

Friday, December 30, 2022

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-005
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Judicial Center Duct Cleaning and Disinfecting, and AHU Coils Steam Cleaning**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Air Duct Cleaning and Disinfecting	\$132,206	ARC
002	AHU Coils Cleaning	\$30,800	GreenAir
003	Margin 22.51%	\$47,351	Trane

Total Amount \$210,357
Total Savings Adjustment \$0

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

The Customer acknowledged that Trane specifically **DISCLAIMS LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES** and assumes no responsibility for any and all liability from, personal injuries, or other claims arising from or connection with this work including any warranties, claims that are known and unknown, foreseen and unforeseen, future or contingent.

CONTRACTOR:

Name/Title Michal Banik, PM

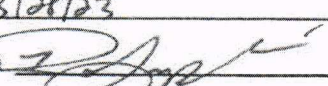
Date 12/30/2022

Signature 

OWNER:

Name/Title Ron Lampkin, Director Central Services

Date 3/28/23

Signature 



Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT 535 Telfair Street, Suite 200 Augusta, GA 30911		Project # CID00075252		Trane
Tel:		Fax:		
PCO #: 012		12/19/2022		Judicial Center Duct Cleaning / Disinfection and AHU Coils Cleaning
Category	Reason	Reference	COR Number	PCCO Number
Change Order	Customer Request		NA	
Notes	Task Name			Revenue Code

See attached email.

Summary:	Requested Days:	Approved Days:	Proposed	Approved	Applied
	Not Finalized	Not Finalized	205,202	0	210,357
		Budget:			

Itemized Details:	General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Approved	Applied
	001 - Air Duct Cleaning MediClean	N/A	N/A	Budget	132,206	0	132,206
	002 - Coil Cleaning GreenAir	N/A	N/A	Budget	30,800	0	30,800
	003 - Margin 22.51%	N/A	N/A	Budget	47,351	0	47,351



December 20, 2022

Enviro-Tech Systems, Inc.
dba MediClean Air Pros
3030 Amwiler Rd
Atlanta, GA 30360
770.631.3660
Fax: 404.592.9144

MAILING ADDRESS

P.O. Box 15010
Atlanta, GA 30333

Address for Payments only

P.O. Box 505
Griffin, GA 30224

Maria Rivera-Rivera | Deputy Director, Facilities
Augusta – Richmond County | Central Services Department
2760 Peach Orchard Rd | Augusta, Georgia 30906
(p) 706-821-1629 | (f) 706-796-5077
MRivera-Rivera@augustaga.gov | www.augustaga.gov



Dan J. Shabo, PE, CEM, LEED-AP
Project Developer
Trane, Inc. Georgia-Alabama
Atlanta / Birmingham
770-241-6838 cellular
dan.shabo@trane.com

Augusta Richmond County Judicial Center
735 James Brown Blvd, Augusta, GA 30901

Augusta Richmond County Judicial Center - Air System Quote

Thank you for consulting with MediClean, regarding your air-duct cleaning needs. We appreciate the opportunity to present you with this proposal. We assure you that when MediClean completes the project you will be pleased with our job performance and the results.

MediClean Air Duct Services is a fully licensed, insured, bonded and complete air duct diagnostics and cleaning company. We strive to provide a service that is at the top of industry standards. The processes we use to clean HVAC systems have always been guided by the principle that "Our Minimum Standard is Thoroughly Clean." We are NADCA certified and all work complies with NADCA standards.

We are a SDVOSB - Service Disabled Veteran Owned Small Business registered in SAM - System for Award Management. We E-Verify and can be found under our DUNS # 787328533 as Enviro-Tech Systems, Inc. dba MediClean Air Pros now with Unique Entity ID – ZNNYQFX9U485.

Scope of Work:

The Scope of Work is to include the cleaning of the Supply ductwork, VAV boxes and Diffusers based on National Air Duct Cleaners Association, Assessment, Cleaning & Restoration ACR- Standards and as shown on M-101.1, M-101.2, M-101.3, M-102.1, M-102.2, M-102.3 M-103.1, M-103.2, M-103.3 M-104.1, M-104.2, M-105.1 and M-105.2. Then the system will be treated with Concrobium disinfecting aerosol. All will be conducted during second shift beginning around 6pm.

Process & Procedure:

Transportable commercial vacuum units or equipment with large 8" commercial hoses are used inside the building. The inside units are HEPA filtered to protect the indoor environment. Large ductwork can be entered by MediClean personnel for hand cleaning. Implements and attachments such as brooms, crevice tools and scrapers may be utilized. We hand clean using our powerful HEPA filter vacuum along with these tools that are specifically tailored for air duct cleaning. Smaller and mid-size ductwork is cleaned using a pneumatic rubber whip. This tool dislodges dust and debris inside an air duct by vibrating against the interior surfaces so that the particulate matter becomes airborne. The powerful vacuum hooked up to the duct induces a strong air stream. High velocity negative pressure carries away the dislodged dust, drawing it into the vacuum hose to HEPA filtered containment.

Job Set-Up: Drop cloths and plastic sheeting will be utilized in sensitive areas, where the work is to be performed, before the start of every shift, and removed at the end of every shift.

Service Openings: Existing service openings will be utilized whenever possible. New service openings will be installed to facilitate the cleaning process. Newly installed openings will be installed in accordance with industry standards & codes.

Ceiling Sections: We remove and reinstall ceiling sections to gain access to the HVAC system during the cleaning process.

Supply Diffusers & Grilles: The diffusers & grilles associated with the system being cleaned will be removed, wiped and brushed off as needed. (Rusty registers may be replaced by new ones which we can swap out when doing the cleaning if this is requested. If so, these should be supplied by the mechanical contractor.)

Air Handler or Package Units: The fan blower and housing is HEPA-Filtered vacuumed cleaned. The plenum is contact vacuumed and air washed along with AHUs, PIUs, FCUs, VAVs and similar fans found throughout the system.

Supply: Volume & zone damper positions are marked prior to cleaning and returned to their original setting after cleaning. The ductwork is zoned and put under a negative pressure vacuum as a collection device for the contaminants. Contact cleaning and air wash agitation devices are utilized to push the contaminants toward the HEPA-Filtered Negative Air Flow collection unit.

Exclusions & Clarifications:

1. This quote expressly does not include pricing for construction barriers. On this project, it is our intention to work only behind barriers provided and maintained by the mechanical or general contractor. However, when appropriate, we can run supplemental scrubber fans to aid in containment measures already in place.

2. This quote is for duct cleaning. Any major repair of ductwork will be performed by the mechanical contractor. While we are NADCA certified, our services do not include SMACNA certifications. This repair will expressly be left to the mechanical contractor to perform.

3. This quote also does not include any provisions for the treatment of interior insulation. Some insulation may be frayed inside these lines near the end of the slot registers, or in the main trunk lines as they come out of the plenums. Should we see friable insulation, this can be reported for consideration of treatment which we can perform. Our cleaning service cannot include the replacement or treatment of frayed insulation in our quotation. We will follow duct cleaning procedures to get these as clean as called for in the scope of work.

4. This quote expressly does not include pricing for any carpentry necessary to gain access to ductwork. We will operate under the assumption that you would not want to cut into sheetrock in order to access ductwork for the cleaning process. This would most likely become relevant where there is a combination of slot diffusers with hard ceilings as opposed to drop ceilings. In these instances, we will clean the diffusers and the ductwork connecting to it as best we can, but complete cleaning of these lines may be excluded.

5. Kitchen Hood, dishwasher exhaust and associated kitchen exhaust lines are excluded. We are not NFPA certified. This work should be performed by a different trade.

6. This quote is based upon the mechanical drawings provided and referenced in the SOW. Should the field conditions prove to be materially different and extra to the work shown and/or referenced, we reserve the right to submit a change order for that additional work.

7. Quote includes an additional \$495 for the Apprux registration and \$3500 for the P&P Bond.

Concrobium Disinfectant II Treatment for Air Duct Systems:

We are now offering a Concrobium treatment along with our other HVAC cleaning and sealing services. Concrobium is an EPA-registered, hospital-grade virucide, bactericide, tuberculocide, and fungicide. It is botanically-derived, does not require PPE, and does not require evacuation of the building that is being treated. It also has no harsh fumes and can be fogged with a ULV fogger. COVID-19 (Human Coronavirus) is caused by the SARS-CoV-2 virus. Concrobium kills similar viruses and can therefore be used against SARS-CoV-2. The required contact time for efficacy against viruses, tuberculosis, bacteria, and fungi is 10 minutes. Client may also receive ECOTREAT as an alternative should they prefer it. SDS sheets and more information for this product is available upon request.

Documents:

<https://aeroseal.sharefile.com/d-sf22d0d21b3de482ebfd6449a6345f011>

The quote for cleaning and treating the system, with the aforementioned exclusions, including any miscellaneous charges:

\$132,206

Photographic documentation will be provided along with a written summary.

Please allow advance notice. Expiry date 4-1-2023.

Thank you again for the opportunity to do business with you. Please call me at 404-408-6136 with any questions or to announce the award of contract. Our office at 770-631-3660 is also available to you for direct scheduling questions.

Thank you,

Cary Aiken
V.P. Business Development



(404) 408-6136
cary@medicleanairpros.com



SUSTAINABLE AIR HANDLER UNIT
& HVAC COIL CLEANING

100% ECO-FRIENDLY & CHEMICAL-FREE STEAM

Dan J. Shabo, PE, CEM, LEED-AP
Project Developer
Trane
Augusta Judicial Center
735 James Brown Blvd.
Augusta, GA 30901
Dan.shabo@trane.com
770-241-6838

RE: Sustainable Air Handler Unit and HVAC Coil Cleaning for (6) AHU's at Augusta Judicial Center (AHU 1-6)

Green Air Environmental, LLC is pleased to provide the following proposal for your approval:

Scope of Work:

1. Mobilization of all equipment and tools to area work is to be performed
2. Prepare mechanical rooms and work area utilizing Green Air Environmental proprietary process
3. Clean HVAC coils and AHU's for equipment listed above
4. Clean fan housing, drain pan, and blower wheels
5. Clean interior cabinets of each AHU
6. Green process of using steam is non-corrosive
7. Deep clean sterilization HVAC coils of units via the Green Air Environmental proprietary process
8. Digital images of all surface/coils cleaned before and after cleaning
9. No chemicals will be used in this Green process of cleaning the coils
10. Results of final visual inspection of each surface/coil cleaned
11. Swab before and after cleaning for lab results
12. Remove and destroys mold, bacteria, viruses, algae and fungi.
13. Extend life of coils.
14. Remove all bad filters.
15. Project time frame will be 1 evening per AHU.
16. If filters are supplied by facilities, we will install upon completion of cleaning.
17. Will remove any panels to gain access to AHU (any electrical issues will not be handled by our staff).
18. Clean work area daily





SUSTAINABLE AIR HANDLER UNIT
& HVAC COIL CLEANING
100% ECO-FRIENDLY & CHEMICAL-FREE STEAM

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Clarifications/Exclusions:
Work to be performed after hours at the direction of Facilities

The costs to perform the above listed work will be

AHU 1 Steam Cleaning.....	\$4,950.00
Apply Anti-microbial to Supply and Return Piping.....	\$1,100.00
AHU 2 Steam Cleaning.....	\$4,950.00
AHU 3 Steam Cleaning.....	\$4,950.00
AHU 4 Steam Cleaning.....	\$4,950.00
AHU 5 Steam Cleaning.....	\$4,950.00
<u>AHU 6 Steam Cleaning.....</u>	<u>\$4,950.00</u>
Total Project Price.....	\$30,800.00

Please contact me at 1.800.789.3734

Sincerely,
GREEN AIR ENVIRONMENTAL, LLC
Richard G. Johns
Regional Business Development Manager

Customer Approval

Name _____

PO# _____

Date _____

Attached Terms & Conditions have been read and agreed upon

P.O. BOX 566 Fayetteville, GA 30214 / 1.888.725.5474 FAX /www.greenairenv.com





SUSTAINABLE AIR HANDLER UNIT
& HVAC COIL CLEANING
100% ECO-FRIENDLY & CHEMICAL-FREE STEAM

January 8, 2021
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GENERAL TERMS AND CONDITIONS

- 1) Payment terms are NET thirty (30) days from date of invoice.
- 2) GREEN AIR ENVIRONMENTAL, LLC will perform the services herein during regular working hours, Monday through Friday with holidays excepted. If Customer requests special inspections, adjustments or repairs to be made other than during normal working hours, Customer shall be billed separately for the difference between the regular and overtime billing rates.
- 3) Customer is responsible for daily operation and maintenance of the equipment unless otherwise specified herein, and for maintaining insurance coverage to protect against sudden accidental and/or catastrophic failures GREEN AIR ENVIRONMENTAL, LLC is not liable for damage caused by acts of God, fire, power failures, low water pressure, problems with electrical supply and plumbing lines, strikes, or availability of parts.
- 4) Customer agrees to furnish safe and free access to all equipment covered by this agreement for the purpose of carrying out the terms of this service agreement. 5) This Agreement excludes the identification, detection, abatement, encapsulation, or removal of asbestos or products or materials containing asbestos or similar hazardous substances. In the event the above materials are encountered, GREEN AIR ENVIRONMENTAL, LLC will notify Customer, discontinue work and remove its employees. Customer shall be responsible for any claims, liability or fees associated with or relating to any hazardous materials GREEN AIR ENVIRONMENTAL, LLC will not resume work until the hazard is corrected or it is determined no hazard exists.
- 6) Green Air Environmental, LLC reserves the right to partially invoice for work not completed.





Monday, August 8, 2022

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-002
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Street Lighting Building Credit**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Labor Summary	-\$17,064	Trane

Total Credit \$17,064

Total Savings Adjustment -\$3,413

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik PM

Date 8/8/22

Signature 

OWNER:

Name/Title Ron Lampkin / Director Central Services

Date 8/17/22

Signature 



BUILDING NAME	LIGHTING UPGRADES	WATER UPGRADES	BUILDING ENVELOPE	CONTROLS UPGRADES	HVAC UPGRADES	SOLAR PV	TOTAL PER BUILDING
Friedman Branch Library	\$ 60,746.00	\$ -	\$ 66,014.00	\$ -	\$ -	\$ -	\$ 126,760.00
Gracewood Community Center	\$ 7,745.00	\$ -	\$ 23,936.00	\$ 24,732.00	\$ 92,703.00	\$ -	\$ 149,116.00
Henry Brigham Swim Center	\$ 45,286.00	\$ -	\$ 3,183.00	\$ 26,098.00	\$ 85,856.00	\$ -	\$ 160,423.00
Henry H. Brigham Senior Services Center	\$ -	\$ -	\$ 76,106.00	\$ 67,659.00	\$ -	\$ -	\$ 143,765.00
Information Technology	\$ 65,941.00	\$ -	\$ 5,180.00	\$ 30,841.00	\$ -	\$ -	\$ 101,962.00
Jamestown Community Center and Park	\$ 19,179.00	\$ -	\$ 68,346.00	\$ 42,191.00	\$ 49,491.00	\$ -	\$ 179,207.00
Jones Pool	\$ 1,002.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002.00
Julian Smith BBQ Pit	\$ -	\$ -	\$ 58,244.00	\$ -	\$ -	\$ -	\$ 58,244.00
Lake Olmstead Park and Casino	\$ 6,373.00	\$ -	\$ 128,751.00	\$ -	\$ -	\$ -	\$ 135,124.00
May Park - Print Shop	\$ -	\$ -	\$ 62,015.00	\$ 26,243.00	\$ -	\$ -	\$ 88,258.00
May Park Community Center	\$ 47,252.00	\$ -	\$ 27,932.00	\$ 38,023.00	\$ 96,002.00	\$ -	\$ 209,209.00
McDuffie Woods Community Center	\$ 56,767.00	\$ -	\$ 50,473.00	\$ 70,765.00	\$ 335,524.00	\$ -	\$ 513,525.00
Municipal Building	\$ 662,575.00	\$ -	\$ 162,769.00	\$ 516,209.00	\$ 1,719,356.00	\$ 521,401.00	\$ 3,582,310.00
Newman Tennis Center	\$ 12,064.00	\$ -	\$ 26,863.00	\$ 21,336.00	\$ 30,111.00	\$ -	\$ 90,374.00
Old Government House	\$ 24,953.00	\$ -	\$ 22,673.00	\$ 51,185.00	\$ 136,787.00	\$ -	\$ 235,598.00
Recreation, Parks, and Facilities Admin Offices	\$ 48,009.00	\$ -	\$ 35,759.00	\$ 51,073.00	\$ 55,999.00	\$ -	\$ 190,840.00
Recreation, Parks, and Facilities Equipment Repair	\$ 1,867.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,867.00
Recreation, Parks, and Facilities Main Shop	\$ 1,638.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,638.00
Recreation, Parks, and Facilities New Main Shop	\$ 11,359.00	\$ -	\$ -	\$ 19,707.00	\$ -	\$ -	\$ 31,066.00
Richmond Co Sheriff Training Center Bunk House (lighting cost also covers lighting upgrades in RCO Mess Hall, and Administration Buildings)	\$ 66,049.00	\$ -	\$ -	\$ 26,243.00	\$ -	\$ -	\$ 92,292.00
Richmond Co Sheriff Training Center - Kennel	\$ -	\$ -	\$ -	\$ 25,218.00	\$ -	\$ -	\$ 25,218.00
Richmond Co Sheriff Training Center Myers Building (HVAC & Controls cost line items also covers HVAC & Controls upgrades in RCO Mess Hall)	\$ 69,886.00	\$ -	\$ -	\$ 35,328.00	\$ 155,363.00	\$ -	\$ 190,691.00
Richmond County Municipal Solid Waste Landfill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,886.00
Richmond County Municipal Solid Waste Landfill Admin Bldg	\$ -	\$ -	\$ -	\$ 39,641.00	\$ 125,023.00	\$ -	\$ 164,664.00
Richmond County Municipal Solid Waste Landfill Scale House	\$ -	\$ -	\$ -	\$ 22,918.00	\$ 6,595.00	\$ -	\$ 29,513.00
Richmond County Sheriff's Office	\$ 159,549.00	\$ -	\$ 13,159.00	\$ -	\$ -	\$ -	\$ 171,707.00
Richmond County Sheriff's Office - South Precinct	\$ 45,843.00	\$ -	\$ 78,736.00	\$ -	\$ -	\$ -	\$ 124,579.00
Sand Hills Community Center and Park	\$ 29,531.00	\$ -	\$ 67,258.00	\$ 23,288.00	\$ 30,100.00	\$ -	\$ 150,177.00
Sign Shop AED	\$ 5,995.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,995.00
Special Ops Precinct	\$ -	\$ -	\$ 81,718.00	\$ -	\$ -	\$ -	\$ 81,718.00
Street Lighting	\$ 17,064.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,064.00
The Boathouse	\$ 10,698.00	\$ -	\$ -	\$ 45,084.00	\$ -	\$ -	\$ 55,782.00
Wallace Branch Library	\$ 23,665.00	\$ -	\$ 6,813.00	\$ -	\$ -	\$ -	\$ 30,278.00
Warren Road Community Center	\$ 51,313.00	\$ -	\$ 11,872.00	\$ 38,214.00	\$ 27,027.00	\$ -	\$ 128,426.00
Wellness Center - Board of Elections	\$ 25,396.00	\$ -	\$ -	\$ -	\$ 19,768.00	\$ -	\$ 45,164.00
WT Johnson Community Center	\$ 54,084.00	\$ -	\$ 99,514.00	\$ 83,340.00	\$ 220,021.00	\$ -	\$ 456,959.00
Customer Allocation							\$ 250,000.00
Trane Allocation							\$ 818,115.00
							\$ 24,778,553.00

* Initial Mobilization costs for engineering, preconstruction and other mobilization costs incurred prior to on-site installation

Table E.1.2 – M&V Plan: Covering 75% of Total kWh

Facility	Total kWh Saved	% kWh Saved	Total kWh Savings	% of kWh Savings	Total \$ Savings	% of \$ Savings	Total Fixture Qty	Qty Fixtures /w Savings
CHARLES B WEBSTER DETENTION CENTER	236,060,2413	19.72%	1,204,563	26.21%	\$94,845.83	20.05%	4,292	4,233
AUGUSTA RICHMOND COUNTY JUDICIAL CENTER	125,871,8133	10.51%	542,135	11.80%	\$43,450.81	9.19%	4,264	4,086
MUNICIPAL BUILDING	79,195,24667	6.61%	290,182	6.31%	\$40,127.63	8.48%	2,733	2,512
AUGUSTA RICHMOND COUNTY PUBLIC LIBRARY	73,518,40256	6.14%	245,287	5.34%	\$17,496.23	3.70%	1,607	1,429
AUGUSTA COMMONS AND RIVERWALK	46,905,375	3.92%	205,964	4.48%	\$23,350.42	4.94%	510	504
DIAMOND LAKES REGIONAL PARK	44,004,85333	3.68%	165,972	3.61%	\$20,459.83	4.33%	392	323
NEWMAN TENNIS CENTER	35,635,0675	2.98%	58,069	1.26%	\$4,462.63	0.94%	106	92
RICHMOND COUNTY SHERIFF TRAINING	27,656,47125	2.31%	60,760	1.32%	\$8,735.09	1.85%	395	321
RICHMOND COUNTY SHERIFFS OFFICE	25,201,94667	2.10%	100,812	2.19%	\$11,995.94	2.54%	795	758
DIAMOND LAKES COMMUNITY CENTER	23,914,34	2.00%	85,743	1.87%	\$12,152.33	2.57%	416	371
WT JOHNSON COMMUNITY CENTER	22,420,79879	1.87%	77,239	1.68%	\$9,207.41	1.95%	195	169
AUGUSTA ANIMAL SERVICES CENTER	21,999,885	1.84%	85,755	1.87%	\$9,706.81	2.05%	475	424
MCDUFFIE WOOD COMMUNITY CENTER	21,798,36788	1.82%	70,922	1.54%	\$8,112.99	1.72%	187	147
CARRIE J MAYS FAMILY LIFE CENTER	20,159,30727	1.68%	68,775	1.50%	\$8,177.92	1.73%	182	158
MAY PARK COMMUNITY CENTER	18,616,42667	1.55%	59,779	1.30%	\$6,863.23	1.45%	168	151
BERNIE WARD COMMUNITY CENTER	17,553,05886	1.47%	55,754	1.21%	\$5,190.58	1.10%	191	157
OLD GOVERNMENT HOUSE	16,942,89333	1.42%	37,719	0.82%	\$5,123.31	1.08%	119	113
WARREN ROAD COMMUNITY CENTER	16,208,08375	1.35%	53,948	1.17%	\$4,995.66	1.06%	184	130
FRIEDMAN BRANCH LIBRARY	16,117,4	1.35%	55,070	1.20%	\$7,129.15	1.51%	279	264
911 CENTER	15,254,63375	1.27%	67,042	1.46%	\$7,979.58	1.69%	231	217
SOLID WASTE AND RECYCLING FACILITY	15,200,66515	1.27%	50,796	1.11%	\$4,584.54	0.97%	225	211
RICHMOND COUNTY SHERIFFS OFFICE SOUTH PI	13,780,92542	1.15%	42,649	0.93%	\$5,657.94	1.20%	264	227
RECREATION DEPARTMENT ADMINISTRATIONS	13,569,86375	1.13%	40,539	0.88%	\$5,873.97	1.24%	286	227
EISENHOWER ATHLETIC COMPLEX AND PARK	11,932,98	1.00%	39,038	0.85%	\$3,278.12	0.69%	147	110
AUGUSTA AQUATIC CENTER	11,811,04917	0.99%	47,914	1.04%	\$4,620.66	0.98%	288	209
FIRE STATION 01	10,340,07795	0.86%	57,468	1.25%	\$6,672.94	1.41%	153	139
FIRE STATION 08	10,211,6325	0.85%	25,233	0.55%	\$2,983.94	0.63%	155	137
FIRE STATION 19	9,026,665455	0.75%	33,980	0.74%	\$3,926.38	0.83%	130	122
FIRE STATION 10	8,706,811667	0.73%	30,313	0.66%	\$3,566.56	0.75%	130	118
INFORMATION TECHNOLOGY	8,499,109167	0.71%	26,644	0.58%	\$2,943.07	0.62%	269	254
WALLACE BRANCH LIBRARY	8,304,927803	0.69%	26,722	0.58%	\$3,568.82	0.75%	121	112
FIRE STATION 07	8,234,465455	0.69%	30,893	0.67%	\$3,674.28	0.78%	127	117
FIRE STATION 12	8,043,185455	0.67%	29,785	0.65%	\$3,495.26	0.74%	117	111
BLYTHE AREA RECREATION CENTER	7,885,326667	0.66%	30,483	0.66%	\$3,619.31	0.77%	150	85
BOARD OF ELECTIONS	7,474,1975	0.62%	22,345	0.49%	\$2,925.76	0.62%	119	95
FIRE STATION 05	7,357,493333	0.61%	24,606	0.54%	\$2,876.55	0.61%	73	68
AUGUSTA FIRE DEPARTMENT TRAINING DIVISION	7,329,436759	0.61%	25,556	0.56%	\$4,227.20	0.89%	159	126
FIRE STATION 04	7,298,965	0.61%	24,106	0.52%	\$3,263.06	0.69%	93	84
FIRE STATION 06	7,289,985455	0.61%	29,581	0.64%	\$3,540.63	0.75%	102	92
STREET LIGHTING BUILDING	7,041,275455	0.59%	27,152	0.59%	\$3,310.57	0.70%	76	64
SAND HILLS COMMUNITY CENTER AND PARK	6,960,55	0.58%	24,496	0.53%	\$3,022.82	0.64%	155	119
FIRE STATION 15	6,806,185	0.57%	14,273	0.31%	\$1,768.67	0.37%	135	116
DIAMOND LAKES BRANCH LIBRARY	6,662,704167	0.56%	23,054	0.50%	\$3,329.93	0.70%	206	186
THE BOATHOUSE	5,844,18	0.49%	20,738	0.45%	\$4,933.62	1.04%	109	102
JAMESTOWN COMMUNITY CENTER AND PARK	5,653,182727	0.47%	16,080	0.35%	\$1,535.35	0.32%	101	78
HENRY H BRIGHAM PARK	5,565,96	0.46%	20,905	0.45%	\$2,618.76	0.55%	122	81
FIRE STATION 18	5,537,408788	0.46%	21,681	0.47%	\$3,017.78	0.64%	85	73
DIAMOND LAKES TENNIS CENTER	5,498,8	0.46%	20,815	0.45%	\$2,570.89	0.54%	38	27
HENRY H BRIGHAM SENIOR SERVICES CENTER	4,739,94	0.40%	16,459	0.36%	\$1,657.11	0.35%	111	92
APPLEBY BRANCH LIBRARY	4,721,816667	0.39%	13,265	0.29%	\$1,520.05	0.32%	112	98
FIRE STATION 16	4,308,987576	0.36%	14,211	0.31%	\$1,713.11	0.36%	54	47
CENTRAL SERVICES WAREHOUSE	4,277,21	0.36%	10,903	0.24%	\$1,371.01	0.29%	69	47
EASTVIEW COMMUNITY CENTER AND PARK	3,686,638182	0.31%	14,155	0.31%	\$1,663.65	0.35%	83	44
FIRE STATION 14	3,636,628182	0.30%	15,250	0.33%	\$1,907.82	0.40%	39	35
CENTRAL SERVICES OFFICE BUILDING	3,576,8	0.30%	15,470	0.34%	\$1,592.91	0.34%	30	24
FIRE STATION 11	3,384,492311	0.28%	12,750	0.28%	\$1,608.89	0.34%	50	44
DOUGHTY PARK	3,325,06	0.28%	11,986	0.26%	\$1,967.62	0.42%	71	49
FIRE STATION 17	3,070,48375	0.26%	10,423	0.23%	\$1,473.91	0.31%	49	44
GRACEWOOD COMMUNITY CENTER	2,953,972727	0.25%	11,215	0.24%	\$1,782.67	0.38%	69	30
FLEMING TENNIS CENTER	2,463,84	0.21%	7,282	0.16%	\$728.77	0.15%	107	44
LAKE OLMSSTEAD PARK AND CASINO	2,124,91	0.18%	4,584	0.10%	\$532.42	0.11%	114	32
FIRE STATION 09	2,070,10625	0.17%	6,208	0.14%	\$856.11	0.18%	64	52
FIRE STATION 13	2,022,08	0.17%	5,694	0.12%	\$712.57	0.15%	32	27
SIGN SHOP AED	1,980,94	0.17%	5,352	0.12%	\$687.95	0.15%	27	21
JONES POOL	1,192,9625	0.10%	623	0.01%	\$134.71	0.03%	24	24
HICKMAN PARK	0,809,16125	0.07%	422	0.01%	\$63.82	0.01%	15	12
DIAMOND LAKES COMMUNITY CENTER	0,108	0.01%	56	0.00%	\$7.94	0.00%	4	4
HICKMAN PARK	0,0032	0.00%	5	0.00%	\$1.69	0.00%	5	1
(blank)	0	0.00%	0	0.00%	\$0.00	0.00%	0	0
RICHMOND COUNTY CORRECTIONAL INSTITUTION	0	0.00%	0	0.00%	\$0.00	0.00%	949	0
AUGUSTA STREET LIGHTING	0	0.00%	0	0.00%	\$0.00	0.00%	1	0
HENRY H BRIGHAM COMMUNITY CENTER	0	0.00%	0	0.00%	\$0.00	0.00%	205	0
FLEMING ATHLETIC OFFICE	0	0.00%	0	0.00%	\$0.00	0.00%	46	0
OFFICE OF THE PUBLIC DEFENDER	0	0.00%	0	0.00%	\$0.00	0.00%	2	0
AUGUSTA SOCCER PARK	0	0.00%	0	0.00%	\$0.00	0.00%	59	0
AUGUSTA REGIONAL AIRPORT	0	0.00%	0	0.00%	\$0.00	0.00%	2,405	0
DYESS PARK	0	0.00%	0	0.00%	\$0.00	0.00%	98	0
AUGUSTA MUNICIPAL GOLF COURSE	0	0.00%	0	0.00%	\$0.00	0.00%	233	0
SUE REYNOLDS PARK	0	0.00%	0	0.00%	\$0.00	0.00%	86	0
Grand Total	1197	100.00%	4,595,650	100.00%	\$472,956	100.00%	27,069	20,820



TRANE

Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County **PACT**
535 Telfair Street, Suite 200
Augusta, GA 30911

Project # **CID00075252**

Trane

Tel: Fax:

PCO #: 001 8/17/2022 BPI Credit

Sent For Approval

Category	Reason	Reference	COR Number	PCCO Number
Change Order	Customer Agent Request	NV5 Comment Log	COR 002	

Notes	Task Name	Revenue Code
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RFI #103 of NV% Comment Log requests to delete BPI FIM from the project scope

Summary:

Requested Days: Not Finalized	Approved Days: Not Finalized	Budget:	Proposed 218,976	Approved 0	Applied 218,976
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Itemized Details:

General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Approved	Applied
001 - ARC Judicial (IMod, no odor) Trane	N/A	N/A	Budget	74,561	0	74,561
002 - Municipal (IMod, no odor) Trane	N/A	N/A	Budget	20,322	0	20,322
003 - Webster Detention Center (IMod, with Odor control) Trane	N/A	N/A	Budget	74,801	0	74,801
004 - Margin 22.51%	N/A	N/A	Budget	49,291	0	49,291

Banik, Michal

From: Shabo, Dan
Sent: Tuesday, August 16, 2022 4:58 PM
To: Ruth Gay; Banik, Michal; Brown, Thomas
Cc: Selman, Scott; Ron Lampkin; Maria Rivera-Rivera; Natascha Dailey
Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Ruth: I spoke with Michal this afternoon, and it appears that the correct deduct pricing for (elimination of) the bipolar ionization measure should be:

\$74,561.40 – ARC Judicial (iMod, no odor)
\$20,322.11- Municipal (iMod, no odor)
N/A ARC corrections institute – not in scope
\$74,801 – Webster Detention Center (iMod, with Odor control)
\$169,684.51

Plus applicable overhead and profit \$ at 22.51% margin. Based on my math, the deduct amount should be calculated as follows:

$\$169,684.51 / (1 - 0.2251) = \$218,976.01$

Michal will provide the “official” deduct change order documentation. Thanks, Dan.

P.S. – Per your recommendation, I also spoke with Michal about the Street Lighting Building lighting retrofit ECM deduct as proposed (\$17,960). As you know, this value is taken directly from the contract exhibit A1, the Schedule of Values. Michal confirmed that each schedule of value contains Trane overhead and profit (margin). You raised a question about the Initial Payment component of the schedule of values. Michal and I discussed, and it is “fair” to treat the Initial Payment funds as monies to cover the cost of the Trane IGA, Trane and subcontractor engineering, subcontractor engineering, development, and auditing costs that have already been incurred (treated as fixed costs). Therefore, the appropriate value to apply to a scope and pricing deduct that applies to an entire ECM in a given building is the Schedule of Value taken from this table. As a side note, I think you would find the Street Lighting Building so called lighting related component of the Mobilization line item to be very small. Nevertheless, Michal and I believe the ECM variable cost component for each building to be properly represented by this schedule of values. Call me if you would like to further discuss. Thanks.

Dan J. Shabo, PE, CEM, LEED-AP
Project Developer
Trane, Inc. Georgia-Alabama
Atlanta / Birmingham
770-241-6838 cellular
dan.shabo@trane.com

From: Ruth Gay <Ruth.Gay@nv5.com>
Sent: Tuesday, August 16, 2022 11:50 AM
To: Banik, Michal <Michal.Banik@trane.com>; Brown, Thomas <ThomasG.Brown@trane.com>; Shabo, Dan <Dan.Shabo@trane.com>
Cc: Selman, Scott <SSelman@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Natascha Dailey <NDailey@augustaga.gov>

Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Alert: This is an external email.

Yes, I gave Dan a call to ask him how the table adds up to the \$168k value.
Please confer and let me know once Trane has a response to the questions.

Ruth

Ruth P. Gay, PE, CEM, DOE/FEMP PF | Project Manager – [Energy Efficiency Services](#) | **NV5**
Phoenix, NY | C: 860.480.9918

[Electronic Communications Disclaimer](#)

From: Banik, Michal <Michal.Banik@trane.com>
Sent: Tuesday, August 16, 2022 11:45 AM
To: Ruth Gay <Ruth.Gay@nv5.com>; Brown, Thomas <ThomasG.Brown@trane.com>; Shabo, Dan <Dan.Shabo@trane.com>
Cc: Selman, Scott <SSelman@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Natascha Dailey <NDailey@augustaga.gov>
Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Ruth,
Since I was not in the front end of the BPI data collection nor I was privy the conversation between Dan and you, I would have to defer this request to Dan.
Dan, I would appreciate if you can share your feedback with us.

Thank you,

Michal Banik
Sr. Project Manager Comprehensive Solutions
Southeast Region – North America
Cell: 205.718.3560
michal.banik@trane.com



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From: Ruth Gay <Ruth.Gay@nv5.com>
Sent: Tuesday, August 16, 2022 10:32 AM
To: Banik, Michal <Michal.Banik@trane.com>; Brown, Thomas <ThomasG.Brown@trane.com>
Cc: Selman, Scott <SSelman@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>; Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>; Natascha Dailey <NDailey@augustaga.gov>

Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Alert: This is an external email.

Michal,

1) Please provide the full quote from the subcontractor to substantiate the NBPI deduct. The attached email is only an excerpt. Dan indicated he would be able to provide this.

2) The table in the forwarded email from Dan shows how the quote builds up and this does not match the value of \$168,000

\$74,561.40 – ARC Judicial (iMod, no odor)

\$20,322.11- Municipal (iMod, no odor)

N/A ARC corrections institute – not in scope

\$74,801 – Webster Detention Center (iMod, with Odor control)

\$169,684.51

3) These price values appear to be turnkey to Trane; please include all overhead and profit and any other fees associated with this ECM in the deduct in your final change order documentation and change order value.

Ruth Gay

Ruth P. Gay, PE, CEM, DOE/FEMP PF | Project Manager – [Energy Efficiency Services](#) | **NVS**
Phoenix, NY | C: 860.480.9918

[Electronic Communications Disclaimer](#)

From: Ruth Gay

Sent: Tuesday, August 16, 2022 11:07 AM

To: Banik, Michal <Michal.Banik@trane.com>; Brown, Thomas <ThomasG.Brown@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>

Cc: Selman, Scott <SSelman@trane.com>

Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Thank you for the additional backup, I will review.

Ruth

From: Banik, Michal <Michal.Banik@trane.com>

Sent: Tuesday, August 16, 2022 10:59 AM

To: Ruth Gay <Ruth.Gay@nv5.com>; Brown, Thomas <ThomasG.Brown@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>

Cc: Selman, Scott <SSelman@trane.com>

Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Ruth, please see attached. You are correct, the credit adds up to \$168,668; I have taken Dan's number without checking it.

Michal Banik
Sr. Project Manager Comprehensive Solutions
Southeast Region – North America
Cell: 205.718.3560
michal.banik@trane.com



TRANE

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TECHNOLOGIES

From: Ruth Gay <Ruth.Gay@nv5.com>
Sent: Tuesday, August 16, 2022 9:17 AM
To: Banik, Michal <Michal.Banik@trane.com>; Brown, Thomas <ThomasG.Brown@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>
Cc: Selman, Scott <SSelman@trane.com>
Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Alert: This is an external email.

Correction: provide the pricing buildup, not pricing building. My apologies.

Ruth

Ruth P. Gay, PE, CEM, DOE/FEMP PF | Project Manager – Energy Efficiency Services | **NV5**
Phoenix, NY | C: 860.480.9918

Electronic Communications Disclaimer

From: Ruth Gay
Sent: Tuesday, August 16, 2022 10:16 AM
To: Banik, Michal <Michal.Banik@trane.com>; Brown, Thomas <ThomasG.Brown@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>
Cc: Selman, Scott <SSelman@trane.com>
Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Sorry I meant I had no questions on those items.

I do have questions on the Needlepoint Bipolar Ionization. The number you provided was an estimate. Please provide a firm number on the NBPI credit and provide the pricing building and any supporting documentation you have for that number, including a scope of work being removed including the number and size of units being specified in scope and anything else that might substantiate the number you've provided. The only supporting documentation you have provided so far is an email estimate.

Thank you

Ruth Gay

Ruth P. Gay, PE, CEM, DOE/FEMP PF | Project Manager – [Energy Efficiency Services](#) | **NV5**
Phoenix, NY | C: 860.480.9918

[Electronic Communications Disclaimer](#)

From: Ruth Gay
Sent: Tuesday, August 16, 2022 10:00 AM
To: 'Banik, Michal' <Michal.Banik@trane.com>; Brown, Thomas <ThomasG.Brown@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>
Cc: Selman, Scott <SSelman@trane.com>
Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Thanks for the clarification, I have no further questions.

Ruth

From: Banik, Michal <Michal.Banik@trane.com>
Sent: Tuesday, August 16, 2022 9:59 AM
To: Ruth Gay <Ruth.Gay@nv5.com>; Brown, Thomas <ThomasG.Brown@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>
Cc: Selman, Scott <SSelman@trane.com>
Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

The Summary Sheet as included below is a standard Prolog Printout used nationwide. The log tracks \$\$ changes from PCO to COR; since not all PCO will transfer to COR (disapproved) and not all PCO will be processed in the chronological order, the PCO and COR numbers differ. It is also not an "internal thing" because that is how we track and communicate the project financial changes with the Customer.

Michal Banik
Sr. Project Manager Comprehensive Solutions
Southeast Region – North America
Cell: 205.718.3560
michal.banik@trane.com



TRANE

TRANE
TECHNOLOGIES

From: Ruth Gay <Ruth.Gay@nv5.com>
Sent: Tuesday, August 16, 2022 8:35 AM

To: Brown, Thomas <ThomasG.Brown@trane.com>; Banik, Michal <Michal.Banik@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>
Cc: Selman, Scott <SSelman@trane.com>
Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Alert: This is an external email.

Tommy/Michal,
Thank you so much for the clarification. That's what I wanted to confirm on #1.
As for #2, the numbering in the table is very confusing, I'm not sure why there are two conflicting numbers for each line item in columns 1 and 7, column 1 doesn't have a clear heading and maybe column 7 could list them as COR 001, COR 002 etc. But that's an internal thing on your part so do what you will with that.

Ruth

Ruth P. Gay, PE, CEM, DOE/FEMP PF | Project Manager – Energy Efficiency Services | NV5
Phoenix, NY | C: 860.480.9918

[Electronic Communications Disclaimer](#)

From: Brown, Thomas <ThomasG.Brown@trane.com>
Sent: Tuesday, August 16, 2022 9:29 AM
To: Ruth Gay <Ruth.Gay@nv5.com>; Banik, Michal <Michal.Banik@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>
Cc: Selman, Scott <SSelman@trane.com>
Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Ruth,

To answer question 1), we only believe that this will affect the Landfill sites. For some reason, they are on an "Industrial" rate structure which is not eligible for commercial rebates. Georgia Power caught the earlier mistake as they were reviewing the applications we submitted in 2020/2021.

Thank you,

Tommy

From: Ruth Gay <Ruth.Gay@nv5.com>
Sent: Monday, August 15, 2022 5:10 PM
To: Banik, Michal <Michal.Banik@trane.com>; Ron Lampkin <RLampkin@augustaga.gov>
Cc: Brown, Thomas <ThomasG.Brown@trane.com>; Selman, Scott <SSelman@trane.com>
Subject: RE: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Alert: This is an external email.

Michal,

1. Is the ineligibility for the utility rebates expected to only impact this particular site location (landfill), or do you anticipate this to be an issue in multiple other locations as well?
2. the numbering on the attachments does not match the numbering on the table.

Ruth

Ruth P. Gay, PE, CEM, DOE/FEMP PF | Project Manager – Energy Efficiency Services | NV5
Phoenix, NY | C: 860.480.9918

Electronic Communications Disclaimer

From: Banik, Michal <Michal.Banik@trane.com>

Sent: Tuesday, August 9, 2022 5:59 PM

To: Ron Lampkin <RLampkin@augustaga.gov>

Cc: Ruth Gay <Ruth.Gay@nv5.com>; Brown, Thomas <ThomasG.Brown@trane.com>; Selman, Scott <SSelman@trane.com>

Subject: ARC PACT - COR 002 Street Lighting Building Credit.pdf, COR 004 Landfill Utility Rebate Adjustment.pdf, COR 003 BPI Credit.pdf

Ron,

Please find the attached CORs for your review and signature. Once fully executed please return to me.

ARC PACT CUSTOMER						
Number	Description	Risk	Status	Responsible	Subk	COR No
	ARC Contingency					
001	NV5 Notice of Potential Change Order		In Progress	ARC		001
002	BPI Credit		Approved	ARC	ECM Holding	003
003	Webster CT Sweeping Package Add		Awaiting Price	ARC	BAC	
004	Street Lighting Building Credit		Approved	ARC	Envocore	002
005	Carrie J. Mays Gymnasium		In Progress	ARC	ISM	
006	Utility Rebates Adjustment		Approved	ARC		004
Project Totals:				ARC		

Please feel free to contact me with any questions or comment.

Michal Banik

Sr. Project Manager Comprehensive Solutions

Southeast Region – North America

Cell: 205.718.3560

michal.banik@trane.com



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Your message is ready to be sent with the following file or link attachments:

COR 002 - Street Lighting Building Credit.pdf

COR 004 - Landfill Utility Rebate Adjustment.pdf

COR 003 - BPI Credit.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



Wednesday, March 8, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-010
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Replace 36EA existing surface-mount fixtures in the A/B/C pod showers with new LED correctional grade fixtures.** We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Replace Fixtures	\$26,404	Envocore
002	Margin 22.51%	\$7,670	Trane

Total Amount \$34,074

Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM

Date 3/8/2023

Signature 

OWNER:

Name/Title Ron Lampkin, Director Central Services

Date 3/28/23

Signature 



Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT 535 Telfair Street, Suite 200 Augusta, GA 30911		Project # CID00075252		Trane			
PCO #: 026		3/8/2023		Charles B Webster Detention Center Replace 36EA Existing Fixtures		Sent For Approval	
Category	Reason	Reference	COR Number	PCCO Number			
Change Order	Customer Request		NA				
Notes	Task Name						Revenue Code
Replace 36 existing surface-mount fixtures in the A/B/C pod showers with new LED correctional grade fixtures.							
Summary:							
Requested Days:		Approved Days:		Proposed		Applied	
5		Not Finalized		34,074		34,074	
Budget:				0			
Itemized Details:							
General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Approved	Applied	
001 - Install Fixtures Envocore	2/6/23	2/17/23	Budget	24,404	0	26,404	
002 - Margin 22.51% Trane	N/A	N/A	Budget	7,670	0	7,670	

Quotation

Augusta - Richmond County

Project Name :
Contact Person :
Prepared by :
Date :

Augusta - Richmond County
Alvaro Hernandez
Josh Williams
February 17, 2023

Installation Charges

Total Project Charge:	\$	26,404.25
Hazardous Disposal:	\$	-
Misc Material:	\$	-
Warranty Stock:	\$	-
Total Installation Charge:	\$	26,404.25

Fixed Charges

Battery Backup:	\$	-
Lifts and Other Rentals:	\$	-
Storage/Dumpsters:	\$	-
Measurement and Verification:	\$	-
Permits and Fees:	\$	-
Development/Operations Support:	\$	-
Mobilization:	\$	-
Construction Grade Audit:	\$	-
Additional Charges:	\$	-
Total Fixed Charge:	\$	-

Total Installation Charge:	\$	26,404.25
Total Fixed Charge:	\$	-
Payment and Performance Bond:	\$	-
Sales Tax:	\$	-
Turnkey Price:	\$	26,404.25

PCO#7: CHARLES B WEBSTER DETENTION CENTER - Replace 36 existing surface-mount fixtures in the A/B/C pod showers with new LED correctional grade fixtures.

Proposal Terms and Conditions:

Acceptance of the attached Proposal (the "Proposal") by Customer shall be acceptance of all terms and conditions set forth herein. These terms and conditions shall supersede any conflicting terms or conditions in any other document. Any terms and conditions set forth in any other document in addition or different from those set forth herein are objected to and shall have no force or effect.

Customer's agreement herewith shall be evidenced by Customer's signature herein or by permitting Retro-Tech Systems to commence work on the project.

I. General Terms and Conditions

1. Proposal Expiration.

This Proposal will expire if not accepted in writing and received by Retro-Tech Systems on or before:

5/18/2023

In the event this Proposal is not properly or timely accepted by the Customer, the Proposal, together with any and all related terms and conditions and deliverables, are subject to amendment, change and/or substitution by Retro-Tech Systems in its sole and absolute discretion.

2. Material.

The turnkey pricing (the "Pricing") in the Proposal is based on usage of the specified materials. Material changes may result in changes to Pricing. All increases in material cost due to tariffs will be passed along to the Customer.

It is possible that the materials included in the Proposal could become either temporarily or permanently unavailable for reasons beyond Retro-Tech Systems's control.

In the event that materials become temporarily unavailable, the time for performance will be automatically extended by an amount of time identical to that in which the materials were unavailable.

In the event that materials become permanently unavailable, Retro-Tech Systems may either:

(i) substitute different materials of equal or better quality at no additional cost to Customer; or

(ii) substitute materials of a different quality and adjust Pricing.

Customer approval is required prior to the substitution of materials of a different quality due to permanent unavailability. The time for performance will also be automatically extended in the event that materials become permanently unavailable.

3. Wage Rates.

Prevailing or Davis Bacon wages are not included in the Pricing. In the event that prevailing or Davis Bacon wages are applicable such rates were established on:

12/15/2022

Any subsequent changes to prevailing or Davis Bacon wages may result in changes to the Pricing. Any changes to prevailing or Davis Bacon wages because of holidays and/or installation times may result in changes to the Pricing.

4. Bonding.

Costs for payment and performance bonds are included in the Pricing. If bond costs are not included in the Pricing and subsequently determined to be required, such costs shall be added to the Pricing.

5. Taxes.

Federal, state and/or local taxes are applicable to the project.

In the event that the taxes are initially not believed to be applicable to the project, and subsequently determined to be applicable, such additional costs will be added to the Pricing.

6. Payment Terms.

In the event the work is completed within thirty (30) days, Customer will be invoiced upon completion. In the event that the work takes longer than thirty (30) days to complete, the Customer will be invoiced on a monthly basis based upon the amount of the work completed and materials furnished. Payment of all invoices shall be due within 30 days. A monthly service charge of 1 ½ percent for the greatest amount allowed by state law shall be payable on all delinquent invoices. Customer payments will be credited first to late payment changes and next to the unpaid balance. Customer shall be responsible for all collection (including reasonable attorney's fees, court costs, etc.) fees necessitated by delinquency or default in payment.

7. Retainage.

In the event that retainage is to be withheld, Customer will withhold an aggregate amount of ten percent (10%) of the amount of the Proposal to secure Retro-Tech Systems's performance of its obligations pursuant to the Proposal.

If applicable, Customer will withhold retainage from each invoice (excluding the final invoice) received from Retro-Tech Systems. If applicable, each invoice submitted by Retro-Tech Systems will specify the amount of the retainage attributable to, and to be withheld from, amounts due under each invoice.

Notwithstanding the foregoing, in the event retainage is applicable, at such time as the Retro-Tech Systems has substantially completed the work, Customer shall pay Retro-Tech Systems an amount equal to fifty percent (50%) of the full amount of retainage withheld by Customer to date, and thereafter the amount to be withheld from each payment (other than the final payment) shall be five percent (5%) rather than ten percent (10%).

Customer shall pay the remaining retainage to Retro-Tech Systems upon receipt of the invoice for final payment.

8. Permits and Fees.

Permits and fees are included in the Pricing. In the event that permit fees are not included in the Pricing and subsequently required, such costs shall be added to the Pricing.

9. Workmanship Warranty.

Retro-Tech Systems warrants its workmanship for a period of one (1) year from substantial completion of the work. Upon completion of the work, Retro-Tech Systems will provide Customer with a certificate documenting the date of substantial completion.

10. Material Warranties.

The materials included in the Proposal are covered by manufacturer's warranties. Each such warranty is administered by the respective manufacturer of the material. Retro-Tech Systems will furnish to Customer, upon completion of the work, contact information for manufacturers.

For warranty purposes, the manufacturer may request that defective material be returned to it for inspection. Customer agrees to retain all materials which prematurely fail and provide such materials to the manufacturer(s) upon request.

11. Savings Calculations.

Any and all savings calculations (i.e. energy, water, meters per revenue recoup, etc.) set forth in the Proposal are only estimates and based on manufacturer's data and the assumptions set forth in the proposal.

12. Access.

The Pricing is based upon the assumption that Retro-Tech Systems will be provided reasonable access to the work areas by Customer. In the event that reasonable access is not provided by Customer for any reason, Pricing is subject to change.

13. Intellectual Property Ownership.

Retro-Tech Systems retains all rights in its trademarks, trade dress, copyrights, patents, trade secrets, ideas, proprietary information, images and other intellectual property rights ("Retro-Tech Systems IP"). Retro-Tech Systems owns all right, title and interest in and to Retro-Tech Systems IP.

Nothing herein shall be construed as a grant, conveyance, license, sale or transfer to Customer of any of the Retro-Tech Systems IP. Customer shall not use, publish, display, disseminate or copy the Retro-Tech Systems IP. Customer acknowledges and agrees that all goodwill associated with or arising out of the Retro-Tech Systems IP shall exclusively inure the benefit of Retro-Tech Systems.

14. Confidentiality of Proposal.

The Proposal is confidential and contains proprietary information and Retro-Tech Systems IP. Neither the Proposal nor any of the information contained in it may be reproduced or disclosed to any third party under any circumstances without the prior written permission of Retro-Tech Systems. Customer acknowledges and agrees that the disclosure, copying, distribution or use of the Proposal or any information contained therein is strictly prohibited.

15. Modifications to Proposal.

In the event that the Proposal is modified, the Customer may be subject to additional costs. In addition, Retro-Tech Systems will be entitled to an extension of time to perform any work that is modified. The length of the extension of time will be determined at the time of modification.

16. Areas Containing Hazardous Materials.

Retro-Tech Systems shall not under any condition perform work in areas containing hazardous materials (i.e. asbestos, lead paint, etc.). In the event that hazardous material is reasonably suspected to exist or discovered to exist, by Retro-Tech Systems during the performance of the work, Retro-Tech Systems shall immediately suspend all work and shall not resume performance of the work until the hazardous materials is reasonably determined not to exist or properly remediated at the sole cost and expense of the Customer.

17. Areas Not Included.

Retro-Tech Systems shall not be responsible for performing any work in any areas not included on the room-by-room portion of the Proposal or areas labeled as "no audit", "done", "don't do" or any other similar verbiage.

18. Shop or CAD Drawings.

Retro-Tech Systems shall not be responsible for providing shop or CAD drawings to Customer. As-Built documentation will be provided as an Excel room-by-room file showing the equipment installed at each location.

19. Working Hours.

The Pricing is based upon the assumption that all work can be performed during normal working hours including evening shift from 3 p.m. (local time) to 12:00 a.m. (local time). In the event that all work cannot be performed during normal working hours for any reason whatsoever, Customer will be responsible for all additional costs associated with 3rd shift, premium time (weekends, or holidays), or overtime labor.

II. Lighting Specific Terms and Conditions

1. Deficiencies.

Any conditions not meeting applicable codes or existing deficiencies in the Customer's electrical system will be brought to the Customer's attention. Any work required to upgrade code violations or electrical system deficiencies will be at an additional cost to the Customer.

2. Recycling/Disposal.

Recycling of lamps will be in compliance with all applicable local, state and federal regulations. Disposal of PCB laden ballasts will be in compliance with all applicable local, state and federal regulations.

3. Installation.

Lighting installation will be performed in accordance with good electrical and safety practices and with the care, skill and diligence normally provided by a contractor skilled in the performance of lighting retrofit services. Prismatic lenses will be wiped down with dry cloths as part of installation. All new luminaries will be grounded.

4. Inclusions/Exclusions.

Customer acknowledges the following as part of the performance of the work pursuant to the Proposal.

Excluded

Providing spare lamps, ballast, new LED fixtures or drivers;

Excluded

Providing or installing occupancy sensors with an auxiliary relay for HVAC control;

Excluded

Providing or installing battery backups, in addition to any specifically identified in the line by line;

Excluded

Grounding existing luminaries which are not grounded and being retrofit;

Excluded

Retrofitting or replacing task, furniture, decorative or stage light fixtures; and

Excluded

Performing any work on exterior light fixtures located on the same pole or within ten (10) feet of utility lines.



Wednesday, March 8, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-011
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Replace 45EA existing LED fixtures to new LED high bays to match other new fixtures throughout the facility.** We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Replace Fixtures	\$34,637	Envocore
002	Margin 22.51%	\$10,062	Trane

**Total Amount \$44,699
Total Savings Adjustment TBD**

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM
Date 3/8/2024
Signature 

OWNER:

Name/Title Ron Lampkin, Director Central Services
Date 3/28/22
Signature 



Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT 535 Telfair Street, Suite 200 Augusta, GA 30911		Project # CID00075252		Trane		
PCO #: 027		3/8/2023	Charles B Webster Detention Center Replace 45EA High Bays Lighting Fixtures		Sent For Approval	
Category	Reason	Reference	COR Number	PCCO Number		
Change Order	Customer Request		NA			
Notes	Task Name Revenue Code					
Replace 45 existing LED fixtures to new LED high bays we are installing elsewhere in the facility.						
Summary:						
Requested Days: 10		Approved Days: Not Finalized		Proposed 44,699	Applied 44,699	
Itemized Details:						
General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Approved	Applied
001 - Install Fixtures Retrofit Envocore	2/6/23	2/17/23	Budget	34,637	0	34,637
002 - Margin 22.51% Trane	N/A	N/A	Budget	10,062	0	10,062

Quotation

Augusta - Richmond County

Project Name :
Contact Person :
Prepared by :
Date :

Augusta - Richmond County
Alvaro Hernandez
Josh Williams
February 14, 2023

Installation Charges

Total Project Charge:	\$	34,637.01
Hazardous Disposal:	\$	-
Misc Material:	\$	-
Warranty Stock:	\$	-
Total Installation Charge:	\$	34,637.01

Total Installation Charge:	\$	34,637.01
Total Fixed Charge:	\$	-
Payment and Performance Bond:	\$	-
Sales Tax:	\$	-
Turnkey Price:	\$	34,637.01

Fixed Charges

Battery Backup:	\$	-
Lifts and Other Rentals:	\$	-
Storage/Dumpsters:	\$	-
Measurement and Verification:	\$	-
Permits and Fees:	\$	-
Development/Operations Support:	\$	-
Mobilization:	\$	-
Construction Grade Audit:	\$	-
Additional Charges:	\$	-
Total Fixed Charge:	\$	-

PCO#6: CHARLES B WEBSTER DETENTION CENTER - Replace 45 existing LED fixtures to new LED high bays we are installing elsewhere in the facility.

Proposal Terms and Conditions:

Acceptance of the attached Proposal (the "Proposal") by Customer shall be acceptance of all terms and conditions set forth herein. These terms and conditions shall supersede any conflicting terms or conditions in any other document. Any terms and conditions set forth in any other document in addition or different from those set forth herein are objected to and shall have no force or effect.

Customer's agreement herewith shall be evidenced by Customer's signature herein or by permitting Retro-Tech Systems to commence work on the project.

I. General Terms and Conditions

1. Proposal Expiration.

This Proposal will expire if not accepted in writing and received by Retro-Tech Systems on or before:

5/15/2023

In the event this Proposal is not properly or timely accepted by the Customer, the Proposal, together with any and all related terms and conditions and deliverables, are subject to amendment, change and/or substitution by Retro-Tech Systems in its sole and absolute discretion.

2. Material.

The turnkey pricing (the "Pricing") in the Proposal is based on usage of the specified materials. Material changes may result in changes to Pricing. All increases in material cost due to tariffs will be passed along to the Customer.

It is possible that the materials included in the Proposal could become either temporarily or permanently unavailable for reasons beyond Retro-Tech Systems's control.

In the event that materials become temporarily unavailable, the time for performance will be automatically extended by an amount of time identical to that in which the materials were unavailable.

In the event that materials become permanently unavailable, Retro-Tech Systems may either:

- (i) substitute different materials of equal or better quality at no additional cost to Customer; or
- (ii) substitute materials of a different quality and adjust Pricing.

Customer approval is required prior to the substitution of materials of a different quality due to permanent unavailability. The time for performance will also be automatically extended in the event that materials become permanently unavailable.

3. Wage Rates.

Prevailing or Davis Bacon wages are not included in the Pricing. In the event that prevailing or Davis Bacon wages are applicable such rates were established on:

12/15/2022

Any subsequent changes to prevailing or Davis Bacon wages may result in changes to the Pricing. Any changes to prevailing or Davis Bacon wages because of holidays and/or installation times may result in changes to the Pricing.

4. Bonding.

Costs for payment and performance bonds are included in the Pricing. If bond costs are not included in the Pricing and subsequently determined to be required, such costs shall be added to the Pricing.

5. Taxes.

Federal, state and/or local taxes are applicable to the project.

In the event that the taxes are initially not believed to be applicable to the project, and subsequently determined to be applicable, such additional costs will be added to the Pricing.

6. Payment Terms.

In the event the work is completed within thirty (30) days, Customer will be invoiced upon completion. In the event that the work takes longer than thirty (30) days to complete, the Customer will be invoiced on a monthly basis based upon the amount of the work completed and materials furnished. Payment of all invoices shall be due within 30 days. A monthly service charge of 1 ½ percent (or the greatest amount allowed by state law) shall be payable on all delinquent invoices. Customer payments will be credited first to late payment changes and next to the unpaid balance. Customer shall be responsible for all collection (including reasonable attorney's fees, court costs, etc.) fees necessitated by delinquency or default in payment.

7. Retainage.

In the event that retainage is to be withheld, Customer will withhold an aggregate amount of ten percent (10%) of the amount of the Proposal to secure Retro-Tech Systems' performance of its obligations pursuant to the Proposal.

If applicable, Customer will withhold retainage from each invoice (excluding the final invoice) received from Retro-Tech Systems. If applicable, each invoice submitted by Retro-Tech Systems will specify the amount of the retainage attributable to, and to be withheld from, amounts due under each invoice.

Notwithstanding the foregoing, in the event retainage is applicable, at such time as the Retro-Tech Systems has substantially completed the work, Customer shall pay Retro-Tech Systems an amount equal to fifty percent (50%) of the full amount of retainage withheld by Customer to date, and thereafter the amount to be withheld from each payment (other than the final payment) shall be five percent (5%) rather than ten percent (10%).

Customer shall pay the remaining retainage to Retro-Tech Systems upon receipt of the invoice for final payment.

8. Permits and Fees.

Permits and fees are included in the Pricing. In the event that permit fees are not included in the Pricing and subsequently required, such costs shall be added to the Pricing.

9. Workmanship Warranty.

Retro-Tech Systems warrants its workmanship for a period of one (1) year from substantial completion of the work. Upon completion of the work, Retro-Tech Systems will provide Customer with a certificate documenting the date of substantial completion.

10. Material Warranties.

The materials included in the Proposal are covered by manufacturer's warranties. Each such warranty is administered by the respective manufacturer of the material. Retro-Tech Systems will furnish to Customer, upon completion of the work, contact information for manufacturers.

For warranty purposes, the manufacturer may request that defective material be returned to it for inspection. Customer agrees to retain all materials which prematurely fail and provide such materials to the manufacturer(s) upon request.

11. Savings Calculations.

Any and all savings calculations (i.e. energy, water, meters per revenue recoup, etc.) set forth in the Proposal are only estimates and based on manufacturer's data and the assumptions set forth in the proposal.

12. Access.

The Pricing is based upon the assumption that Retro-Tech Systems will be provided reasonable access to the work areas by Customer. In the event that reasonable access is not provided by Customer for any reason, Pricing is subject to change.

13. Intellectual Property Ownership.

Retro-Tech Systems retains all rights in its trademarks, trade dress, copyrights, patents, trade secrets, ideas, proprietary information, images and other intellectual property rights ("Retro-Tech Systems IP"). Retro-Tech Systems owns all right, title and interest in and to Retro-Tech Systems IP.

Nothing herein shall be construed as a grant, conveyance, license, sale or transfer to Customer of any of the Retro-Tech Systems IP. Customer shall not use, publish, display, disseminate or copy the Retro-Tech Systems IP. Customer acknowledges and agrees that all goodwill associated with or arising out of the Retro-Tech Systems IP shall exclusively inure the benefit of Retro-Tech Systems.

14. Confidentiality of Proposal.

The Proposal is confidential and contains proprietary information and Retro-Tech Systems IP. Neither the Proposal nor any of the information contained in it may be reproduced or disclosed to any third party under any circumstances without the prior written permission of Retro-Tech Systems. Customer acknowledges and agrees that the disclosure, copying, distribution or use of the Proposal or any information contained therein is strictly prohibited.

15. Modifications to Proposal.

In the event that the Proposal is modified, the Customer may be subject to additional costs. In addition, Retro-Tech Systems will be entitled to an extension of time to perform any work that is modified. The length of the extension of time will be determined at the time of modification.

16. Areas Containing Hazardous Materials.

Retro-Tech Systems shall not under any condition perform work in areas containing hazardous materials (i.e. asbestos, lead paint, etc.). In the event that hazardous material is reasonably suspected to exist, or discovered to exist, by Retro-Tech Systems during the performance of the work, Retro-Tech Systems shall immediately suspend all work and shall not resume performance of the work until the hazardous materials is reasonably determined not to exist or properly remediated at the sole cost and expense of the Customer.

17. Areas Not Included.

Retro-Tech Systems shall not be responsible for performing any work in any areas not included on the room-by-room portion of the Proposal or areas labeled as "no audit", "done", "don't do" or any other similar verbiage.

18. Shop or CAD Drawings.

Retro-Tech Systems shall not be responsible for providing shop or CAD drawings to Customer. As-Built documentation will be provided as an Excel room-by-room file showing the equipment installed at each location.

19. Working Hours.

The Pricing is based upon the assumption that all work can be performed during normal working hours including evening shift from 3 p.m. (local time) to 12:00 a.m. (local time). In the event that all work cannot be performed during normal working hours for any reason whatsoever, Customer will be responsible for all additional costs associated with 3rd shift, premium time (weekends, or holidays), or overtime labor.

II. Lighting Specific Terms and Conditions

1. Deficiencies.

Any conditions not meeting applicable codes or existing deficiencies in the Customer's electrical system will be brought to the Customer's attention. Any work required to upgrade code violations or electrical system deficiencies will be at an additional cost to the Customer.

2. Recycling/Disposal.

Recycling of lamps will be in compliance with all applicable local, state and federal regulations. Disposal of PCB laden ballasts will be in compliance with all applicable local, state and federal regulations.

3. Installation.

Lighting installation will be performed in accordance with good electrical and safety practices and with the care, skill and diligence normally provided by a contractor skilled in the performance of lighting retrofit services. Prismatic lenses will be wiped down with dry cloths as part of installation. All new luminaries will be grounded.

4. Inclusions/Exclusions.

Customer acknowledges the following as part of the performance of the work pursuant to the Proposal.

- | | |
|-----------------|---|
| Excluded | Providing spare lamps, ballast, new LED fixtures or drivers; |
| Excluded | Providing or installing occupancy sensors with an auxiliary relay for HVAC control; |
| Excluded | Providing or installing battery backups, in addition to any specifically identified in the line by line; |
| Excluded | Grounding existing luminaries which are not grounded and being retrofit; |
| Excluded | Retrofitting or replacing task, furniture, decorative or stage light fixtures; and |
| Excluded | Performing any work on exterior light fixtures located on the same pole or within ten (10) feet of utility lines. |



Wednesday, March 22, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-012
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Replace 3EA, at Warren Road Community Center, and 7EA, at McDuffie Wood Community Center, LED high bay existing lighting fixtures to be replaced for consistent aesthetics in the Gymnasiums.** We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Replace Fixtures	\$5,958	Envocore
002	Margin 22.51%	\$1,731	Trane

Total Amount \$7,689

Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM
Date 3/22/2023
Signature *Michal Banik*

OWNER:

Name/Title Ron Lampkin, Director Central Services
Date 3/28/23
Signature *Ron Lampkin*



TRANE

Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT 535 Telfair Street, Suite 200 Augusta, GA 30911		Project # CID00075252		Trane	
PCO #: 030		3/22/2023		Warren Road and McDuffie Wood Community Centers Replace High Bays Lighting Fixtures Sent For Approval	
Category	Reason	Reference	COR Number	PCCO Number	
Change Order	Customer Request		NA		
Notes	Task Name Revenue Code				
Include 3EA (Warren Road Community Center) and 7EA (McDuffie Wood Community Center) existing LED high bays to be replaced for consistent aesthetics in the Gymnasiums.					
Summary:					
Requested Days:		Approved Days:		Proposed	
3		Not Finalized		7,689	
		Budget:		0	
Applied		Applied		7,689	
Itemized Details:					
General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Applied
001 - Install Fixtures Retrofit Envocore	3/14/23	3/14/23	Budget	5,958	5,958
002 - Margin 22.51% Trane	N/A	N/A	Budget	1,731	1,731

Quotation

Augusta - Richmond County

Project Name :
Contact Person :
Prepared by :
Date :

Augusta - Richmond County
Alvaro Hernandez
Josh Williams
March 14, 2023

Installation Charges

Total Project Charge:	\$	5,957.91
Hazardous Disposal:	\$	-
Misc Material:	\$	-
Warranty Stock:	\$	-
Total Installation Charge:	\$	5,957.91

Total Installation Charge:	\$	5,957.91
Total Fixed Charge:	\$	-
Payment and Performance Bond:	\$	-
Sales Tax:	\$	-
Turnkey Price:	\$	5,957.91

Fixed Charges

Battery Backup:	\$	-
Lifts and Other Rentals:	\$	-
Storage/Dumpsters:	\$	-
Measurement and Verification:	\$	-
Permits and Fees:	\$	-
Development/Operations Support:	\$	-
Mobilization:	\$	-
Construction Grade Audit:	\$	-
Additional Charges:	\$	-
Total Fixed Charge:	\$	-

PCO#10: Include 3 (Warren Road Community Center) and 7 (McDuffie Wood Community Center) existing LED high bays to be replaced for consistent aesthetics in the Gymnasiums.

Proposal Terms and Conditions:

Acceptance of the attached Proposal (the "Proposal") by Customer shall be acceptance of all terms and conditions set forth herein. These terms and conditions shall supersede any conflicting terms or conditions in any other document. Any terms and conditions set forth in any other document in addition or different from those set forth herein are objected to and shall have no force or effect.

Customer's agreement herewith shall be evidenced by Customer's signature herein or by permitting Retro-Tech Systems to commence work on the project.

I. General Terms and Conditions

1. Proposal Expiration.

This Proposal will expire if not accepted in writing and received by Retro-Tech Systems on or before:

6/12/2023

In the event this Proposal is not properly or timely accepted by the Customer, the Proposal, together with any and all related terms and conditions and deliverables, are subject to amendment, change and/or substitution by Retro-Tech Systems in its sole and absolute discretion.

2. Material.

The turnkey pricing (the "Pricing") in the Proposal is based on usage of the specified materials. Material changes may result in changes to Pricing. All increases in material cost due to tariffs will be passed along to the Customer.

It is possible that the materials included in the Proposal could become either temporarily or permanently unavailable for reasons beyond Retro-Tech Systems's control.

In the event that materials become temporarily unavailable, the time for performance will be automatically extended by an amount of time identical to that in which the materials were unavailable.

In the event that materials become permanently unavailable, Retro-Tech Systems may either:

(i) substitute different materials of equal or better quality at no additional cost to Customer; or

(ii) substitute materials of a different quality and adjust Pricing.

Customer approval is required prior to the substitution of materials of a different quality due to permanent unavailability. The time for performance will also be automatically extended in the event that materials become permanently unavailable.

3. Wage Rates.

Prevailing or Davis Bacon wages are not included in the Pricing. In the event that prevailing or Davis Bacon wages are applicable such rates were established on:

12/15/2022

Any subsequent changes to prevailing or Davis Bacon wages may result in changes to the Pricing. Any changes to prevailing or Davis Bacon wages because of holidays and/or installation times may result in changes to the Pricing.

4. Bonding.

Costs for payment and performance bonds are included in the Pricing. If bond costs are not included in the Pricing and subsequently determined to be required, such costs shall be added to the Pricing.

5. Taxes.

Federal, state and/or local taxes are applicable to the project.

In the event that the taxes are initially not believed to be applicable to the project, and subsequently determined to be applicable, such additional costs will be added to the Pricing.

6. Payment Terms.

In the event the work is completed within thirty (30) days, Customer will be invoiced upon completion. In the event that the work takes longer than thirty (30) days to complete, the Customer will be invoiced on a monthly basis based upon the amount of the work completed and materials furnished. Payment of all invoices shall be due within 30 days. A monthly service charge of 1 ½ percent (or the greatest amount allowed by state law) shall be payable on all delinquent invoices. Customer payments will be credited first to late payment charges and next to the unpaid balance. Customer shall be responsible for all collection (including reasonable attorney's fees, court costs, etc.) fees necessitated by delinquency or default in payment.

7. Retainage.

In the event that retainage is to be withheld, Customer will withhold an aggregate amount of ten percent (10%) of the amount of the Proposal to secure Retro-Tech Systems's performance of its obligations pursuant to the Proposal.

If applicable, Customer will withhold retainage from each invoice (excluding the final invoice) received from Retro-Tech Systems. If applicable, each invoice submitted by Retro-Tech Systems will specify the amount of the retainage attributable to, and to be withheld from, amounts due under each invoice.

Notwithstanding the foregoing, in the event retainage is applicable, at such time as the Retro-Tech Systems has substantially completed the work, Customer shall pay Retro-Tech Systems an amount equal to fifty percent (50%) of the full amount of retainage withheld by Customer to date, and thereafter the amount to be withheld from each payment (other than the final payment) shall be five percent (5%) rather than ten percent (10%).

Customer shall pay the remaining retainage to Retro-Tech Systems upon receipt of the invoice for final payment.

8. Permits and Fees.

Permits and fees are included in the Pricing. In the event that permit fees are not included in the Pricing and subsequently required, such costs shall be added to the Pricing.

9. Workmanship Warranty.

Retro-Tech Systems warrants its workmanship for a period of one (1) year from substantial completion of the work. Upon completion of the work, Retro-Tech Systems will provide Customer with a certificate documenting the date of substantial completion.

10. Material Warranties.

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For warranty purposes, the manufacturer may request that defective material be returned to it for inspection. Customer agrees to retain all materials which prematurely fail and provide such materials to the manufacturer(s) upon request.

11. Savings Calculations.

Any and all savings calculations (i.e. energy, water, meters per revenue recoup, etc.) set forth in the Proposal are only estimates and based on manufacturer's data and the assumptions set forth in the proposal.

12. Access.

The Pricing is based upon the assumption that Retro-Tech Systems will be provided reasonable access to the work areas by Customer. In the event that reasonable access is not provided by Customer for any reason, Pricing is subject to change.

13. Intellectual Property Ownership.

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15. Modifications to Proposal.

In the event that the Proposal is modified, the Customer may be subject to additional costs. In addition, Retro-Tech Systems will be entitled to an extension of time to perform any work that is modified. The length of the extension of time will be determined at the time of modification.

16. Areas Containing Hazardous Materials.

Retro-Tech Systems shall not under any condition perform work in areas containing hazardous materials (i.e. asbestos, lead paint, etc.). In the event that hazardous material is reasonably suspected to exist or discovered to exist, by Retro-Tech Systems during the performance of the work, Retro-Tech Systems shall immediately suspend all work and shall not resume performance of the work until the hazardous materials is reasonably determined not to exist or properly remediated at the sole cost and expense of the Customer.

17. Areas Not Included.

Retro-Tech Systems shall not be responsible for performing any work in any areas not included on the room-by-room portion of the Proposal or areas labeled as "no audit", "done", "don't do" or any other similar verbiage.

18. Shop or CAD Drawings.

Retro-Tech Systems shall not be responsible for providing shop or CAD drawings to Customer. As-Built documentation will be provided as an Excel room-by-room file showing the equipment installed at each location.

19. Working Hours.

The Pricing is based upon the assumption that all work can be performed during normal working hours including evening shift from 3 p.m. (local time) to 12:00 a.m. (local time). In the event that all work cannot be performed during normal working hours for any reason whatsoever, Customer will be responsible for all additional costs associated with 3rd shift, premium time (weekends, or holidays), or overtime labor.

II. Lighting Specific Terms and Conditions

1. Deficiencies.

Any conditions not meeting applicable codes or existing deficiencies in the Customer's electrical system will be brought to the Customer's attention. Any work required to upgrade code violations or electrical system deficiencies will be at an additional cost to the Customer.

2. Recycling/Disposal.

Recycling of lamps will be in compliance with all applicable local, state and federal regulations. Disposal of PCB laden ballasts will be in compliance with all applicable local, state and federal regulations.

3. Installation.

Lighting installation will be performed in accordance with good electrical and safety practices and with the care, skill and diligence normally provided by a contractor skilled in the performance of lighting retrofit services. Prismatic lenses will be wiped down with dry cloths as part of installation. All new luminaries will be grounded.

4. Inclusions/Exclusions.

Customer acknowledges the following as part of the performance of the work pursuant to the Proposal.

Excluded

Providing spare lamps, ballast, new LED fixtures or drivers;

Excluded

Providing or installing occupancy sensors with an auxiliary relay for HVAC control;

Excluded

Providing or installing battery backups, in addition to any specifically identified in the line by line;

Excluded

Grounding existing luminaries which are not grounded and being retrofit;

Excluded

Retrofitting or replacing task, furniture, decorative or stage light fixtures; and

Excluded

Performing any work on exterior light fixtures located on the same pole or within ten (10) feet of utility lines.



Friday, May 5, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-013
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Install 5EA New Fixtures at Recreation, Parks, and Facilities**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Install 5EA Fixtures	\$839	Envocore
002	Margin 22.51%	\$244	Trane

Total Amount \$1,083

Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM

Date 05/05/23

Signature *Michal Banik*

OWNER:

Name/Title Ron Lampkin, Director Central Services

Date 5/10/23

Signature *Ron Lampkin*



Friday, May 5, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-013
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Install 5EA New Fixtures at Recreation, Parks, and Facilities**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Install 5EA Fixtures	\$839	Envocore
002	Margin 22.51%	\$244	Trane

Total Amount \$1,083

Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM

Date 05/05/23

Signature 

OWNER:

Name/Title Ron Lampkin, Director Central Services

Date 5/10/23

Signature 



Friday, May 5, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-015 OP2
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Install Solar Lighting at Diamond Lake Track**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

OPTION 1: 153 New 15' Poles with direct burial foundation and 2,500 Lumen Solar LED Area light. Light dims with no occupancy.

Item Number	Description	Proposed Amount	Company
001	Install Option 2 Lighting	\$335,199	Envocore
002	Margin 22.51%	\$97,372	Trane

**Total Amount \$432,571
Total Savings Adjustment TBD**

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM
Date 5/5/23
Signature *M. Banik*

OWNER:

Name/Title Ron Lampkin, Director Central Services
Date 5/10/23
Signature *R. Lampkin*



Friday, May 5, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-014
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Install 3EA New Recessed Fixtures at Judicial Center Solicitor General Corridor**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Install 3EA Fixtures	\$608	Envocore
002	Margin 22.51%	\$177	Trane

Total Amount \$785

Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM

Date 5/5/2023

Signature *Mr. Banik*

OWNER:

Name/Title Ron Lampkin, Director Central Services

Date 5/10/23

Signature *Ron Lampkin*



Friday, May 5, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-015 OP2
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Install Solar Lighting at Diamond Lake Track**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

OPTION 1: 153 New 15' Poles with direct burial foundation and 2,500 Lumen Solar LED Area light. Light dims with no occupancy.

Item Number	Description	Proposed Amount	Company
001	Install Option 2 Lighting	\$335,199	Envocore
002	Margin 22.51%	\$97,372	Trane

Total Amount \$432,571

Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM

Date 5/5/23

Signature Mr. Banik

OWNER:

Name/Title Ron Lampkin, Director Central Services

Date 5/10/23

Signature R. Lampkin

Wednesday, August 17, 2022

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-003 REV
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for **PCO Number 002**, for the following work: **Bipolar Ionization Credit**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Bipolar Ionization	-\$168,685	Trane
002	Margin (22.51%)	-\$49,291	Trane

Total Credit \$218,976

Total Savings Adjustment \$0

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

The Customer acknowledges that Trane Inc. is NOT responsible for removal of this Scope of Work, and that Trane has specifically recommended to maintain Bipolar Ionization measures citing system benefits. Trane specifically **DISCLAIMS LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES** and assumes no responsibility for any and all liability from avoidance of possible claims arising from or connection with this scope deletion, claims that are known and unknown, foreseen and unforeseen, future or contingent.

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin/Director

Date 8/17/22

Signature [Signature]



Friday, May 22, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-016
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Webster Detention Center Lighting Security Screws Installation**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Install Screws and Cage Nuts	\$7,324	Envocore
002	Margin 22.51%	\$2,128	Trane

**Total Amount \$9,452
Total Savings Adjustment \$0**

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 5/22/23

Signature [Signature]



Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT 535 Telfair Street, Suite 200 Augusta, GA 30911		Project # CID00075252		Trane	
PCO #: 018		5/5222023		Webster Detention Center Security Screws	
Tel:		Fax:		Sent For Approval	
Category	Reason	Reference	COR Number	PCCO Number	
Change Order	Customer Request		016		
Notes	Revenue Code				
The Customer requested to install security screws at Webster Detention Center					
Summary:					
Requested Days:	Approved Days:	Proposed		Approved	Applied
5	Not Finalized	9,452		0	9,452
Budget:					
Itemized Details:					
General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Applied
001 – Install Screws and Cage Nuts	5/16/23	5/16/23	Budget	7,324	7,324
Envelope			Apprx Rev	0	
002 - Margin 22.51%	N/A	N/A	Budget	2,128	2,128
Trane			Apprx Rev	0	

ENVOCORE Lighting Solutions

Quotation

Augusta - Richmond County

Project Name :
Contact Person :
Prepared by :
Date :

Augusta - Richmond County
Alvaro Hernandez
Josh Williams
May 5, 2023

Installation Charges

Total Project Charge:	\$	7,323.64
Hazardous Disposal:	\$	-
Misc Material:	\$	-
Warranty Stock:	\$	-
Total Installation Charge:	\$	7,323.64

Fixed Charges

Battery Backup:	\$	-
Lifts and Other Rentals:	\$	-
Storage/Dumpsters:	\$	-
Measurement and Verification:	\$	-
Permits and Fees:	\$	-
Development/Operations Support:	\$	-
Mobilization:	\$	-
Construction Grade Audit:	\$	-
Additional Charges:	\$	-
Total Fixed Charge:	\$	-

Total Installation Charge:	\$	7,323.64
Total Fixed Charge:	\$	-
Payment and Performance Bond:	\$	-
Sales Tax:	\$	-
Turnkey Price:	\$	7,323.64

PCOWS - Cost to replace 1 security screw and 1 cage nut.

Proposal Terms and Conditions:

Acceptance of the attached Proposal (the "Proposal") by Customer shall be acceptance of all terms and conditions set forth herein. These terms and conditions shall supersede any conflicting terms or conditions in any other document. Any terms and conditions set forth in any other document in addition or different from those set forth herein are objected to and shall have no force or effect.

Customer's agreement herewith shall be evidenced by Customer's signature herein or by permitting Retro-Tech Systems to commence work on the project.

1. General Terms and Conditions

Proposal Expiration.

This Proposal will expire if not accepted in writing and received by Retro-Tech Systems on or before:

8/3/2023

In the event this Proposal is not properly or timely accepted by the Customer, the Proposal, together with any and all related terms and conditions and deliverables, are subject to amendment, change and/or substitution by Retro-Tech Systems in its sole and absolute discretion.

2. Material.

The turnkey pricing (the "Pricing") in the Proposal is based on usage of the specified materials. Material changes may result in changes to Pricing. All increases in material cost due to tariffs will be passed along to the Customer.

It is possible that the materials included in the Proposal could become either temporarily or permanently unavailable for reasons beyond Retro-Tech Systems's control.

In the event that materials become temporarily unavailable, the time for performance will be automatically extended by an amount of time identical to that in which the materials were unavailable.

In the event that materials become permanently unavailable, Retro-Tech Systems may either:

(i) substitute different materials of equal or better quality at no additional cost to Customer; or

(ii) substitute materials of a different quality and adjust Pricing.

Customer approval is required prior to the substitution of materials of a different quality due to permanent unavailability. The time for performance will also be automatically extended in the event that materials become permanently unavailable.

3. Wage Rates.

Prevailing or Davis Bacon wages are not included in the Pricing. In the event that prevailing or Davis Bacon wages are applicable such rates were established on:

12/15/2022

Any subsequent changes to prevailing or Davis Bacon wages may result in changes to the Pricing. Any changes to prevailing or Davis Bacon wages because of holidays and/or installation times may result in changes to the Pricing.

4. Bonding.

Costs for payment and performance bonds are included in the Pricing. If bond costs are not included in the Pricing and subsequently determined to be required, such costs shall be added to the Pricing.

5. Taxes.

Federal, state and/or local taxes are applicable to the project.

In the event that the taxes are initially not believed to be applicable to the project, and subsequently determined to be applicable, such additional costs will be added to the Pricing.

6. Payment Terms.

In the event the work is completed within thirty (30) days, Customer will be invoiced upon completion. In the event that the work takes longer than thirty (30) days to complete, the Customer will be invoiced on a monthly basis based upon the amount of the work completed and materials furnished. Payment of all invoices shall be due within 30 days. A monthly service charge of 1 ½ percent (or the greatest amount allowed by state law) shall be payable on all delinquent invoices. Customer payments will be credited first to late payment changes and next to the unpaid balance. Customer shall be responsible for all collection (including reasonable attorney's fees, court costs, etc.) fees necessitated by delinquency or default in payment.

7. Retainage.

In the event that retainage is to be withheld, Customer will withhold an aggregate amount of ten percent (10%) of the amount of the Proposal to secure Retro-Tech Systems's performance of its obligations pursuant to the Proposal.

If applicable, Customer will withhold retainage from each invoice (excluding the final invoice) received from Retro-Tech Systems. If applicable, each invoice submitted by Retro-Tech Systems will specify the amount of the retainage attributable to, and to be withheld from, amounts due under each invoice.

Notwithstanding the foregoing, in the event retainage is applicable, at such time as the Retro-Tech Systems has substantially completed the work, Customer shall pay Retro-Tech Systems an amount equal to fifty percent (50%) of the full amount of retainage withheld by Customer to date, and thereafter the amount to be withheld from each payment (other than the final payment) shall be five percent (5%) rather than ten percent (10%).

Customer shall pay the remaining retainage to Retro-Tech Systems upon receipt of the invoice for final payment.

8. Permits and Fees.

Permits and fees are included in the Pricing. In the event that permit fees are not included in the Pricing and subsequently required, such costs shall be added to the Pricing.

9. Workmanship Warranty.

Retro-Tech Systems warrants its workmanship for a period of one (1) year from substantial completion of the work. Upon completion of the work, Retro-Tech Systems will provide Customer with a

certificate documenting the date of substantial completion.

10. Material Warranties.

The materials included in the Proposal are covered by manufacturer's warranties. Each such warranty is administered by the respective manufacturer of the material. Retro-Tech Systems will furnish to Customer, upon completion of the work, contact information for manufacturers.

For warranty purposes, the manufacturer may request that defective material be returned to it for inspection. Customer agrees to retain all materials which prematurely fail and provide such materials to the manufacturer(s) upon request.

11. Savings Calculations.

Any and all savings calculations (i.e. energy, water, meters per revenue recoup, etc.) set forth in the Proposal are only estimates and based on manufacturer's data and the assumptions set forth in the proposal.

12. Access.

The Pricing is based upon the assumption that Retro-Tech Systems will be provided reasonable access to the work areas by Customer. In the event that reasonable access is not provided by Customer for any reason, Pricing is subject to change.

13. Intellectual Property Ownership.

Retro-Tech Systems retains all rights in its trademarks, trade dress, copyrights, patents, trade secrets, ideas, proprietary information, images and other intellectual property rights ("Retro-Tech Systems IP"). Retro-Tech Systems owns all right, title and interest in and to Retro-Tech Systems IP.

Nothing herein shall be construed as a grant, conveyance, license, sale or transfer to Customer of any of the Retro-Tech Systems IP. Customer shall not use, publish, display, disseminate or copy the Retro-Tech Systems IP. Customer acknowledges and agrees that all goodwill associated with or arising out of the Retro-Tech Systems IP shall exclusively inure to the benefit of Retro-Tech Systems.

14. Confidentiality of Proposal.

The Proposal is confidential and contains proprietary information and Retro-Tech Systems IP. Neither the Proposal nor any of the information contained in it may be reproduced or disclosed to any third party under any circumstances without the prior written permission of Retro-Tech Systems. Customer acknowledges and agrees that the disclosure, copying, distribution or use of the Proposal or any information contained therein is strictly prohibited.

15. Modifications to Proposal.

In the event that the Proposal is modified, the Customer may be subject to additional costs. In addition, Retro-Tech Systems will be entitled to an extension of time to perform any work that is modified. The length of the extension of time will be determined at the time of modification.

16. Areas Containing Hazardous Materials.

Retro-Tech Systems shall not under any condition perform work in areas containing hazardous materials (i.e. asbestos, lead paint, etc.). In the event that hazardous material is reasonably suspected to exist, or discovered to exist, by Retro-Tech Systems during the performance of the work, Retro-Tech Systems shall immediately suspend all work and shall not resume performance of the work until the hazardous materials is reasonably determined not to exist or properly remediated at the sole cost and expense of the Customer.

17. Areas Not Included.

Retro-Tech Systems shall not be responsible for performing any work in any areas not included on the room-by-room portion of the Proposal or areas labeled as "no audit", "done", "don't do" or any other similar verbiage.

18. Shop or CAD Drawings.

Retro-Tech Systems shall not be responsible for providing shop or CAD drawings to Customer. As-Built documentation will be provided as an Excel room-by-room file showing the equipment installed at each location.

19. Working Hours.

The Pricing is based upon the assumption that all work can be performed during normal working hours including evening shift from 3 p.m. (local time) to 12:00 a.m. (local time). In the event that all work cannot be performed during normal working hours for any reason whatsoever, Customer will be responsible for all additional costs associated with 3rd shift, premium time (weekends, or holidays), or overtime labor.

II. Lighting Specific Terms and Conditions

1. Deficiencies.

Any conditions not meeting applicable codes or existing deficiencies in the Customer's electrical system will be brought to the Customer's attention. Any work required to upgrade code violations or electrical system deficiencies will be at an additional cost to the Customer.

2. Recycling/Disposal.

Recycling of lamps will be in compliance with all applicable local, state and federal regulations. Disposal of PCB laden ballasts will be in compliance with all applicable local, state and federal regulations.

3. Installation.

Lighting installation will be performed in accordance with good electrical and safety practices and with the care, skill and diligence normally provided by a contractor skilled in the performance of lighting retrofit services. Prismatic lenses will be wiped down with dry cloths as part of installation. All new luminaries will be grounded.

4. Inclusions/Exclusions.

Customer acknowledges the following as part of the performance of the work pursuant to the Proposal.

Providing spare lamps, ballast, new LED fixtures or drivers;

Providing or installing occupancy sensors with an auxiliary relay for HVAC control;

Providing or installing battery backups, in addition to any specifically identified in the line by line;

Grounding existing luminaries which are not grounded and being retrofit;

Retrofitting or replacing task, furniture, decorative or stage light fixtures; and

Performing any work on exterior light fixtures located on the same pole or within ten (10) feet of utility lines.



Friday, June 2, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-018
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Install Chillers 1 and 2 Alternate Electrical Service Separation** accordingly with the Sheet 3/E1.2 Chiller 1 and 2 Connection Diagram of Augusta Municipal Building Renovation design by PFA Engineering, Inc dated 01/20/23. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Supply 2EA reconditioned Circuit Breakers DS-416	\$41,906	Eaton Corporation
003	Alternate Installation	\$16,400	SES
002	Margin 22.51%	\$16,937	Trane

Total Amount \$75,243

Total Savings Adjustment No

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik PM

Date 06/02/23

Signature *Mr. Banik*

OWNER:

Name/Title Ron Lampkin / Director Central Services

Date 8/15/23

Signature *[Signature]*



Wednesday, September 20, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-020
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Emergency Replacement of Existing 5T HP**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$7,980	ISM
002	Equipment	\$8,380	Trane
003	Margin 22.51%	\$4,752	Trane

Total Amount \$21,112
Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM

Date 9/20/2023

Signature 

OWNER:

Name/Title Ron Lampkin Director Central Services

Date 9/28/23

Signature 



Wednesday, September 20, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-021
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Webster Detention and Municipal Center Baseline Commissioning Existing Issues**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Adress Existing Issues	\$7,325	ISM
002	Margin 22.51%	\$2,128	Trane

**Total Amount \$9,453
Total Savings Adjustment TBD**

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik

Date 09/20/23

Signature *Mr. Banik*

OWNER:

Name/Title Ron Lampkin Director Central Services

Date 9/28/23

Signature *Ron Lampkin*



Wednesday, April 1, 2023

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-026
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Provide Alternate Parking Transportation at Municipal Building to allow for installation of Photo Voltic Panels.** We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Transportation	\$84,500	Horizon Motor Coach
002	Margin 0%	\$0	Trane

**Total Amount \$84,500
Total Savings Adjustment TBD**

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

Augusta-Richmond County acknowledges that Trane Inc. is NOT responsible for the transportation management, and that Trane specifically **DISCLAIMS LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES** and assumes no responsibility for any and all liability from property damage, personal injuries, or other claims arising from or connection with this activity including any warranties, claims that are known and unknown, foreseen and unforeseen, future or contingent.

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 4/1/23

Signature [Signature]

Document	Account ID	Sign Off	Date Posted	Date Purchased	Primary Accountholder	Purchase Amount	Vendor	Comp/Vol/Auth	Allocation	Amount Allocated	Uploaded Receipt	Exp Category Name	Exp Category Note
☐ TXN04784625	Z13Z	AM APR ACT	12/13/2023	12/12/2023	Bank, Michael K.	8,400.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	8,400.00	☒	Project ID	PID00081190
☐ TXN04790862	Z13Z	AM APR ACT	12/20/2023	12/19/2023	Bank, Michael K.	7,000.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	7,000.00	☒	Project ID	PID00081190
☐ TXN04800200	Z13Z	AM APR ACT	01/03/2024	01/02/2024	Bank, Michael K.	7,000.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	7,000.00	☒	Project ID	PID00081190
☐ TXN04803630	Z13Z	AM APR ACT	01/08/2024	01/05/2024	Bank, Michael K.	9,000.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	9,000.00	☒	Project ID	PID00081190
☐ TXN04805205	Z13Z	AM APR ACT	01/09/2024	01/08/2024	Bank, Michael K.	2,700.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	2,700.00	☒	Project ID	PID00081190
☐ TXN04807939	Z13Z	AM APR ACT	01/11/2024	01/10/2024	Bank, Michael K.	7,200.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	7,200.00	☒	Project ID	PID00081190
☐ TXN04817311	Z13Z	AM APR ACT	01/22/2024	01/19/2024	Bank, Michael K.	9,000.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	9,000.00	☒	Project ID	PID00081190
☐ TXN04819552	Z13Z	AM APR ACT	01/23/2024	01/22/2024	Bank, Michael K.	7,200.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	7,200.00	☒	Project ID	PID00081190
☐ TXN04825608	Z13Z	AM APR ACT	01/29/2024	01/28/2024	Bank, Michael K.	9,000.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	9,000.00	☒	Project ID	PID00081190
☐ TXN04833563	Z13Z	AM APR ACT	02/05/2024	02/02/2024	Bank, Michael K.	9,000.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	9,000.00	☒	Project ID	PID00081190
☐ TXN04840472	Z13Z	AM APR ACT	02/12/2024	02/09/2024	Bank, Michael K.	9,000.00	HORIZON MOTOR COACH	☒ ☒ ☒	GS106-097000-99151-902120-00-00-0000-00000-00-00	9,000.00	☒	Project ID	PID00081190



P. O. Box 1485
Harlem, GA 30814
706-556-1522
800-791-7780
(Fax: 706-556-1622)
www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
Maria Rivera-Rivera
2760 Peach Orchard Road
Augusta, GA 30906

Receipt # 26311

Date Printed: Monday, December 18, 2023

PO #: Q27137

Phone: 706-821-1629 Fax:

Salesperson: April Kantor

Salesperson Email: april@horizonmotorcoach.com

Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
12/06/2023	2	40 Passenger Bt	James Brown Arena	Augusta Municipal Building	and Return	\$2,800.00
12/07/2023	2	40 Passenger Bt	James Brown Arena	Augusta Municipal Building	and Return	\$2,800.00
12/08/2023	2	40 Passenger Bt	James Brown Arena	Augusta Municipal Building	and Return	\$2,800.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	
12/12/2023	Visa ending in *7137. Exp: 07/27		\$8,400.00

Total Cost of Charter:	\$8,400.00
Total Received to Date:	\$8,400.00
Balance Due:	\$0.00

Itinerary:

Driver: Anthony Tankersley 12/6 12/7 12/8

Provide transportation from the Municipal Building to the
James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
Monday through Friday

\$900 per day per van
\$1400 per 40 passenger bus
vehicle depends on availability on said date

Ron Lampkin 706-220-0296



P. O. Box 1485
Harlem, GA 30814
706-556-1522
800-791-7780
(Fax: 706-556-1622)
www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
Maria Rivera-Rivera
2760 Peach Orchard Road
Augusta, GA 30906

Receipt # 26312

Date Printed: Tuesday, January 2, 2024
PO #: Q27137

Phone: 706-821-1629 Fax:
Salesperson: April Kantor
Salesperson Email: april@horizonmotorcoach.com
Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
12/11/2023	2	40 Passenger Bt	Augusta (Local) Area	Augusta (Local) Area	and Return	\$2,800.00
12/12/2023	2	40 Passenger Bt	Augusta (Local) Area	Augusta (Local) Area	and Return	\$2,800.00
12/13/2023	2	40 Passenger Bt	Augusta (Local) Area	Augusta (Local) Area	and Return	\$2,800.00
12/14/2023	2	40 Passenger Bt	Augusta (Local) Area	Augusta (Local) Area	and Return	\$2,800.00
12/15/2023	2	40 Passenger Bt	Augusta (Local) Area	Augusta (Local) Area	and Return	\$2,800.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	<u>12/19/2023 PORTION</u>
12/19/2023	Visa ending in *7137. Exp: 07/27		\$7,000.00
01/02/2024	Visa ending in *7137. Exp: 07/27		\$7,000.00

Total Cost of Charter:	\$14,000.00
Total Received to Date:	\$14,000.00
Balance Due:	\$0.00

Itinerary:

Provide transportation from the Municipal Building to the
James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
Monday through Friday

\$900 per day per van
\$1400 per 40 passenger bus
vehicle depends on availability on said date

Ron Lampkin 706-220-0296



P. O. Box 1485
Harlem, GA 30814
706-556-1522
800-791-7780
(Fax: 706-556-1622)
www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
Maria Rivera-Rivera
2760 Peach Orchard Road
Augusta, GA 30906

Receipt # 26313

Date Printed: Friday, January 12, 2024
PO #: Q27137

Phone: 706-821-1629 Fax:
Salesperson: April Kantor
Salesperson Email: april@horizonmotorcoach.com
Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
12/18/2023	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
12/19/2023	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
12/20/2023	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
12/21/2023	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
12/22/2023	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	
01/05/2024	Visa ending in *7137. Exp: 07/27		\$9,000.00
Total Cost of Charter:			\$9,000.00
Total Received to Date:			\$9,000.00
Balance Due:			\$0.00

Itinerary:

Provide transportation from the Municipal Building to the
James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
Monday through Friday

\$900 per day per van
\$1400 per 40 passenger bus
vehicle depends on availability on said date

Ron Lampkin 706-220-0296



P. O. Box 1485
Harlem, GA 30814
706-556-1522
800-791-7780
(Fax: 706-556-1622)
www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
Maria Rivera-Rivera
2760 Peach Orchard Road
Augusta, GA 30906

Receipt # 26314

Date Printed: Friday, January 12, 2024
PO #: Q27137

Phone: 706-821-1629 Fax:
Salesperson: April Kantor
Salesperson Email: april@horizonmotorcoach.com
Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
12/27/2023	1	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$900.00
12/28/2023	1	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$900.00
12/29/2023	1	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$900.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	
01/08/2024	Visa ending in *7137. Exp: 07/27		\$2,700.00
Total Cost of Charter:			\$2,700.00
Total Received to Date:			\$2,700.00
Balance Due:			\$0.00

Itinerary:

12/19/23-Dropped services to 1 bus on the 27-29th

Provide transportation from the Municipal Building to the
James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
Monday through Friday

\$900 per day per van
\$1400 per 40 passenger bus
vehicle depends on availability on said date

Ron Lampkin 706-220-0296



P. O. Box 1485
Harlem, GA 30814
706-556-1522
800-791-7780
(Fax: 706-556-1622)
www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
Maria Rivera-Rivera
2760 Peach Orchard Road
Augusta, GA 30906

Receipt # 26360

Date Printed: Friday, January 12, 2024

Phone: 706-821-1629 Fax:
Salesperson: April Kantor
Salesperson Email: april@horizonmotorcoach.com
Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
01/02/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/03/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/04/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/05/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	
01/10/2024	Visa ending in *7137. Exp: 07/27		\$7,200.00
Total Cost of Charter:			\$7,200.00
Total Received to Date:			\$7,200.00
Balance Due:			\$0.00

Itinerary:

Provide transportation from the Municipal Building to the
James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
Monday through Friday

\$900 per day per van
\$1400 per 40 passenger bus
vehicle depends on availability on said date

Ron Lampkin 706-220-0296



P. O. Box 1485
Harlem, GA 30814
706-556-1522
800-791-7780
(Fax: 706-556-1622)
www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
Maria Rivera-Rivera
2760 Peach Orchard Road
Augusta, GA 30906

Receipt # 26362

Date Printed: Friday, January 19, 2024

Phone: 706-821-1629 Fax:
Salesperson: April Kantor
Salesperson Email: april@horizonmotorcoach.com
Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
01/08/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/09/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/10/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/11/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/12/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	
01/19/2024	Visa ending in *7137. Exp: 07/27		\$9,000.00
Total Cost of Charter:			\$9,000.00
Total Received to Date:			\$9,000.00
Balance Due:			\$0.00

Itinerary:

1/9/24 per maria there leaving at 1100am -shuttle stay until 1200p

Provide transportation from the Municipal Building to the James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
Monday through Friday

\$900 per day per van
\$1400 per 40 passenger bus
vehicle depends on availabilty on said date

Ron Lampkin 706-220-0296



P. O. Box 1485
Harlem, GA 30814
706-556-1522
800-791-7780
(Fax: 706-556-1622)
www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
Maria Rivera-Rivera
2760 Peach Orchard Road
Augusta, GA 30906

Receipt # 26363

Date Printed: Monday, January 22, 2024

Phone: 706-821-1629 Fax:
Salesperson: April Kantor
Salesperson Email: april@horizonmotorcoach.com
Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
01/16/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/17/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/18/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/19/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	
01/22/2024	Visa ending in *7137. Exp: 07/27		\$7,200.00
Total Cost of Charter:			\$7,200.00
Total Received to Date:			\$7,200.00
Balance Due:			\$0.00

Itinerary:

Provide transportation from the Municipal Building to the
James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
Monday through Friday

\$900 per day per van
\$1400 per 40 passenger bus
vehicle depends on availabilty on said date

Ron Lampkin 706-220-0296

1/11-extended dates...



P. O. Box 1485
Harlem, GA 30814
706-556-1522
800-791-7780
(Fax: 706-556-1622)
www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
Maria Rivera-Rivera
2760 Peach Orchard Road
Augusta, GA 30906

Receipt # 26447

Date Printed: Wednesday, January 31, 2024

Phone: 706-821-1629 Fax:
Salesperson: April Kantor
Salesperson Email: april@horizonmotorcoach.com
Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
01/22/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/23/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/24/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/25/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/26/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	
01/26/2024	Visa ending in *7137. Exp: 07/27		\$9,000.00
Total Cost of Charter:			\$9,000.00
Total Received to Date:			\$9,000.00
Balance Due:			\$0.00

Itinerary:

Provide transportation from the Municipal Building to the
James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
Monday through Friday

\$900 per day per van
\$1400 per 40 passenger bus
vehicle depends on availability on said date

Ron Lampkin 706-220-0296



P. O. Box 1485
 Harlem, GA 30814
 706-556-1522
 800-791-7780
 (Fax: 706-556-1622)
 www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
 Maria Rivera-Rivera
 2760 Peach Orchard Road
 Augusta, GA 30906

Receipt # 26447

Date Printed: Wednesday, January 31, 2024

Phone: 706-821-1629 Fax:
 Salesperson: April Kantor
 Salesperson Email: april@horizonmotorcoach.com
 Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
01/22/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/23/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/24/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/25/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
01/26/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	
01/26/2024	Visa ending in *7137. Exp: 07/27		\$9,000.00
Total Cost of Charter:			\$9,000.00
Total Received to Date:			\$9,000.00
Balance Due:			\$0.00

Itinerary:

Provide transportation from the Municipal Building to the
 James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
 Monday through Friday

\$900 per day per van
 \$1400 per 40 passenger bus
 vehicle depends on availability on said date

Ron Lampkin 706-220-0296



P. O. Box 1485
Harlem, GA 30814
706-556-1522
800-791-7780
(Fax: 706-556-1622)
www.horizonmotorcoach.com

Receipt

To: Augusta Richmond Co. Central Serv Dept
Maria Rivera-Rivera
2760 Peach Orchard Road
Augusta, GA 30906

Receipt # 26535

Date Printed: Wednesday, February 14, 2024

Phone: 706-821-1629 Fax:
Salesperson: April Kantor
Salesperson Email: april@horizonmotorcoach.com
Customer Email: MRivera-Rivera@augustaga.gov

<u>Date</u>	<u># Vehicles</u>	<u>Size</u>	<u>From</u>	<u>To</u>		
02/05/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
02/06/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
02/07/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
02/08/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00
02/09/2024	2	14 Pass Van	Augusta (Local) Area	Augusta (Local) Area	and Return	\$1,800.00

<u>Date Received</u>	<u>Check #/Payment Type</u>	<u>Receipt Note</u>	
02/09/2024	Visa ending in *7137. Exp: 07/27		\$9,000.00
Total Cost of Charter:			\$9,000.00
Total Received to Date:			\$9,000.00
Balance Due:			\$0.00

Itinerary:

2/1/24 extended an additional week 2/5-2/9/2024

Provide transportation from the Municipal Building to the
James Brown Area - Parking Lot and vice versa.

Hours - 7:30am - 5:30pm
Monday through Friday

\$900 per day per van
\$1400 per 40 passenger bus
vehicle depends on availability on said date

Ron Lampkin 706-220-0296



Thursday, February 15, 2024

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-028
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Install 2EA set of valves to isolate chillers at Webster Detention Center Inmate Areas.** We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Valves Installation	\$17,596	Envocore
002	Valves Cost	\$2,780	Trane
003	Margin (22.51%)	\$5,919	Trane

**Total Amount \$26,295
Total Savings Adjustment \$0.00**

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin/Director

Date 2/15/24

Signature [Signature]



Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT 535 Telfair Street, Suite 200 Augusta, GA 30911		Project # CID00075252		Trane
PCO #: 049	2/15/24	Webster Detention Center – Install Chiller Isolation Valves		
Category	Reason	Reference	COR Number	Sent For Approval
Change Order		NA	028	PCCO Number
Notes	Task Name		Revenue Code	

Install 2EA set of valve to isolate chillers

Summary:

Requested Days:	Approved Days:	Proposed	Approved	Applied
Not Finalized	Not Finalized	26,295	0	26,295

Itemized Details:

General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Approved	Applied
001 – Valves Installation Spartan Mechanical Inc.	N/A	8/8/23	Budget	17,596	0	17,596
002 – Materials Trane	N/A	N/A	Budget	2,780	0	2,780
003 - Margin 22.51% Trane	N/A	N/A	Budget	5,919	0	5,919



Phone # (706) 863-6911

Fax # (706) 863-6912

Estimate

Date	Estimate #
1/8/2024	162456

Trane U S
4000 Dekalb Technology Pkwy
Bldg 100
Atlanta, Ga 30340

Description	Qty	Total
Spartan submits a change order to cut in 2 each block valve to separate chiller piping for the upcoming chiller change outs and provide isolation for future work. Valves are to be cut in outside the chiller room after branch lines. Fittings and hardware by Spartan valves provided by others (Trane has valves at our shop). This work is to be done on straight time dayshift Total Amount of This Change Order: \$17,595.50 Labor and supervision \$10,000.00 Tools and equipment \$4600.00 Materials \$3359.50		17,595.50
Total		\$17,595.50

Quotation

No. 20372419 of 11/28/2023

Page 1 / 2

Sold to:

TRANE CO., ATLANTA
GEORGIA TRANE
4000 DEKALB TECHNOLOGY PKWY Ste 100
ATLANTA GA 30340-2762

Ship to:

TRANE CO., ATLANTA
GEORGIA TRANE
4000 DEKALB TECHNOLOGY PKWY Ste 100
ATLANTA GA 30340-2762

Inquiry date: 11/28/2023
Inquiry No.: Webster Detention
Ordered By: Kevin McCall
Customer No.: 103215
Incoterms: FOB Origin

Webster Detention

Pos.	Item - Description	Quantity	Unit	Origin	List price	Multiplier	Net price	Total price
10	F6150HD+GW02 Reorder# F6F1D2+GW02 Butterfly Valve (BFV), 6", 2-way, ANSI Class Consistent with 125, Cv 1579 Worm gear for butterfly valves DN 25...100 Self-locking, maintenance-free assembled, NC Carrier: PYLE Service: Less Than Truck Load Payment Type: Pre Paid	4	PC	US	1,087.00	0.279	303.28	1,213.10
20	F6250L+ZD6N-S150 Reorder# F6H1F2+ZD6N-S150 Butterfly Valve (BFV), 10", 2-way, ANSI Class Consistent with 125, Cv 5340 Worm gear for butterfly valves DN 125...300 Self-locking, maintenance-free Close-off pressure 232 psi assembled, NC Carrier: PYLE Service: Less Than Truck Load Payment Type: Pre Paid	4	PC	US	2,491.00	0.279	694.99	2,779.95

This Quotation is valid only for(a) the limited period of time set forth on the quotation or,(b)if no such period is established, 30 days from the date of transmittal by Belimo to the buyer. This quote is subject to Belimo Americas published Terms & Conditions per the date of the Quotation

Belimo Aircontrols (USA), Inc
33 Turner Road
Danbury, CT 06810
Tel: 800-543-9038 - 203-791-9915
Fax: 800-228-8283 - 203-791-9919
www.belimo.com



Thursday, April 25, 2024

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-029
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Provide Cooling Tower Service at Judicial Center as per Heat Transfer Systems proposal.** We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	CT Service	\$37,410	Heat transfer Systems
002	Margin (22.51%)	\$10,867	Trane

Total Amount \$48,277
Total Savings Adjustment \$0.00

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title Michal Banik, PM
Date 4/25/2024
Signature *M. Banik*

OWNER:

Name/Title Ron Lampkin / Interim Director Central Services
Date 4/25/24
Signature *Ron Lampkin*



Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT 535 Telfair Street, Suite 200 Augusta, GA 30911		Project # CID00075252		Trane	
PCO #: 051		4/25/24		Judicial Center - Cooling Tower Service	
Category		Reason		Reference	
Change Order		NA		COR Number 029	
Notes		Task Name		Revenue Code	

Facilitate CT Service as per Heat Transfer Systems proposal.

Summary:	
Requested Days:	Approved Days:
5	Not Finalized
Budget:	
Proposed	Applied
48,277	48,277

General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Approved	Applied
001 - Service	N/A	8/8/23	Budget	37,410	0	37,410
Heat Transfer Systems			Appx Rev			
002 - Margin 22.51%	N/A	N/A	Budget	10,867	0	10,867
Trane			Appx Rev			



HEAT TRANSFER SYSTEMS OF GEORGIA, LLC

4/9/24

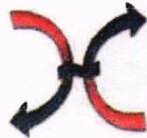
Othniel Lindsay
Augusta Central Services

Subject: Augusta Judicial Center – Cooling Tower
Model: Marley NC8305HL2GG

Cooling Tower Maintenance and Repair: HTS will provide factory trained crew to perform annual maintenance and repairs on two cell Marley NC8305 cooling tower listed above.

- Install Flume plate with removable caps to isolate cooling tower cells
- Drain and clean out (2) Cold Water Basins
 - Remove any debris that has collected in CWB strainers
- Remove and replace corroded/rusted suction hoods and strainers
- Powerwash Fill Media and Hot Water Distribution Boxes
 - Remove debris that has collected in nozzles
- Prep Cold Water Basin for CIM Coat application
 - Remove rust and patch holes
 - Fill media will be cut approximately 3.5" to allow for CIM Coat application and more effective basin maintenance
- Apply CIM1000 to Cold Water Basin
 - Please allow 12-24 hours for CIM Coat application to cure
- Remove and replace (2) CWB heaters
- Powerwash interior of Fan Section
- Change Gearbox oil
- Operate both cooling tower cells and report any noted deficiencies
- Clean up and remove all work related debris from site
- Work will be performed per cell
 - Performance of work will take place over two weekends
- Work will be performed after hours/weekend hours
- Any issues if found outside of this scope will be reported and subject to additional cost

\$37,410



HEAT TRANSFER SYSTEMS OF GEORGIA, LLC

By Other:

- Isolate cooling tower
- Drain/refill cooling tower

Notes & Exceptions:

- ❖ Lead time: 3-6 weeks
- ❖ Overtime Work Hours
- ❖ Full Freight Allowed
- ❖ HTS includes a full one (1) year Material Warranty
- ❖ Quote valid for 30 days; Terms: Net 30

Thank you,

Steven Bodruk

Steven Bodruk



Thursday, June 6, 2024

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-032
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Replace existing 2" Piping on AHU 1V at Webster Detention Center.** We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Piping Rework	\$12,235	Spartan Mechanical LLC
002	Margin (22.51%)	\$3,554	Trane

Total Amount \$15,789

Total Savings Adjustment \$0.00

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin/Director

Date 6/6/24

Signature [Signature]



Thursday, June 6, 2024

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-034
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Replace existing 1 1/4" Piping on AHU 3D at Webster Detention Center.** We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Piping Rework	\$25,458	Spartan Mechanical LLC
002	Margin (22.51%)	\$7,395	Trane

Total Amount \$32,853

Total Savings Adjustment \$0.00

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin/Director

Date 6/6/24

Signature [Signature]



Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT
535 Telfair Street, Suite 200
Augusta, GA 30911

Project # CID00075252

Trane

Tel: Fax:

6/6/24 Webster Detention Center - Rework Existing 2" Piping on AHU 1V

Sent For Approval

Category	Reason	Reference	COR Number	PCCO Number
Change Order		NA	032	
Notes	Task Name			
	Revenue Code			

Provide upgrades as needed to maintain adequate flow.

Summary:

Requested Days:	Approved Days:	Budget:	Proposed	Approved	Applied
5	Not Finalized		15,789	0	0

Itemized Details:

General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Approved	Applied
001 - Service	N/A	8/8/23	Budget	12,235	0	12,235
Spartan Mechanical LLC			Apprx Rev			
002 - Margin 22.51%	N/A	N/A	Budget	3,554	0	3,554
Trane			Apprx Rev			



Phone # (706) 863-6911

Fax # (706) 863-6912

Trane U S
4000 Dekaib Technology Pkwy
Bldg 100
Atlanta, Ga 30340

Estimate

Date	Estimate #
3/19/2024	162460

Description	Qty	Total
AHU-1V CHANGE ORDER Scope of work: 1. Supply all necessary supervision, labor, material, and equipment to perform this project. RETURN LINE- DEMO EXISTING 1-1/4" LINE AND REPLACE WITH NEW 2-1/2" LINE FROM EXISTING 2-1/2" HEADER AND INSTALL NEW 2-WAY VALVE SUPPLY LINE- DEMO EXISTING 1-1/4" LINE AND REPLACE WITH NEW 2-1/2" LINE FROM 2-1/2" HEADER TO AHU-1V ***** No insutlation priced		12,235.46
Total		\$12,235.46



Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT 535 Telfair Street, Suite 200 Augusta, GA 30911		Project # CID00075252		Trane
PCO #: 056		6/6/24	Webster Detention Center – Rework Existing 1 1/4" Piping on AHU 3D	Sent For Approval
Category	Reason	Reference	COR Number	PCCO Number
Change Order		NA	032	
Notes	Task Name Revenue Code			

Provide upgrades as needed to maintain adequate flow.

Summary:

Requested Days:	Approved Days:	Proposed	Approved	Applied
5	Not Finalized	32,853	0	0
Budget:				

Itemized Details:

General Description	Quote Due	Quote Rec'd	Allocation	Budget	Apprx Rev	Proposed	Approved	Applied
001 – Service Spartan Mechanical LLC	N/A	8/8/23	Budget	Budget	Apprx Rev	25,458	0	25,458
002 - Margin 22.51% Trane	N/A	N/A	Budget	Budget	Apprx Rev	7,395	0	7,395



Phone # (706) 863-6911

Fax # (706) 863-6912

Estimate

Date	Estimate #
3/19/2024	162459

Trane U S
4000 Dekalb Technology Pkwy
Bldg 100
Atlanta, Ga 30340

Description	Qty	Total
AHU 3D CHANGES IN PIPE SIZE Scope of work: 1. Supply necessary supervision, labor, material, and equipment for this project. RETURN PIPING REPLACE EXISTING 1-1/4 COPPER RETURN LINE WITH NEW 2" LINE FROM NEW TAP ON EXISTING 6" HEADER TO AHU-3. SUPPLY LINE DEMO EXISTING COPPER LINE AND REPLACE WITH 2" LINE FROM NEW TAP ON 6" HEADER THROUGH WALL TO AHU-3 TWO EACH WALL PENETRATIONS ARE INCLUDED IN THIS PRICE. MATERIALS ARE ALL COPPER PROPRESS **** No insulation priced		25,458.45
Total		\$25,458.45



Monday, December 30, 2024

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-035
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following work: **Building Envelope Reconciliation**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Scope Reconciliation	-\$198,291	Energy Partners
002	Margin (22.51%)	-\$57,601	Trane

Total Amount -\$255,893

Total Savings Adjustment \$12,500 (Aproximate)

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 12/30/24

Signature [Signature]



Potential Change Orders

Detailed, Grouped by Each Number

Augusta Richmond County PACT 535 Telfair Street, Suite 200 Augusta, GA 30911		Project # CID00075252		Trane	
PCO #: 015		6/6/24	Building Envelope Reconciliation		Sent For Approval
Category	Reason	Reference	COR Number	PCCO Number	
Change Order		NA	035		
Notes		Task Name		Revenue Code	
Building Envelope scope reconciliation					
Summary:		Approved Days:		Proposed	
Requested Days:		Not Finalized		Applied	
0		Budget:		0	
0		-255,893		0	
Itemized Details:					
General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Applied
001 - Service Adjustment Energy Partners	N/A	8/8/23	Budget	-198,291	-198,291
002 - Margin 22.51%	N/A	N/A	Budget	-57,601	-57,601
Trane					

The Energy Partners, Inc
SOW Budget Adjustments
2/8/2023

		Original Budget	Budget Reduction	Adjusted Budget	Previously Invoiced - Credit Due	Change Order	Savings
Central Services	-55% Reduction in core fill - walls filled with vermiculite	\$ 13,947.00	\$ (7,670.85)	\$ 6,276.15	\$ (7,670.85)	\$ (7,670.85)	
Park and Rec	Elimination of core fill - walls filled with vermiculite	\$ 25,208.00	\$ (4,808.48)	\$ 20,399.52		\$ (4,808.48)	
Special Ops	-25% Reduction - East/West wings of cross buildings inaccessible	\$ 57,607.27	\$ (14,401.82)	\$ 43,205.45	\$ (14,401.82)	\$ (14,401.82)	
Fire Station 7	Delete partition wall	\$ 27,724.00	\$ (7,810.00)	\$ 19,914.00		\$ (7,810.00)	
Fire Station 10	Delete partition wall	\$ 20,292.00	\$ (7,810.00)	\$ 12,482.00		\$ (7,810.00)	
Fire Station 12	Delete partition wall	\$ 16,449.00	\$ (7,810.00)	\$ 8,639.00		\$ (7,810.00)	
Fire Station 15	Delete partition wall	\$ 17,395.00	\$ (7,810.00)	\$ 9,585.00		\$ (7,810.00)	
Fire Station 19	Delete partition wall	\$ 16,245.00	\$ (7,810.00)	\$ 8,435.00		\$ (7,810.00)	
Lake Olmstead Casino	Delete Project - customer choice	\$ 90,763.00	\$ (90,763.00)	\$ -		\$ (90,763.00)	
Howard Community Center	-65% Reduction - could not execute L-2 due to accessibility	\$ 20,193.82	\$ (13,125.98)	\$ 7,067.84		\$ (13,125.98)	
Fleming Tennis Center	No						
P&P Bonds	Not Used	\$ 28,471.00	\$ (28,471.00)	0		\$ (28,471.00)	
SUBK RECONCILIATION					\$ (22,072.67)	\$ (198,291.13)	\$ (12,500.00)
					Credits owed	CO total to be	
					Trane	entered	
CUSTOMER CREDIT						\$ (255,893.00)	

	Current	Adjusted 5/2	Adjusted 5/23 Completion
	\$ (193,091.00)	\$ (219,151.00)	\$ (255,893.00)



Tuesday, December 31, 2024

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-036
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Boathouse Lighting Installation Credit**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Labor Summary	-\$10,698	Trane

Total Credit \$10,698
Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 12/31/24

Signature [Signature]



BUILDING NAME	LIGHTING UPGRADES	WATER UPGRADES	BUILDING ENVELOPE	CONTROLS UPGRADES	HVAC UPGRADES	SOLAR PV	TOTAL PER BUILDING
Friedman Branch Library	\$ 60,746.00	-	\$ 66,014.00	-	\$ -	\$ -	\$ 126,760.00
Gracewood Community Center	\$ 7,745.00	-	\$ 23,936.00	\$ 24,732.00	\$ 92,703.00	\$ -	\$ 149,116.00
Henry Brigham Swim Center	\$ 45,286.00	-	\$ 3,183.00	\$ 26,098.00	\$ 85,856.00	\$ -	\$ 160,423.00
Henry H. Brigham Senior Services Center	-	-	\$ 76,106.00	\$ 67,859.00	-	\$ -	\$ 143,765.00
Information Technology	\$ 65,941.00	-	\$ 5,180.00	\$ 30,841.00	\$ -	\$ -	\$ 101,962.00
Jamestown Community Center and Park	\$ 19,179.00	-	\$ 68,346.00	\$ 42,191.00	\$ 49,491.00	\$ -	\$ 179,207.00
Jones Pool	\$ 1,002.00	-	\$ -	-	\$ -	\$ -	\$ 1,002.00
Julian Smith BBQ Pit	-	-	\$ 58,244.00	-	\$ -	\$ -	\$ 58,244.00
Lake Olmstead Park and Casino	\$ 6,373.00	-	\$ 128,751.00	-	\$ -	\$ -	\$ 135,124.00
May Park - Print Shop	-	-	\$ 62,015.00	\$ 26,243.00	\$ -	\$ -	\$ 88,258.00
May Park Community Center	\$ 47,252.00	-	\$ 27,932.00	\$ 38,023.00	\$ 96,002.00	\$ -	\$ 209,209.00
McDuffie Woods Community Center	\$ 56,767.00	-	\$ 50,473.00	\$ 70,765.00	\$ 335,524.00	\$ -	\$ 513,529.00
Municipal Building	\$ 662,575.00	-	\$ 162,769.00	\$ 516,209.00	\$ 1,719,356.00	\$ 521,401.00	\$ 3,582,310.00
Newman Tennis Center	\$ 12,064.00	-	\$ 26,863.00	\$ 21,336.00	\$ 30,111.00	\$ -	\$ 90,374.00
Old Government House	\$ 24,953.00	-	\$ 22,673.00	\$ 51,185.00	\$ 136,787.00	\$ -	\$ 235,598.00
Recreation, Parks, and Facilities Admin Offices	\$ 48,009.00	-	\$ 35,759.00	\$ 51,073.00	\$ 55,999.00	\$ -	\$ 190,840.00
Recreation, Parks, and Facilities Equipment Repair	\$ 1,867.00	-	\$ -	-	\$ -	\$ -	\$ 1,867.00
Recreation, Parks, and Facilities Main Shop	\$ 1,638.00	-	\$ -	-	\$ -	\$ -	\$ 1,638.00
Recreation, Parks, and Facilities New Main Shop	\$ 11,359.00	-	\$ -	\$ 19,707.00	\$ -	\$ -	\$ 31,066.00
Richmond Co Sheriff Training Center Bunk House (lighting cost also covers lighting upgrades in RCOO Myers, Mess Hall, and Administration Buildings)	\$ 66,049.00	-	\$ -	\$ 26,243.00	\$ -	\$ -	\$ 92,292.00
Richmond Co Sheriff Training Center - Kennel	-	-	\$ -	\$ 25,218.00	\$ -	\$ -	\$ 25,218.00
Richmond Co Sheriff Training Center Myers Building (HVAC & Controls cost line items also covers HVAC & Controls upgrades in RCOO Mess Hall)	\$ 69,886.00	-	\$ -	\$ 35,328.00	\$ 155,363.00	\$ -	\$ 190,691.00
Richmond County Municipal Solid Waste Landfill	-	-	\$ -	\$ 39,641.00	\$ 125,023.00	\$ -	\$ 69,886.00
Richmond County Municipal Solid Waste Landfill Admin Bldg	-	-	\$ -	\$ 22,918.00	\$ 6,595.00	\$ -	\$ 164,664.00
Richmond County Municipal Solid Waste Landfill Scale House	-	-	\$ -	-	-	\$ -	\$ 29,513.00
Richmond County Sheriff's Office	\$ 158,548.00	-	\$ 13,159.00	\$ -	\$ -	\$ -	\$ 171,707.00
Richmond County Sheriff's Office - South Precinct	\$ 45,343.00	-	\$ 78,736.00	\$ -	\$ -	\$ -	\$ 124,579.00
Sand Hills Community Center and Park	\$ 29,531.00	-	\$ 67,258.00	\$ 23,288.00	\$ 30,100.00	\$ -	\$ 150,177.00
Sign Shop AED	\$ 5,995.00	-	\$ -	\$ -	\$ -	\$ -	\$ 5,995.00
Special Ops Precinct	-	-	\$ 81,718.00	\$ -	\$ -	\$ -	\$ 81,718.00
Street Lighting	\$ 17,064.00	-	\$ -	\$ -	\$ -	\$ -	\$ 17,064.00
The Boathouse	\$ 10,698.00	-	\$ -	\$ 45,084.00	\$ -	\$ -	\$ 55,782.00
Wallace Branch Library	\$ 23,665.00	-	\$ 6,613.00	\$ -	\$ -	\$ -	\$ 30,278.00
Warren Road Community Center	\$ 51,313.00	-	\$ 11,872.00	\$ 38,214.00	\$ 27,027.00	\$ -	\$ 128,426.00
Wellness Center - Board of Elections	\$ 25,396.00	-	\$ -	\$ -	\$ 19,768.00	\$ -	\$ 45,164.00
WT Johnson Community Center	\$ 54,084.00	-	\$ 99,514.00	\$ 83,340.00	\$ 220,021.00	\$ -	\$ 456,959.00
Customer Allocation	-	-	\$ -	-	-	-	\$ 250,000.00
Trane Allocation	-	-	-	-	-	-	\$ 818,115.00
							\$ 24,778,553.00

* Initial Mobilization costs for engineering, preconstruction and other mobilization costs incurred prior to on-site installation



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-038
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Carrie J. Mays Gymnasium HVAC Credit**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Equipment	\$40,946	ISM
002	HVAC Installation	\$33,408	Trane
002	Margin (22.51%)	\$21,599	Trane

Total Credit Amount \$95,953
Total Savings Adjustment \$0.00

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 1/2/25

Signature [Signature]

Equip Type	Model Number	Description	# Units	Unit Cost	Total Cost
		J. Click quote - (1) 3 ton high eff split AC heat pump, (2) 15 ton packaged RTUs - J Click 2/4/22	1	\$ 40,946.00	\$ 40,946.00
				\$ -	\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
				\$ -	\$ -
				\$ -	\$ -
			Total Trane Material		
Sales Tax	0.00%	\$ -	Total Trane Material with Tax		
			\$ 40,946.00		

[illegible]

Mechanical/HVAC Upgrades

Scope Description

Item 1 – Replace (1) 3-ton AC Heat Pump and (2) 15-ton Packaged Rooftop AC Units

- Prepare complete MEP (mechanical-electrical-plumbing) engineering documentation to facilitate mechanical-HVAC upgrade work
- Replace (1) 3-ton AC heat pump with a new high efficiency heat pump
- Replace (2) 15-ton rooftop AC units with (2) new packaged rooftop AC units
- Provide as-built documentation and O&M (operations and maintenance training) for applicable ARC personnel

The equipment schedule shown on next page describes the new equipment being installed:

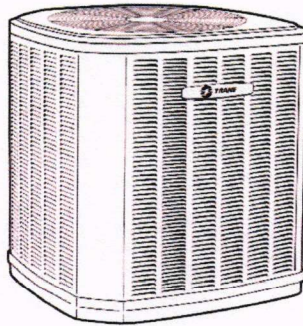
Affected Equipment (Description of Existing Equipment to be Replaced)

Location	Equipment	Qty	Capacity	Area Served (Tag)	Manufact.	Model	Serial Number	Mfg. Year	Voltage/Phase	Existing MOP (Amps)
Mech Room/ On Grade	Split System Heat Pump	1	3 ton	Offices	Rheem	RHSA-HM3617JA/ RPNE-036JAZ	M2707 02620/ 7348 M1907 10704	2007	208/1, 208/1	60/30
Roof	Packaged Unit w/ Electric Heat	2	15 ton	Gymnasium (RTU-1,2)	Trane	TCH180B30BHB	419100476D, -	2004	208/3	200

Note: Basis of design for the new split system heat pump systems shall be Trane model 4TWR7 two-speed heat pumps with minimum 17 SEER and model TEM6 air handling units with EC motor for adjustable speed operation. Basis of design for new packaged rooftop heat pump systems shall be Trane model Precedent or Voyager unit with minimum 11 EER and single zone variable air volume standard motor supply fan.

Split System Heat Pump XR 17 - 2, 3, 4 & 5 Tons

4TWR7



Voyager® Rooftop Units



Trane Voyager Packaged Rooftop AC Unit

Voyager® 2 - 12.5 - 25 Tons & Voyager® 3 27.5 - 50 Tons

General Note Applicable to Scope Item 1:

Following the Effective Date, Trane will develop Mechanical and Electrical Drawings and Specifications final "For Construction." Such final drawings shall be developed with input by the Customer and shall be incorporated in Exhibit H of this Contract. Trane's scope of the Services hereunder shall be in accordance with such final "For Construction" drawings.



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-039
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Downtown Park Division HVAC Credit**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$24,775	ISM
002	HVAC and BAS Materials	\$0	Trane
002	Margin (22.51%)	\$7,197	Trane

**Total Credit Amount \$31,972
Total Savings Adjustment \$0.00**

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 1/2/25

Signature [Signature]

001 – HVAC Installation ISM	N/A	N/A	Budget	Apprx Rev	24,775	0	24,775
002 - HVAC and BAS Materials / Equipment	N/A	N/A	Budget	Apprx Rev	0	0	0
Trane							
003 - Margin (22.51%)	N/A	N/A	Budget	Apprx Rev	7,197	0	7,197
Trane							
					31,972		31,972

BAS Material					
Equip Type	Model Number	Description	# Units	Unit Cost	Total Cost
		Trane BAS material	1	\$ 7,054.00	\$ 7,054.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
				\$ -	\$ -
				Total BAS Material	
				\$	7,054.00
Sales Tax		0.00%	\$ -	Total BAS Material with Tax	
				\$	7,054.00

[illegible]

Non-Trane Material					
Equip Type	Model Number	Description	# Units	Unit Cost	Total Cost

Turn over to the Customer

[illegible]

Subcontractor Cost

Contractor-Type	Sub-Contractor Name	Description of Work	Item Cost	Total Cost
Mechanical	ISM	hvac install quote w p&p bond	\$ 24,775.30	\$ 24,775.30
Mechanical Engineer	Delta Engineering	quote	\$ 4,800.00	\$ 4,800.00
Electric Low Voltage	Whatley Electric	BAS low voltage estimate	\$ 8,100.00	\$ 8,100.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sales Tax	0.00%	\$ -	Total Subcontractor Cost	\$ 37,675.30
			Total Subcontractor Cost with Tax	\$ 37,675.30

Control Labor

Labor Cat	Scope Description	Reg Hrs.	Reg Rate/hr.	Reg Cost	OT Hrs.	OT Rate/hr.	OT Cost	Total Scope Cost
BAS			\$0.00	\$ -		\$0.00	\$ -	\$ -
BAS			\$0.00	\$ -		\$0.00	\$ -	\$ -
Tech			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
Commiss			\$0.00	\$ -		\$0.00	\$ -	\$ -
						Total BAS Labor		\$ -
Sales Tax		0.00%	\$ -			Total Labor Cost with Tax		\$ -

Downtown Park Division

Mechanical/HVAC Upgrades

Scope Description

Item 1 – Replace (2) Existing Split AC Units and Accompanying Gas Furnaces

- Prepare complete MEP (mechanical-electrical-plumbing) engineering documentation to facilitate mechanical-HVAC upgrade work
- Replace (1) existing 3.5 ton AC unit and gas furnace, and (1) existing 3 ton AC unit and gas furnace with new high efficiency split AC systems with standard efficiency gas furnaces
- Provide as-built documentation and O&M (operations and maintenance training) for applicable ARC personnel

The equipment schedule shown on next page describes the new equipment being installed:

Affected Equipment (Description of Existing Equipment to be Replaced)

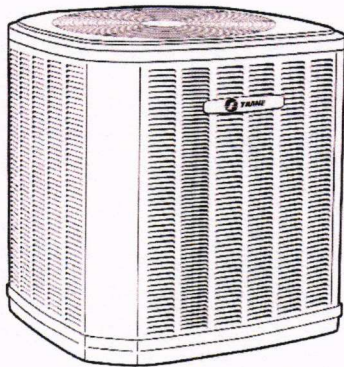
Location	Equipment	Qty	Capacity	Area Served (Tag)	Manufact.	Model	Serial Number	Mfg. Year	Voltage/Phase
On Grade by Shop Area	Split System w/ Gas Furnace	2	3.5 ton	Shop Area	Rheem	RGPH-10EBRJR/RAKA-042JAZ	FU5D307F130407987/5461 M0604 04826	2004	115/1, 208/1
On Grade by Front Office	Split System w/ Gas Furnace	1	3 ton	Front Offices	Rheem	RGPH-10EBRJR/RAKA-037JAZ	FU5D307F130407975/5429 M1996 09265	1996	115/1, 208/1

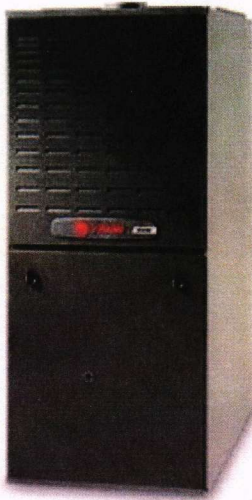
Note: Basis of design for the new split system with gas furnace shall be Trane model 4TTR7 with compatible cooling coil providing minimum 17 SEER and model TUD2 non-condensing gas furnace with 80% combustion efficiency and EC motor for adjustable speed operation.

Split System Cooling Product Data

**XR17
4TTR7**

2, 3, 4 & 5 Tons





Trane standard efficiency, non-condensing gas furnace

General Note Applicable to Scope Item 1:

Following the Effective Date, Trane will develop Mechanical and Electrical Drawings and Specifications final "For Construction." Such final drawings shall be developed with input by the Customer and shall be incorporated in Exhibit H of this Contract. Trane's scope of the Services hereunder shall be in accordance with such final "For Construction" drawings.

Controls Upgrades

Scope Description

Trane will furnish submittal drawings, material, installation, programming, start-up and commissioning of a Trane Tracer BMS system where applicable.

BAS Energy Savings Upgrades:

Upgrade BAS to generate additional energy savings, primarily through Scheduling of systems, night-setback and optimal start/stop time optimization of HVAC equipment.

Setpoint Setback Operation

- **Occupied Mode** - During the Occupied Mode, the Trane BAS will control the defined "Areas" as determined by the current Sequence of Operation.

Unoccupied Mode - During the Unoccupied Mode, the Trane BAS will enable the defined "Areas" as needed based on the Unoccupied Cooling and Heating Setpoint Values listed below subject to a Humidity High Limit Setpoint (65% RH – adj).

This building's normal occupancy schedule, and occupied and unoccupied temperature setpoint temperatures area listed in Section 9 of Exhibit E.

BAS Tracer Concierge:

New Tracer Concierge touch screen display will be installed for viewing consistency and ease of navigation for Low Level and Non-Technical Users. An intuitive local interface makes the system easy to use. One simplified control saves time in making changes to the system. A touch-screen

display has standard screens that can be changed to reflect your building, allowing you to best fit the system to your specific needs.

Prepackaged control panel

A prepackaged control panel makes installation easier, which reduces risk and cost.

Pre-engineered applications

Tracer Concierge offers pre-engineered applications that are factory bundled, so the built-in functions and applications are designed to work together. Pre-engineered applications have been tested time and again, ensuring the system provides energy efficiency and helps your facility operate at peak performance.

Factory-mounted controls

Factory-mounted equipment controls used with Tracer Concierge support moving that work from the field to the factory, for more controlled and consistent conditions.

The new Trane BAS will control the HVAC equipment listed below along with building restroom exhaust fans:

Affected Equipment (includes equipment to be replaced)

Replace?	Location	Equipment	Qty	Capacity	Area Served (Tag)	Manufact.	Model	Serial Number	Mfg. Year
Y	On Grade by Shop Area	Split System w/ Gas Furnace	2	3.5 ton	Shop Area	Rheem	RGPH-10EBRJR/ RAKA-042JAZ	FU5D307F130407987/ 5461 M0604 04826	2004
Y	On Grade by Front Office	Split System w/ Gas Furnace	1	3 ton	Front Offices	Rheem	RGPH-10EBRJR/ RAKA-037JAZ	FU5D307F130407975/ 5429 M1996 09265	1996



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-040
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Gracewood Community Center HVAC Credit**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$16,235	ISM
002	HVAC and BAS Materials	\$14,260	Trane
002	Margin (22.51%)	\$8,858	Trane

Total Credit Amount \$39,353
Total Savings Adjustment \$0.00

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 1/2/25

Signature [Signature]

001 – HVAC Installation	N/A	N/A	Budget	Apprx Rev	-16,235	0	-16,235
ISM							
002 - HVAC and BAS Materials / Equipment	N/A	N/A	Budget	Apprx Rev	-14,260	0	-14,260
Trane							
003 - Margin (22.51%)	N/A	N/A	Budget	Apprx Rev	-8,858	0	-8,858
Trane							
					-39,353		-39,353

Equip Type	Model Number	Description	# Units	Unit Cost	Total Cost
		(2) 5 ton split AC heat pumps with gas furnace - J. Click quote 2/4/22	1	\$ 14,260.00	\$ 14,260.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
				\$ -	\$ -
				\$ -	\$ -
		Total Trane Material		\$ 14,260.00	\$ 14,260.00
Sales Tax		0.00%	\$ -	Total Trane Material with Tax	\$ 14,260.00

Contractor-Type	Sub-Contractor Name	Description of Work	Item Cost	Total Cost
Mechanical	ISM	hvac install quote w p&p bond	\$ 16,385.23	\$ 16,235.00
Mechanical Engineer	Delta Engineering	quote	\$ 4,000.00	\$ 4,000.00
Electric Low Voltage	Whatley Electric	BAS low voltage estimate	\$ 6,750.00	\$ 6,750.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -

			\$ -	\$ -
				Total Subcontractor Cost \$ 26,985.00
			\$ -	Total Subcontractor Cost with Tax \$ 26,985.00

Mechanical/HVAC Upgrades

Scope Description

Item 1 – Replace (2) Existing Split AC Units and Accompanying Gas Furnaces

- Prepare complete MEP (mechanical-electrical-plumbing) engineering documentation to facilitate mechanical-HVAC upgrade work
- Replace (2) existing 5 ton AC units and gas furnaces with new high efficiency split AC systems and high efficiency gas furnaces
- Replace existing combustion vent flue with new flue and make provisions for furnace (and existing water heater) combustion air
- Provide as-built documentation and O&M (operations and maintenance training) for applicable ARC personnel

The equipment schedule shown on next page describes the new equipment being installed:

Affected Equipment (Description of Existing Equipment to be Replaced)

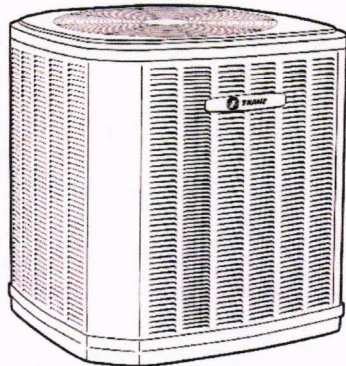
Location	Equipment	Qty	Capacity	Area Served (Tag)	Manufact.	Model	Serial Number	Mfg. Year	Voltage/Phase
Mech Room/ On Grade	Split System w/ Gas Furnace	2	5 ton	-	Rheem/ Ruud	RGPH-12EARJR/ UAND-060JAZ	FD5D307F130006503/ 7307M390603971	2006	115/1, 208/1

Note: Basis of design for the new split system with gas furnace shall be Trane model 4TTR7 with compatible cooling coil providing minimum 17 SEER and model S9V2 condensing gas furnace with 96% combustion efficiency and EC motor for adjustable speed operation.

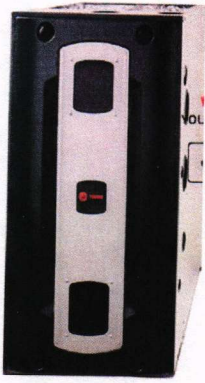
Split System Cooling Product Data

**XR17
4TTR7**

2, 3, 4 & 5 Tons



S9V2



Trane high-efficiency condensing gas furnace

General Note Applicable to Scope Item 1:

Following the Effective Date, Trane will develop Mechanical and Electrical Drawings and Specifications final "For Construction." Such final drawings shall be developed with input by the Customer and shall be incorporated in Exhibit H of this Contract. Trane's scope of the Services hereunder shall be in accordance with such final "For Construction" drawings.



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-041
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **McDuffie Wood Center HVAC Revised Design and Installation**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$111,079	ISM
002	HVAC Equipment	\$1,101	Trane
002	Margin (22.51%)	\$32,587	Trane

Total Amount	\$144,766
Total Savings Adjustment	TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin/Director

Date 1/2/25

Signature [Signature]

No.	Drwg.	Reviewer Comments, Questions, Concerns	Who	When	Response
01 78 14 - 13 ARC PACT Controls- McDuffie Woods Community Center Design					
1	N/A	The project plan is changed from the EX B: Item 1 – Replace (5) Existing Split AC Units Prepare complete MEP (mechanical-electrical-plumbing) engineering documentation to facilitate mechanical-HVAC upgrade work Replace (1) existing 5 ton split AC unit with electric heat, (1) existing 6 ton AC heat pump, and (3) existing 5 ton split AC units with gas furnaces with (2) new high efficiency split AC heat pumps and (3) new split AC systems with accompanying gas furnaces of comparable capacity Accordingly, the approval would have to be followed with an updated financial review between the development and implementation.	Michal Banik	9/23/2022	
2	N/A	contingent upon Dan Shabo's approval. Are security fences going to be required around each of the outdoor units?	Scott Selman	9/22/2022	
3	N/A	IHP-1 & GF-1: The mechanical equipment schedule indicates outdoor air as "EXIST". Does this imply that each indoor fan coil unit / furnace already has a connection to an outside ventilation air supply duct? If so, should instructions be provided for test and balance to obtain X cfm of outside air flow or at least to verify what the ventilation flow rate is while each indoor unit fan is running?	Dan Shabo	9/29/2022	
4	N/A	Please provide concrete pad construction details (thickness, reinforcing steel instructions, etc.) for equipment pads that will be installed to support GP-1 & GP-2.	Dan Shabo	9/29/2022	
NEW	Mech 100% set	Evaporator is called EU-1 on M1.0 (PDF p.3) and EC-1 on the evaporator coil and condensing unit equipment schedules (M3.0, PDF p.5). Probably less revisions to change the "EU" reference to "EC".	Ruth Gay	10/25/2022	
NEW	Mech 100% set	If 10 condensing units are being removed (M0.1) and being replaced (M3.0) with 2 large packaged units with a fabric supply duct that appears to be serving the gymnasium only (and two small dedicated units, one being a furnace and the other a heat pump), what units are providing cooling to the smaller rooms on either side of the gym?	Ruth Gay	10/25/2022	
NEW	Mech 100% set	The left fabric supply duct that appears to be serving the gymnasium only looks like it is located over a wall, should this be located several feet over inside the gym? Fabric ducts are generally used inside areas with high, open ceilings (such as the gym)	Ruth Gay	10/25/2022	
23 73 16 Packaged Air Handling Units					
NEW	GP-1,2 Submittal	GP-1,2 submittal is missing the electrical/general data tables (i.e. showing motor data, etc). I could not verify all equipment table info on these.	Ruth Gay	10/25/2022	

Mcduffie Woods Community Center

Lighting Upgrade

Scope Description

Currently, a wide variety of fluorescent, incandescent and other types of lighting technologies exist throughout the ARC facilities. Trane proposes to retrofit, replace, or upgrade these technologies with more energy efficient LED fixtures retrofits consisting mostly of fixture LED door kit retrofits. The specific retrofits, replacements, or upgrades for this building are described in Exhibit B.3, the Lighting Room by Room audit worksheet. In this table, the proposed descriptions and quantities are given for each of the rooms listed.

Building Envelope Upgrade

Scope Description

Trane will implement building envelope upgrades potentially including caulking, weather-sealing, wall and ceiling insulation, and spray foam attic insulation. The specific upgrades for this building are described in Exhibit B.4, the Building Envelope scope exhibit.

Mechanical/HVAC Upgrades

Scope Description

Item 1 – Replace (5) Existing Split AC Units

- Prepare complete MEP (mechanical-electrical-plumbing) engineering documentation to facilitate mechanical-HVAC upgrade work
- Replace (1) existing 5 ton split AC unit with electric heat, (1) existing 6 ton AC heat pump, and (3) existing 5 ton split AC units with gas furnaces with (2) new high efficiency split AC heat pumps and (3) new split AC systems with accompanying gas furnaces of comparable capacity
- Provide as-built documentation and O&M (operations and maintenance training) for applicable ARC personnel

Location	Equipment	Qty	Capacity	Area Served (Tag)	Manufact.	Model	Serial Number	Mfg. Year	Voltage/Phase
(#1) Fitness Room/ On Grade	Split System w/ Elect. Heat	1	5 ton	Fitness Room (AHU-12)	Trane	TWE060D150B0/ 2TTA0060A3000AA	34617LH2V/ 23252FJ3F	2002	208/1, 208/3
(#2) Multipurpose Rm/ On Grade	Split Heat Pump System	1	6 ton	Multipurpose Room	Trane	TWE090B300EL/ 2TWA0036A300AB, 2TWA0036A300AB	3414TAPBD/ 3371P3K3F, 3371P1N3F	2003	208/3, 208/3
(#3) Gym / On Grade North	Split System w/ Gas Heat	1	5 ton	Gym Northeast	Carrier/ Payne	58STA110-14122/ PA13PR060-J	2311A22142/ 4511X65696	2011/ 2011	115/1, 208/3
(#4) Game Room/ On Grade West	Split System w/ Gas Heat	1	5 ton	Game Room	ICP/ Payne	N8MPN100F20B2/ PA13PR060-J	A073343942/ 1512X64425	2007/ 2012	115/1, 208/3
(#5) Gym/ On Grade East	Split System w/ Gas Heat	1	5 ton	Gym Northeast	Frigidaire/ Payne	FG7SA 126C-45D1/ PA13PR060-J	FGG170378070/ 1512X64634	2003/ 2012	115/1, 208/3

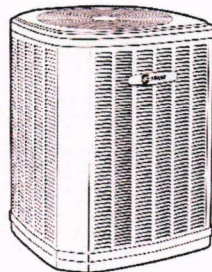
Existing Equipment to be Replaced

Note: Basis of design - New split system heat pump systems 5-tons or less shall be Trane model 4TWR7 two-speed heat pumps with minimum 17 SEER and model TEM6 air handling units with EC motor for adjustable speed operation, new split system heat pump systems 6-tons or more shall be Trane model TWA heat pumps with minimum 12 IEER and model TWE air handling units, new split systems with non-condensing gas furnaces (applies to the two gym AC systems) shall be Trane model 4TTR7 with compatible cooling coil providing minimum 17 SEER and model TUD2 non-condensing gas furnace with 80% combustion efficiency and EC motor for adjustable speed operation, new split systems with condensing gas furnaces (applies to Game Room furnace) shall be Trane model 4TTR7 with compatible cooling coil providing minimum 17 SEER and model S9V2 condensing gas furnace with 96% combustion efficiency and EC motor for adjustable speed operation.

The equipment schedule shown below describes the new equipment being installed:

Split System Heat Pump
XR 17 - 2, 3, 4 & 5 Tons

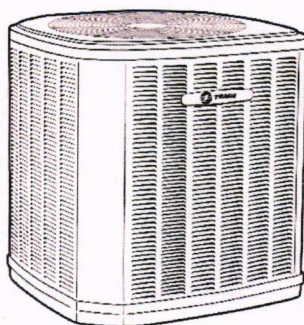
4TWR7

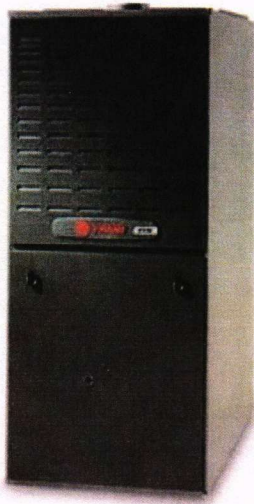


**Split System
Cooling
Product Data**

XR17
4TTR7

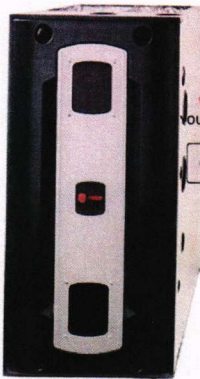
2, 3, 4 & 5 Tons





Trane standard efficiency non-condensing gas furnace

S9V2



Trane high efficiency non-condensing gas furnace

General Note Applicable to Scope Item 1:

Following the Effective Date, Trane will develop Mechanical and Electrical Drawings and Specifications final "For Construction." Such final drawings shall be developed with input by the Customer and shall be incorporated in Exhibit H of this Contract. Trane's scope of the Services hereunder shall be in accordance with such final "For Construction" drawings.

Controls Upgrades

Scope Description

Trane will furnish submittal drawings, material, installation, programming, start-up and commissioning of a Trane Tracer BMS system where applicable.

McDuffie Wood

001 - HVAC Installation	N/A	N/A	Budget	Apprx Rev	111,079	0	111,079
ISM							
002 - HVAC Equipment	N/A	N/A	Budget	Apprx Rev	1,101	0	1,101
Trane							
003 - Margin (22.51%)	N/A	N/A	Budget	Apprx Rev	32,587	0	32,587
Trane							
					144,766		144,766

McDuffie Woods Comm Center

Supervision	\$	4,800.00
Patching	\$	6,450.00
Equipment	\$	70,400.00
Cost	\$	81,650.00
	15%	12,247.50
Equipment Deduct	\$	(70,400.00)
Labor + Vent	\$	21,607.50
Material + Vent	\$	21,120.00
Project Oversight	\$	19,867.50
Total	\$	86,092.50



**Infrastructure
Systems
Management, LLC**
SPECIALIZED CONSULTING SERVICES

1557 Broad Street
Augusta, Georgia 30904

Phone: (706) 250-3228

email: fbrown@ismilc-engr.com

Fax: (706) 397-3523

Date: August 15, 2023

DATE: AUGUST 22, 2023

Attn: Infrastructure Systems Management
Regarding: McDuffie Wood Community Center

Dear Sir,

We respectfully provide a quote in the amount of: **\$197,171.00 (One Hundred Ninety-Seven Thousand One Hundred Seventy-One Dollars)** for the project mentioned above. Quote based on drawings dated 9-2-22.

ARC PACT: McDuffie Woods Scope Change



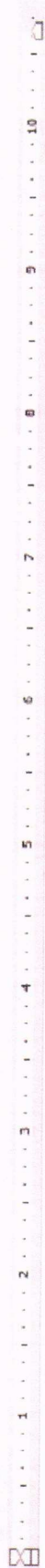
Click, Josh
To: Banik, Michal



Business



Mon 10/28/2024 9:43 AM



Michal,

My notes show that our original price using Z1 levels was \$68,664.

Our final scope included IHP/OHP-1, GF/CU/EC-1, and GP-1 and 2. Total final cost was \$69,765.

This resulted in a net add of \$1,101.

Let me know if further info is needed.

Thanks,

Josh Click

Georgia Trane
804 Trane Road
Augusta, GA 30909
Cell 706.622.0721

Consulting Engineer Resources: <http://www.traneengineer.com/>

Project	Description	Cost
Carrie J Mays Gym		
	Roofer	\$ 1,612.50
	Insulator	\$ 2,418.75
	Ductwork	\$ 3,225.00
	60T Crane	\$ 2,000.00
	Supervision	\$ 1,200.00
	Patching	\$ 2,687.50
	Equipment	\$ 42,350.00
	Cost	\$ 55,493.75
	15%	\$ 8,324.06
	Equipment Deduct	\$ (42,350.00)
	Labor	\$ 7,310.00
	Material	\$ 3,200.00
	Project Oversight	\$ 9,593.34
	Total	\$ 41,571.15

McDuffie Woods Comm Center		
	Supervision	\$ 4,800.00
	Patching	\$ 6,450.00
	Equipment	\$ 70,400.00
	Cost	\$ 81,650.00
	15%	\$ 12,247.50
	Equipment Deduct	\$ (70,400.00)
	Labor + Vent	\$ 21,607.50
	Material + Vent	\$ 21,120.00
	Project Oversight	\$ 19,867.50
	Total	\$ 86,092.50

Old Gov House		
	Supervision	\$ 4,800.00
	Patching	\$ 6,450.00
	Equipment	\$ 34,300.00
	Cost	\$ 45,550.00
	15%	\$ 6,832.50
	Equipment Deduct	\$ (45,550.00)
	Labor	\$ 15,050.00
	Material	\$ 13,312.00
	Project Oversight	\$ 10,558.35
	Total	\$ 45,752.85

DT Park Division		
	Supervision	\$ 1,200.00
	Patching	\$ 2,687.50
	Equipment	\$ 12,500.00
	Cost	\$ 16,387.50
	15%	\$ 2,458.13
	Equipment Deduct	\$ (12,500.00)
	Labor	\$ 8,600.00
	Material	\$ 9,216.00
	Project Oversight	\$ 7,248.49
	Total	\$ 31,410.12

WT Johnson Center		
	60T Crane	\$ 1,500.00
	Roof Rails	\$ 3,010.00
	Roofer	\$ 2,150.00
	Pitch Pocket	\$ 322.50
	Ceiling Repair	\$ 537.50
	Supervision	\$ 1,200.00



**Infrastructure
Systems
Management, LLC**
SPECIALIZED CONSULTING SERVICES

1557 Broad Street
Augusta, Georgia 30904

Phone: (706) 250-3228

email: fbrown@ismllc-engr.com

Fax: (706) 397-3523

Date: August 15, 2023

Attn: Infrastructure Systems Management

Regarding: McDuffie Wood Community Center

Dear Sir,

We respectfully provide a quote in the amount of: **\$197,171.00 (One Hundred Ninety-Seven Thousand One Hundred Seventy-One Dollars)** for the project mentioned above. Quote based on drawings dated 9-2-22.

This quote includes ISM to handle Electrical for the (2) 20 Ton Units.

Quote Valid for Thirty Days

Included:

- Setting of All New HVAC Equipment (Equipment Provided by Others)
- Gas Piping (Trac Pipe Run on Top of Rooms around Perimeter Wall)
- Electrical for (2) 20 Ton Units
- Refrigerant Piping
- Condensate Drains
- Complete Ductwork System for Both 20 Ton Units
- Cut and Seal Holes Through Wall for Ductwork
- HVAC Insulation for Exterior Ductwork from Unit to Wall (Board/Jacket Exterior Insulation)
- Crane to Set 20 Ton Units (Straight Time)
- Concrete Pads for 20 Ton Units (12'x12'x6" Deep)
- Demolition of Existing Split Systems in Gym
- Seal Off Existing Flue Pipe Holes
- Smoke Detectors
- Low Voltage and Conduit from T-Stat to Unit
- Start-Up
- 1-Year Labor Warranty
- All Work to be Done on Straight Time



Infrastructure Systems Management, LLC

SPECIALIZED CONSULTING SERVICES

1557 Broad Street
Augusta, Georgia 30904

Phone: (706) 250-3228

email: fbrown@ismllc-engr.com

Fax: (706) 397-3523

Excluded:

- Bond (Add 1%)
- Overtime Hours
- **Test & Balance**
- Controls
- **Upsizing of Existing Gas Meter**
- Composite Clean Up of Any Kind
- Scaffolding
- Seismic/Vibration Isolation
- Negative Air/ICRA Control
- Roofing
- Ceiling Removal/Replacement
- Structural Steel
- Sprinkler Systems
- Fire Alarms
- Painting
- Site Work
- Temporary Heating/Cooling
- Dumpster(s) or Trash Chutes
- Commissioning
- Engineering

Thank you,
Floyd Brown
ISM Operations Manager



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

RE: Change Order Request Number COR-042
Augusta Richmond County PACT CID00075252

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work as required by code(s): **Sheriff Office Mess Hall Range Hood Installation**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$83,265	ISM
002	HVAC Equipment	\$27,229	Econ-air
002	Margin (22.51%)	\$32,587	Trane

Total Amount **\$142,591**
Total Savings Adjustment **TBD**

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin/Director

Date 1/2/25

Signature [Signature]



**Infrastructure
Systems
Management, LLC**
SPECIALIZED CONSULTING SERVICES

1557 Broad Street
Augusta, Georgia 30904

Phone: (706) 250-3228

email: fbrown@ismllc-engr.com

Fax: (706) 397-3523

Date: October 6, 2023

Attn: Infrastructure Systems Management

Regarding: Richmond County Sheriff's Office Makeup Air Unit Add

Dear Sir,

We respectfully provide a quote in the amount of: \$83,265.00 (Eighty-Three Thousand Two hundred Sixty five Dollars) for the project mentioned above. Quote based on drawings dated 06/01/2023.

Quote Valid for Thirty Days

Included:

- Labor to Set MAU (Provided by Others)
- Labor to Install Range Hood and Roof Mounted Fan (Provided by Others)
- Natural Gas Piping
- Ductwork
- Test & Balance
- HVAC Insulation
- Roofing
- Crane As Needed
- Excavation as Required
- Concrete Pad for MAU
- Painting of Gas Pipe as Needed
- Permit

Excluded:

- Bond (Add 1%)
- Makeup Air Unit
- Range Hood & Exhaust Fan
- Fire Marshall Inspections/Certifications if Needed
- Overtime Hours
- Controls
- **Electrical**
- Ceiling Removal/Replacement
- Site Work
- Commissioning
- Engineering

Thank you,
Floyd Brown
ISM Operations Manager

4000 Dekalb Technology Parkway
Bldg 100
ATLANTA, GA 30340
Phone: (470) 714-5289
kevin.mccall@tranetechnologies.com

Augusta, GA 30909-0010

Your order has been submitted for processing. Please verify order details below and call us at (470) 419-4768 or (800) 291-2452 if you have any questions or comments.

EQUIPMENT:

Hood #1 - Job #5860337

3650ELPX-2 - 8ft 0" Long Low Proximity Sloped Backshelf Hood and a Built-In 3" Back Standoff. 14 inch Tall Front.	x1
- 430 SS Where Exposed	x1
- Fire Cabinet on the Right Side 12.00" Width x 36.00" Length x 24.00" Height (Additional charges may apply for cabinet if not sold with fire system)	x1
- FILTER - 16" tall x 16" wide Kleen-Gard Stainless Steel Baffle Filter with Handles and Bottom Hanging Hook, UL Classified	x5
- L55 Series E26 Canopy Light Fixture - High Temp Assembly, Includes Clear Thermal and Shock Resistant Globe (L55 Fixture), Bulbs By Others	x3
- EXHAUST RISER - Factory installed 14" Diameter X 4" Height	x1
- 1/2 Pint Grease Cup New Style, Flanged Slotted	x1
- FIELD WRAPPER 18.00" High Front, Left, Right	x1
- Electrical Package Installation in Utility Cabinet by Plant.	x1
- BACKSPLASH 103.00" High X 144.00" Long 430 SS Vertical (Includes End Caps & Divider Bars)	x1
- RIGHT QUARTER END PANEL 26" Top Width, 0" Bottom Width, 26" High 430 SS	x1
- LEFT QUARTER END PANEL 26" Top Width, 0" Bottom Width, 26" High 430 SS	x1

Fire System #1 - Job #5860337

TANK-SP-1 Tank Fire Suppression 4 gallon Fire System in Utility Cabinet (includes pre-piped hood(s) with electric detection, tank(s), 24 VDC release mechanism, fire system agent, pressurized tanks, and electric pull station). (Formerly CAS-EWC). Includes piping for hood: 1.	x1
- Tank-based Fire Protection System equipped with Electronic Detection utilizing CORE board as a Listed Release Mechanism. Installed in Hood Utility Cabinet with integral hood prewire panel.	x1
- Pressure Switch - Monitors Tank Pressure, Supervised Signal, TANK FIRE SUPPRESSION	x1

Fan #1 EADU85H - Exhaust Fan - Job #5860337

EADU85H High Speed Direct Drive Centrifugal Upblast Exhaust Fan with speed control (speed control included for single phase only), disconnect switch and 15-3/4" wheel. Exhaust Fan handles 1600 CFM @ -0.850" wc ESP, Fan runs at 1247 RPM. Exhaust Motor: 0.750 HP, 1 Phs, 208 V, 60 Hz, 5.2 FLA, TEAO-ECM (Totally Enclosed Air Over Electronically Commutated Motor)	x1
- Grease Cup for kitchen-duty centrifugal exhaust fans, Box Dimensions 17-1/8 L X 5-1/16 W X 3-3/4 H (20 Gauge) (Includes Down Spout)	x1
- Insulated Heat Baffle for Exhaust Fans. Type 475FRK 1 inch thick insulation installed on the top side of the top plate and under the motor of upblast and downblast fans. Cut to fit shaft wrapper and around vibration isolators and motor cooling hole. Caulked down to top plate.	x1

- Gasketing - Thermeez Woven Ceramic Tape - 1/4" x 1" with adhesive back - Max Temp 1500°F. To be applied between fan base and grease duct. Installed under fan base 1/2" from the inside edge of the base to match up with the curb top flanges. x1
- ECM Wiring Package for exhaust motors with PWM signal from ECPM03 prewire. x1
- Curb CRB23x24E On Fan #1 3.000:12.000 Pitch - Parallel to the Roof x1
- Hinged Base for Curb. Standard Hinge attached to curb. Used on Fans with wheels 20 inches or smaller. 12 GA Galvanized. x1
- Vented Base for Curb x1
- Full Bottom Curb Corner. Base flange corners fully welded or staked by factory. x1

Fan #2 EA1-D.250-15D-MPU - Heater - Job #5860337

- EA1-D.250-15D-MPU Direct Gas Fired Heated Make Up Air Unit with 15" Mixed Flow Direct Drive Fan Supply Fan handles 1500 CFM @ 0.500" wc ESP, Fan runs at 1744 RPM. Heater supplies 71041 BTUs, 45°F Temperature Rise. [Fuel: LP Gas] Supply Motor: 1.000 HP, 1 Phs, 208 V, 60 Hz, 6.9 FLA, TEAO-ECM (Totally Enclosed Air Over Electronically Commutated Motor) Side Discharge - Air Flow Right -> Left x1
-
- Sloped Filtered Intake for Size #1 Modular Heater. 21.813" Wide x 44.375" Long x 23.375" High. Includes 2" MV EZ Kleen Metal Mesh Filters. x1
 - 0-150°F Discharge Temp Control • Field Wired On/Off Start Command • Heating Activation Based On Intake Set Point. Use with MUA x1
 - Gas Manifold for DF1 GM - BTU 0 - 550001 - 7 in. w.c. - 14 in. w.c., No Insurance Requirement (ANSI), BV250-66 x1
 - Gas Pressure Gauge, 0-35", 2.5" Diameter, 1/4" Thread Size x1
 - Gas Pressure Gauge, -5 to +15 Inches Wc., 2.5" Diameter, 1/4" Thread Size x1
 - Ship Loose Gas Strainer. To be installed upstream of unit connection. 3/4" Connection x1
 - Motorized Back Draft Damper 16" X 18" for Size 1 Standard & Modular Heater Units w/Extended Shaft, Standard Galvanized Construction, 3/4" Rear Flange, Low Leakage, TFB120S Actuator Included x1
 - Commercial Smoke Detector Interlock (Detector By Others) x1
 - 3 Ton, Single Circuit Modular Packaged Cooling Option for Size 1 DF/EH Modular Packaged Unit. Includes Condenser, DX Coil, Filter/Dryer Kit, Hard Start Kit, Thermal Expansion Valve, R410A Refrigerant, and Refrigerant Piping. (1,100 to 1,800 cfm) When ordered with opposite airflow condensers access and coil piping will remain in standard position. Drain and sleds will move to the opposite side. Any other change will require CLI. CONDENSERS REQUIRE SEPARATE 208V, 1 PHASE POWER SUPPLY UNLESS ORDERED WITH SINGLE POINT CONNECTION. Coil = 2EZ1001N x1
 - ECM Wiring Package for supply motors with PWM signal from ECPM03 prewire. x1
 - Curb CRB21X71X14INS Insulated On Fan #2 Flat Curb x1
 - Full Bottom Curb Corner. Base flange corners fully welded or staked by factory. x1
 - Rail RAIL-21" x 6" x 14"H On Fan #2 x1

Electrical System #1 - Job #5860337

- SC-111110MA 120V 1 Phase w/ control for 1 Exhaust Fan, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Relay On/Off with Supply Fan, Fan(s) On/Off Thermostatically Controlled. Room temperature sensor shipped loose for field installation. Includes 1 Duct Thermostat kit. x1
-
- Digital Prewire Lighting Relay Kit. Includes hood lighting relay & terminal blocks. Allows for up to 1400W of lighting each. x1

Duct Run #1 - 430 Stainless

- (RC1) DW18DWRISER-2R-S Double Wall Riser Cover - Used On 14" Inner Riser, 4" long - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Riser Shell Assembly. Includes Insulation & Single V Clamps For Inner & Outer Connections. x1

(P1) EDW1429DWLT-2R-S Double Wall Duct - 14" Inner Duct, 29" long - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P2) EDW1427DWAJD-2R-S Double Wall Adjustable Duct - 14" Inner Duct - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell. Min Length = 11" / Max Length = 24.5" / Adjustment = 13.5" / Adjustable Section May Need To Be Cut. Includes single and double wall "V" Clamps.	x1
(P3) EDW14DWTEASY-2R-S Double Wall Duct - 14" Inner Tee Duct - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P4) EDW14DWACCCDOORCOV-2R-S Double Wall Duct - 14" Inner Access Door & 18" Access Door Cover With Clamps - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P5) EDW1402DWOFFSETASY-2R-S Double Wall Duct - 14" Inner Duct Riser & 2 Degree Offset - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P6) EDW1447DWLT-2R-S Double Wall Duct - 14" Inner Duct, 47" long - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P7) EDW1822SADKIT Duct - Horizontal Saddle Support Kit, Used With 18" OD - Includes Uni-Strut Cut To Length, DW1822SAD, & Hardware Bag 4.	x1
(P8) EDW1429DWLT-2R-S Double Wall Duct - 14" Inner Duct, 29" long - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P9) EDW1427DWAJD-2R-S Double Wall Adjustable Duct - 14" Inner Duct - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell. Min Length = 11" / Max Length = 24.5" / Adjustment = 13.5" / Adjustable Section May Need To Be Cut. Includes single and double wall "V" Clamps.	x1
(P10) EDW1822SADKIT Duct - Horizontal Saddle Support Kit, Used With 18" OD - Includes Uni-Strut Cut To Length, DW1822SAD, & Hardware Bag 4.	x1
(P11) EDW14DWTEASY-2R-S Double Wall Duct - 14" Inner Tee Duct - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P12) EDW14DWACCCDOORCOV-2R-S Double Wall Duct - 14" Inner Access Door & 18" Access Door Cover With Clamps - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P13) EDW1402DWOFFSETASY-2R-S Double Wall Duct - 14" Inner Duct Riser & 2 Degree Offset - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P14) EDW1429DWLT-2R-S Double Wall Duct - 14" Inner Duct, 29" long - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell.	x1
(P15) EDW1427DWAJD-2R-S Double Wall Adjustable Duct - 14" Inner Duct - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell. Min Length = 11" / Max Length = 24.5" / Adjustment = 13.5" / Adjustable Section May Need To Be Cut. Includes single and double wall "V" Clamps.	x1
(P16) EDW144550DWLTTP-2R-S Double Wall Duct - 14" Inner Duct, 45.5" long - 2 Layers Reduced Clearance - 18" Stainless Steel Outer Shell - Used With Transition Plate.	x1
(P17) EDW2314TPDBEX Duct to Curb Transition 3/4" Down Turn, 23" Curb to 14" Duct, 16 GA Aluminized. Used on NCA14FA & NCA14HPFA. Transition Plate OD is 23.5" Designed For Use With Exhaust Fan. Non-Standard Part.	x1
3M-2000PLUS Duct - 3M Fire Barrier 2000 Plus Silicone - Used as sealant to Seal Duct Joints.	x3
DW14DWCLASY-2R-S Duct - 14" Duct - 18" Double "V" Clamp - 2R Insulation & Single "V" Clamp Included - Reduced Clearance.	x5

Factory Services

Service Design Verification Building Surcharge	x1
Service Design Verification for Direct Fired Heater	x1
Service Design Verification for Exhaust Fan	x1
Service Design Verification for Hood	x1
Service Design Verification for Modular Package Unit	x1
Service Design Verification for Standard Electrical Control Package	x1
Service Design Verification for TANK Fire Suppression	x1

Subtotal: \$26,125.84

Shipping: \$1,103.18
Tax: Not Included

Total: USD \$27,229.02

Sherif Office Mess Hall Hood Add

001 - HVAC Installation ISM	N/A	N/A	Budget	Apprx Rev	83,265	0	83,265
002 - HVAC and BAS Materials / Equipment Econ-air	N/A	N/A	Budget	Apprx Rev	27,229	0	27,229
003 - BAS Installation Materials Trane	N/A	N/A	Budget	Apprx Rev	0	0	0
003 - Margin (22.51%) Trane	N/A	N/A	Budget	Apprx Rev	32,097	0	32,097
					142,591		142,591

1. Is there a separate fresh air supply for the occupied space/dining area besides the MAU that is paired with the kitchen exhaust hood?
2. Pending direction of ARC regarding proposed hood replacement to meet code, if you need to replace the whole hood exhaust system and fan, I recommend incorporating interlinked kitchen exhaust and MAU controls with sensors and VFDs that will ramp down fan speeds when there is no cooking activity below the hood and adding in the additional savings.
3. The original Exhibit B Scope of work did not include replacement of the kitchen split system with propane heat, this design proposes replacement of the kitchen split system with a ductless heat pump system. Why is this system included when it was originally not included in scope, has ARC approved/initiated the change?
4. Observation: Exhibit B scope did not explicitly show replacement of kitchen hood and fan, or replacement of wood duct with metal duct serving bathrooms.
5. Observation: On the Mech schedule on M3.0 (PDF p.4/8), OHP-2 shows a minimum SEER efficiency of 23.0; the SSC Unit submittal shows SEER of 19.75 on PDF p.3; however PDF p.3 shows 23 if non-ducted and this appears to be non-ducted



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-043
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **WT Johnson 3T Unit Credit Installed by the Customer**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$3,000	ISM
002	HVAC / BAS Materials	\$3,043	Econ-air
002	Margin (22.51%)	\$1,755	Trane

Total Credit Amount \$7,798
Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 1/2/25

Signature [Signature]

WT Johnson						
001 – HVAC Installation	N/A	N/A	Budget	Apprx Rev	-3,000	0 -3,000
ISM						
002 - HVAC and BAS Materials / Equipment	N/A	N/A	Budget	Apprx Rev	-3,043	0 -3,043
Trane						
003 - BAS Installation Materials	N/A	N/A	Budget	Apprx Rev	0	0 0
Trane						
004 - Margin (22.51%)	N/A	N/A	Budget	Apprx Rev	-1,755	0 -1,755
Trane						
					-7,798	-7,798



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-044
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Recreation, Parks, and Facilities Administrative Offices 0.75T Minisplit Credit**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$1,500	ISM
002	HVAC / BAS Materials	\$2,352	Econ-air
002	Margin (22.51%)	\$1,119	Trane

Total Credit Amount \$4,971
Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

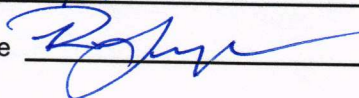
Date _____

Signature _____

OWNER:

Name/Title Ben Lampkin / Director

Date 1/2/25

Signature 

Mechanical/HVAC Upgrades

Scope Description

Item 1 – Replace (1) Existing Split AC Units, and (2) Ductless Split AC Units

- Prepare complete MEP (mechanical-electrical-plumbing) engineering documentation to facilitate mechanical-HVAC upgrade work
- Replace (1) existing 3.5 ton split AC heat pump system with a new 3.5 ton high efficiency heat pump system
- Replace (2) existing ductless AC heat pumps with a new 1.25 ton high efficiency ductless heat pump and a new 0.75 ton ductless AC heat pump
- Provide as-built documentation and O&M (operations and maintenance training) for applicable ARC personnel

The equipment schedule shown on next page describes the new equipment being installed:

Affected Equipment (Description of Existing Equipment to be Replaced)

Location	Equipment	Qty	Capacity	Area Served (Tag)	Manufact.	Model	Serial Number	Mfg. Year	Voltage/Phase
2 nd Floor Admin / On Grade	Split Heat Pump System	1	3.5 ton	2 nd Floor Admin (#4)	Ruud	UBHC-21J14SFA / UPKA-043JAZ	T M2904 11854 / 6391 M4303 04521	2004/2003	208/1, 208/1
Office/ On Grade	Ductless Split Heat Pump	1	1.25 ton	Tonia's Office	Mitsubishi	MS15TN/ MU15TN	1000584/ 1000000T	2001	115/1, 208/1
Office/ On Grade	Ductless Split Heat Pump	1	0.75 ton	Marilyn's Office	EMI	- / SHC09D	- / 1-03-B-4194-09	2003	208/1, 208/1

Note: Basis of design for new split AC heat pump is Trane model 4TWR7 two-speed heat pump with minimum 17 SEER and model TEM6 air handling units with EC motor for adjustable speed operation, and basis of design for new ductless heat pumps is Mitsubishi PKA indoor wall-mounted fan coil unit coupled to Mitsubishi PUZ outdoor heat pump condensing unit.

001 – HVAC Installation	N/A	N/A	Budget	Apprx Rev	1,500	0	1,500
ISM							
002 - HVAC Equipment	N/A	N/A	Budget	Apprx Rev	2,352	0	2,352
Trane							
003 - BAS Installation Materials	N/A	N/A	Budget	Apprx Rev	0	0	0
Trane							
004 - Margin (22.51%)	N/A	N/A	Budget	Apprx Rev	1,119	0	1,119
Trane							
					-4,971		-4,971

Equip Type	Model Number	Description	# Units	Unit Cost	Total Cost
		(1) 3.5 ton high eff split AC heat pump, (2) 1.25 ton ductless AC heat pump J Click quote 2/4/22	1	\$ 10,470.00	\$ 10,470.00
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
Sales Tax		0.00%		Total Trane Material	\$ 10,470.00
					\$ -
				Total Trane Material with Tax	\$ 10,470.00

\$ 2,352.00

* Per J. Click



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-045
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the work completed by the Customer: **Newman Tennis Center Outdoor Unit Credit**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$2,900	ISM
002	HVAC / BAS Materials	\$1,328	Econ-air
002	Margin (22.51%)	\$1,228	Trane

Total Credit Amount
Total Savings Adjustment

\$5,456
TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 1/2/25

Signature [Signature]

001 – HVAC Installation	N/A	Budget	Apprx Rev	2,900	0	2,900
ISM						
002 - HVAC Equipment	N/A	Budget	Apprx Rev	1,328	0	1,328
Trane						
003 - Margin (22.51%)	N/A	Budget	Apprx Rev	1,228	0	1,228
Trane						
				-5,456		-5,456

[illegible]



**Infrastructure
Systems
Management, LLC**
SPECIALIZED CONSULTING SERVICES

1557 Broad Street
Augusta, Georgia 30904

Phone: (706) 250-3228

email: fbrown@ismllc-engr.com

Fax: (706) 397-3523

Date: October 6, 2023

Attn: Infrastructure Systems Management

Regarding: Parks & Recs Admin Office and Newman Tennis Center Deductive Change Orders

Dear Sir,

We respectfully provide a deductive change order in the amount as follows...

Recreation, Parks and Facilities Admin Office Deduct: \$0.00

Deduct based on the original scope of work replacing (3) total units. Newest drawings show to replace (2) total units. However, per the drawing notes we are to remove (1) existing unit and build a new sheet metal plenum for it and replace the existing unit. Cost for added plenum work and deduct of (1) unit are equal.

Newman Tennis Center Credit: \$2,900.00

Original scope of work was to replace one 5-ton split system with gas heat. We installed a single gas furnace inside the building. A credit should be issued for the outdoor unit. ISM can provide a credit of \$3,400.00 for the exterior unit. Per the drawings we were supposed to reconnect to the existing flue vent and we ended up having to remove the existing and rerun flue vent pipe. Cost for rerun of flue vent pipe: \$500.00. After the cost of the flue vent is factored in the overall credit, we will provide a credit of \$2,900.00 on this project.

Thank you,
Floyd Brown
ISM Operations Manager



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-046
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following work: **Webster Detention Center AHU Scope Change**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$29,976	Spartan
002	HVAC Equipment	\$18,750	Trane
002	Margin (22.51%)	\$14,102	Trane

Total Credit Amount
Total Savings Adjustment

\$62,648
TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 1/2/25

Signature [Signature]

Webster Detention Center

001 - HVAC Installation	N/A	N/A	Budget	Apprx Rev	29,976
Spartan					
002 - HVAC Equipment	N/A	N/A	Budget	Apprx Rev	18,570
Trane					
003 - Margin (22.51%)	N/A	N/A	Budget	Apprx Rev	14,102
Trane					
-62,648					

LARGE BUILDINGS						
Site Name	Device Name	Capacity	Manufacturer	Model Numb	Cost	Price
Webster Detention Center	AHU-1E	3 Ton	Trane			Credit - replaced by Customer
	AHU-2E		Trane			Credit - replaced by Customer
	AHU-3E	3 Ton	Trane			Credit - replaced by Customer
	AHU-4E		Trane			Credit - replaced by Customer
	AHU-5E		Trane			Credit - replaced by Customer
	AHU-6E		Trane			Credit - replaced by Customer - Coil Issues
	AHU-7E		Trane	BCHB0242ADD0L2300B1C1030AACB20DE2000000000		
	AHU-8E		Trane	MCCA014ABF0C0000000000		Add associated with equipment size
	AHU-9E		Trane			Add associated with equipment size
	AHU-10E		Trane	BCHB0242DD0L2300B3D000000CB20DE20000000000000		
	AHU-11E		Trane	BCHB0242AD0R1300B1C1030AACB20DE200000000000		
	AHU-3D		Trane	BCHB0362DD0R1300B3C0000000CB000000000000000000		
	CH-1	250 Tons	Trane	BCHC072G1G0A1M05E		Add unit per the tenant request
	CH-2	250 Tons	Trane	CVHE250		
	CT-1	400 Ton	IBC			

[illegible]

ARC PACT: Webster AHU scope change



Click, Josh
To ☐ Banik, Michal

 Business

Start your reply all with:

Thank you!

Received, thank you.

Got it, thanks!

Feedback

Michal,

Final scope included the following equipment:

- AHU-3D, 6E, 7E, 8E, 9E, 10E, 11E
Duct furnace for AHU-7E and 8E

Duct furnace for AHU-7E and 8E

Total Price(excluding tax)\$97,169

Let me know if further info is needed.

Thanks,

Josh Click

Georgia Trane
804 Trane Road
Augusta, GA 30909
Cell 706.622.0721

Georgia Trane
804 Trane Road

Augusta, GA 30909

Cell 706.622.0721

Consulting Engineer Resources: <http://www.traneengineer.com/>



Thursday, January 2, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-048
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Install 46EA Isolation Valves at Webster Detention Center**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$26,303	ISM
002	Margin (22.51%)	\$7,641	Trane

Total Credit Amount	\$33,944
Total Savings Adjustment	TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin/Director

Date 1/2/25

Signature [Signature]



Phone # (706) 863-6911

Fax # (706) 863-6912

Estimate

Date	Estimate #
9/5/2023	16808

Trane U S
4000 Dekaib Technology Pkwy
Bldg 100
Atlanta, Ga 30340

Description	Qty	Total
Cange Order for : Scope of Work: • Supply all necessary supervision, labor, material, and equipment to perform this project. • Add in 46 each block valves throughout the cooling water system		26,302.50
Total		\$26,302.50

001 – HVAC Installation	N/A	N/A	Budget	Apprx Rev	26,303	0	26,303
ISM							
003 - Margin (22.51%)	N/A	N/A	Budget	Apprx Rev	7,641	0	7,641
Trane							
					33,944		33,944



Thursday, January 3, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-049
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **Replace AHU 1B Damaged Coil at Webster Detention Center**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	HVAC Installation	\$46,180	Spartan
002	Material	\$14,972	Trane
003	Margin (22.51%)	\$17,764	Trane

Total Amount \$78,916
Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin/Director

Date 1/3/25

Signature [Signature]

Webster Coil Replacement 1B

001 – HVAC Installation	N/A	N/A	Budget	Apprx Rev	46,180	0	46,180
Spartan							
002 - HVAC Materials / Equipment	N/A	N/A	Budget	Apprx Rev	14,972	0	14,972
Trane							
003 - Margin (22.51%)	N/A	N/A	Budget	Apprx Rev	17,764	0	17,764
Trane							
							78,917



3874 WRIGHTSBORO RD
AUGUSTA, GA 30909

PAST DUE

Invoice

Date	Invoice #
7/1/2024	GW PR #4

Bill To / Ship to				
Trane U S 4000 Dekalb Technology Pkwy Bldg 100 Atlanta, Ga 30340				
		P.O. No.	Terms	Rep
		G1S2300231	2% 15 days	WA
Item	Qty	Description	Rate	Amount
15 HVAC		WEBSTER COIL AND PIPING REPAIR TO 7-E,1-F and 1-B Change coil in 7-E,1-B and 1-F air-handler at webster. This is a time an material job, PO will show open balance until work is completed. 7E - Labor: \$17,943.14 Material: \$434.83 Equipment: \$3,156.25 Total: \$21,534.08 1B - Labor: \$17,701.00 Material: \$1,801.70 Equipment:\$3,587.50 Total: \$23,090.20 1F - (Added as T&M job by email.) Labor: \$10,125.50 Material: \$908.35 Equipment: \$2,293.75 Total: \$13,327.60 NSULATION COST HAS NOT BEEN BILLED AND THAT COST WILL FALLOW.	57,952.02	57,952.02
			Total	\$57,952.02
			Balance Due	\$57,952.02

Banik, Michal

From: Mccall, Kevin
Sent: Monday, October 28, 2024 10:26 AM
To: Banik, Michal
Subject: FW: Webster Detention AHU 1-B Coil Quote
Attachments: 24-03-247.pdf

Regards,

Kevin McCall

Associate Project Manager
4000 Dekalb Technology Pkwy. Bldg 100
Atlanta, GA 30340
470-714-5289 Cell
Kevin.McCall@tranetechnologies.com



TRANE

TRANE
TECHNOLOGIES

From: Smith, Calvin <CALVIN.SMITH@TRANE.COM>
Sent: Monday, April 15, 2024 3:39 PM
To: Mccall, Kevin <Kevin.McCall@tranetechnologies.com>; Banik, Michal <Michal.Banik@trane.com>
Subject: FW: Webster Detention AHU 1-B Coil Quote

Use the main PID.

1 Week \$ 14,972.00

Qty (1) 6 row, replacement, chilled water coil

1/2"x.016" copper tubes

.006" aluminum fins

Galvanized steel

Brass mpt

From: Chris Morris <christopher.morris@mingledorffs.com>
Sent: Tuesday, March 26, 2024 3:49 PM
To: Smith, Calvin <CALVIN.SMITH@TRANE.COM>
Cc: Gleiter, Chris <Chris.Gleiter@trane.com>
Subject: Re: Webster Detention AHU 1-B Coil Quote

Alert: This is an external email.

Qty (1) 6 row, replacement, chilled water coil

1/2"x.016" copper tubes

.006" aluminum fins

Galvanized steel

Brass mpt

Mfg time

3-4 Weeks \$ 10,325.00

2 Weeks \$ 13,423.00

1 Week \$ 14,972.00

Price includes freight. Allow 3-4 days for shipping

Chris Morris

Territory Manager
SouthEast Region

Office: 706-548-2959

Mobile: 706-836-9803

christopher.morris@mingledorffs.com



This e-mail is intended for the use of the addressee(s) only and may contain privileged, confidential, or proprietary information that is exempt from disclosure under law. If you have received this message in error, please inform us promptly by reply e-mail, then delete the e-mail and destroy any printed copy.

Thank you

From: Smith, Calvin <CALVIN.SMITH@TRANE.COM>

Sent: Tuesday, March 26, 2024 1:05 PM

To: Chris Morris <christopher.morris@mingledorffs.com>

Cc: Gleiter, Chris <Chris.Gleiter@trane.com>

Subject: FW: Webster Detention AHU 1-B Coil Quote



Thursday, January 3, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-050
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following work: **Henry Brigham Pool Pump and VFD Credit**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all costs.

Item Number	Description	Proposed Amount	Company
001	Pump and VFD Installation	\$18,371	ISM
002	Margin (22.51%)	\$5,337	Trane

Total Credit Amount \$23,708
Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 1/3/25

Signature [Signature]

	N/A	N/A	Budget	Apprx Rev	o	18,371
001 – Install Premium efficiency motors and VFD						
Budget						
002 - Margin (22.51%)					0	5,337
Trane						
						23,708.00

[illegible]



Thursday, January 3, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-051
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following work: **The Boathouse Controls Labor Credit**. We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all costs.

Item Number	Description	Proposed Amount	Company
001	BAS Labor	\$23,527	ISM
002	Margin (22.51%)	\$6,834	Trane

Total Credit Amount \$30,361
Total Savings Adjustment TBD

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin / Director

Date 1/3/25

Signature [Signature]

Boathouse Controls

001 – Summary Cost	N/A	N/A	Budget	Apprx Rev	23,527	0	23,527
Trane							
002 - Margin (22.51%)	N/A	N/A	Budget	Apprx Rev	6,834	0	6,834
Trane							
					30,361.00		30,361.00

[illegible]

Labor Cat	Scope Description	Reg Hrs.	Reg Rate/hr.	Reg Cost	OT Hrs.	OT Rate/hr.	OT Cost	Total Scope Cost
BAS			\$0.00	\$ -		\$0.00	\$ 8,717	\$ 8,717.00
BAS			\$0.00	\$ -		\$0.00	\$ -	\$ -
Tech			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
			\$0.00	\$ -		\$0.00	\$ -	\$ -
Commiss			\$0.00	\$ -		\$0.00	\$ -	\$ -
					-	-	total BAS Labor	\$ 8,717.00
Sales Tax	0.00%	\$ -						Total Labor Cost with Tax \$ 8,717.00

Enter hours & \$/hr., \$, or % of cost

Total	GCC					



Wednesday, April 30, 2025

Mr. Ron Lampkin
Interim Director Central Services
Augusta-Richmond County
2760 Peach Orchard Road
Augusta, GA 30906

**RE: Change Order Request Number COR-052
Augusta Richmond County PACT CID00075252**

Dear Mr. Lampkin,

We have finalized gathering all the required quotations for the following extra work: **ARC PACT Lighting Scope Subcontractor Reconciliation**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	Lighting Installation Credit	\$17,104	Envocore
002	Margin 22.51%	\$4,968	Trane

**Total Credit Amount \$22,072
Total Savings Adjustment TBD**

I have included all supporting documentation in the body of this COR. If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

CONTRACTOR:

Name/Title _____

Date _____

Signature _____

OWNER:

Name/Title Ron Lampkin/Director

Date 4/30/25

Signature [Signature]

ENVOCORE Lighting Solutions Executive Summary

Augusta - Richmond County

Existing Lighting System	As-Built	Contract	Difference
Annual Connected Load Costs	\$ 1,134,731.79	\$ 1,112,762.38	\$ 21,969.41
Annual Maintenance Material Costs	\$ 151,515.06	\$ 147,957.67	\$ 3,557.39
Annual Maintenance Labor Costs	\$ 53,730.46	\$ 53,783.62	\$ (53.17)
Total Annual Operating Costs	\$ 1,339,977	\$ 1,314,504	\$ 25,474
Peak kW with DF	2,838	2,827	10
Peak kW without DF	3,860	3,820	40
Annual kWh	11,191,323	10,972,286	219,037
Total Watts per Square Foot	1.85	1.84	0.00
Percentage of kW			
Percentage of kWh			
Percentage of Cost			

Proposed Lighting System	As-Built	Contract	Difference
Annual Connected Load Costs	\$ 619,995.23	\$ 599,317.66	\$ 20,677.58
Annual Maintenance Material Costs	\$ 103,016.83	\$ 100,314.92	\$ 2,701.91
Annual Maintenance Labor Costs	\$ 29,679.15	\$ 28,971.30	\$ 707.85
Total Annual Operating Costs	\$ 752,691.21	\$ 728,603.88	\$ 24,087.33
Peak kW with DF	1,978	1,954	24
Peak kW without DF	2,615	2,570	45
Annual kWh	6,267,398	6,076,393	191,005
Total Watts per Square Foot	1.31	1.30	0.01
Percentage of kW			
Percentage of kWh			
Percentage of Cost			

Savings	As-Built	Contract	Difference
Annual Connected Load Savings	\$ 514,736.56	\$ 513,444.72	\$ 1,291.84
Net HVAC Impact	\$ 15,156.65	\$ 15,337.32	\$ (180.67)
Annual Maintenance Material Savings	\$ 48,498.23	\$ 47,642.75	\$ 855.47
Annual Maintenance Labor Savings	\$ 24,051.31	\$ 24,812.33	\$ (761.02)
Total Annual Operating Savings	\$ 602,442.74	\$ 601,237.12	\$ 1,205.63
Peak kW with DF	859	873	-14
Peak kW without DF	1,245	1,250	-5
Annual kWh	4,923,925	4,895,892	28,032
Total Watts per Square Foot	0.53	0.54	-0.01
Percentage kW	32.2%	32.7%	-0.5%
Percentage kWh	44.0%	44.6%	-0.6%
Percentage Savings	43.8%	44.6%	-0.7%

Green Environmental Annual Impact	As-Built	Contract	Difference
Acres of Trees Planted per Year	1,428	1,420	8
Cars Removed per Year	689	685	4
Acid Rain (CO2 lb/kWh) Removed	11,817,419	11,750,141	67,278
Smog (NOX g/kWh) Removed	19,695,698	19,583,569	112,129
Acid Rain (SO2 g/kWh) Removed	49,239,246	48,958,923	280,323

Results	As-Built	Contract	Difference
Lighting Upgrade Project Cost	\$3,566,027.94	\$ 3,583,131.79	\$ (17,103.85)
10 Year Cumulative Cash Flow	\$2,458,399.49	\$2,429,239.37	\$29,160.11
15 Year Cumulative Cash Flow	\$5,470,613.20	\$5,435,424.95	\$35,188.25
20 Year Cumulative Cash Flow	\$8,482,826.91	\$8,441,610.54	\$41,216.38
Payback	5.92	5.96	-0.04
Estimated Rebate			
Payback with Rebate			
Maintenance Staff Work Avoided (Hours):	2461.91	2516.41	-54.50
Life Cycle Cost Savings:	\$5,586,612.73	\$5,586,612.73	\$0.00

All information is proprietary and confidential and may only be shared or used with the written consent of Retro-Tech Systems, LLC and UNI, LLC.