station 1	1	Broad St.
20	Fire Station 4	1866	Ellis St.
21	Fire Station 5	1898	Martin Luther King Blvd.
22	Fire Station 6	2618	Richmond Hill Rd.
23	Fire Station 7	2917	Willis Foreman
24	Fire Station 8	1898	Highland Ave.
25	Fire Station 9	3507	Walton Way Ext.
26	Fire Station 10	1056	Alexander Dr.
27	Fire Station 11	2243	Old Savannah Rd.
28	Fire Station 12	1151	Hephzibah-McBean Rd.
29	Fire Station 13	2619	Lumpkin Rd.
30	Fire Station 14	3507	GA Highway 88
31	Fire Station 15	1420	Flowing Wells Rd.
32	Fire Station 16	3446	Old Louisville Rd.
33	Fire Station 17	3705	Old Waynesboro Rd.
34	Fire Station 18	4185	Windsor Spring Rd.
35	Fire Station 19	1600	Brown Rd.
36	Hickman Park / Imagination Station	965	Hickman Rd.
37	Housing and Community Development Building	1803	Marvin Griffin Rd
38	Information Technology	535	Telfair Sr.
39	Lake Olmstead Park and Casino	2200	Broad St.
40	May Park Community Center	622	4th St.
41	Maxwell Branch Library	1927	Lumpkin Rd.
42	McDuffie Community Center	3431	Old McDuffie Rd.
43	Messerly Wastewater Treatment Plant	1820	Doug Bernard Pkwy.
44	Office of the Public Defender	902	Greene St.
45	Richmond County Sheriff's Training Center	2092	Greenland Rd.
46	Richmond County Municipal Solid Waste Landfill Main Building	4330	Deans Bridge Rd.
47	Special Ops Precinct	3425	Mike Padgett Hwy.
48	911 Call Center	911	4th St.