



## Central Services Department

Horace Green, Director 2760 Peach Orchard Road, Augusta, GA 30906  
Maria Rivera-Rivera, Deputy Director (706) 828-7174 Phone (706) 796-5077 Fax

### MEMORANDUM

**TO:** Andy Penick, Director, Procurement Department *AP 10/24/2025*  
**FROM:** Horace Green, Director, Central Services Department  
**DATE:** October 9<sup>th</sup> 2025  
**SUBJECT:** Emergency Memo – Diamond Lakes Chiller Compressor Replacement

In accordance with §1-10-57 Emergency Procurements, we respectfully ask you to accept this communication as notification of an emergency at Diamond Lakes regarding the Chiller and Compressor in the gym and the library.

The chiller at this location was down, causing high room temperatures throughout the facility. Without the chiller unit, the HVAC system would continue to not work properly, and due to children's summer camps, that were taking place in the facility, the building would have needed to be closed until these issues could be resolved. It is imperative that the deficiencies with the chiller were addressed as soon as possible to restore proper air circulation to the building.

Please process a purchase order for Trane Company, in the amount of \$131,054.00 for the service calls to replace the compressor and the chiller.

If you have any questions or concerns, please contact the Central Services Department.

HG/mcrr

**Nancy M. Williams**

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**From:** Darrell White  
**Sent:** Thursday, June 26, 2025 2:13 PM  
**To:** Katie Cornelius  
**Cc:** Ron Lampkin; Maria Rivera-Rivera; Scarlet Green; Arlene New; Audrey Sutton; Nancy M. Williams; Marquel Wimbush; Eric Bing  
**Subject:** Re: Emergency Request - Diamond Lakes Library / Robert Howard Center Chiller

Please proceed with this request.

[Get Outlook for iOS](#)

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**From:** Katie Cornelius  
**Sent:** Thursday, June 26, 2025 2:11:25 PM  
**To:** Darrell White  
**Cc:** Ron Lampkin ; Maria Rivera-Rivera ; Scarlet Green ; Arlene New ; Audrey Sutton ; Nancy M. Williams ; Marquel Wimbush ; Eric Bing  
**Subject:** Emergency Request - Diamond Lakes Library / Robert Howard Center Chiller

Good afternoon,

This communication serves as notification of an emergency at the following location:

- Diamond Lakes Library / Robert Howard Community Center
  - The chiller at this location is currently down, causing high room temperatures throughout the facility. Without the chiller unit, the HVAC system will continue to not work properly, and due to children's summer camps that are taking place in the facility, the building may need to be closed until these issues can be resolved. It is imperative that the deficiencies with the chiller are addressed as soon as possible to restore proper air circulation to the building.

We are requesting approval to proceed with Trane Service on an emergency basis to assess and correct these issues.

Thank you,  
Katie

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**Katie Cornelius | Administrative Assistant**  
**Augusta – Richmond County | Central Services Department**  
2760 Peach Orchard Rd | Augusta, Georgia 30906  
(p) 706-312-4152  
[KCornelius@augustaga.gov](mailto:KCornelius@augustaga.gov) | [www.augustaga.gov](http://www.augustaga.gov)



**Nancy M. Williams**

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Katie

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**AUGUSTA-RICHMOND COUNTY GEORGIA**

**PURCHASING DEPARTMENT**

DEPARTMENT NAME: Central Services Department

DEPARTMENT NUMBER: SP001VHI, See Below

DEPARTMENT HEAD: [Signature]

*8411601*

REQUISITION:

REQUISITION DATE: 10/9/2025

PURCHASE ORDER NUMBER:

PURCHASE ORDER DATE:

| VENDOR                                       |                                                                                                                                                                      | NAME OF BIDDER |              | NAME OF BIDDER |            | NAME OF BIDDER |             |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------|----------------|------------|----------------|-------------|
| Trane                                        |                                                                                                                                                                      |                |              |                |            |                |             |
| PHONE NUMBER                                 |                                                                                                                                                                      | 706-738-8157   |              |                |            |                |             |
| QUOTED BY                                    |                                                                                                                                                                      | NAME OF BIDDER |              | NAME OF BIDDER |            | NAME OF BIDDER |             |
| ITEM NO                                      | DESCRIPTION                                                                                                                                                          | Quantity       | Unit Price   | Total Price    | Unit Price | Total Price    | Total Price |
| 1                                            | PROVIDE LABOR TO INSTALL (1) 200TON RENTAL CHILLER,<br>PROVIDE LABOR TO DECOMMISSION (1) 200TON RENTAL<br>CHILLER, PIPING AND MATERIALS INCLUDED WITH RENTAL<br>UNIT | 1              | \$ 10,000.00 | \$ 10,000.00   |            |                |             |
| 2                                            | CHILLER RENTAL                                                                                                                                                       | 1              | \$ 19,952.00 | \$ 19,952.00   |            |                |             |
| 3                                            | CHILLER RENTAL MONTHLY CHARGE                                                                                                                                        | 1              | \$ 15,552.00 | \$ 15,552.00   |            |                |             |
| 4                                            | DECOMMISSION EXISTING COMPRESSOR, INSTALLATION OF<br>NEW COMPRESSOR, TESTING AND COMMISSIONING                                                                       | 1              | \$ 84,330.00 | \$ 84,330.00   |            |                |             |
| 5                                            | SERVICE CALL                                                                                                                                                         | 1              | \$ 1,220.00  | \$ 1,220.00    |            |                |             |
| 6                                            |                                                                                                                                                                      |                |              |                |            |                |             |
| 7                                            |                                                                                                                                                                      |                |              |                |            |                |             |
| 8                                            | Diamond Lakes Chiller Compressor<br>Replacement                                                                                                                      |                |              |                |            |                |             |
| 9                                            | Proposal July 7th, 2025                                                                                                                                              |                |              |                |            |                |             |
| 10                                           | Funding is available in the following accounts :                                                                                                                     |                |              |                |            |                |             |
| 11                                           | GL: 330-05-1120 / 5421110                                                                                                                                            |                |              |                |            |                |             |
| 12                                           | JL : 225058139 / 5421110                                                                                                                                             |                |              |                |            |                |             |
| 13                                           |                                                                                                                                                                      |                |              |                |            |                |             |
| 14                                           |                                                                                                                                                                      |                |              |                |            |                |             |
| TOTAL BID                                    |                                                                                                                                                                      |                | \$           | 131,054.00     |            |                |             |
| SHIPPING CHARGES                             |                                                                                                                                                                      |                |              |                |            |                |             |
| DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER |                                                                                                                                                                      |                |              |                |            |                |             |



Trane U.S. Inc.  
804 Trane Rd  
Augusta, GA 30909  
Phone: (706) 738-8157

July 07, 2025

Augusta-richmond Cnty  
535 TELFAIR ST SUITE 800  
Augusta, GA 30901-3090  
(706) 834-3577

Site Address:  
Diamond Lakes Park  
103 Diamond Lakes Way  
Hephzibah, GA 30815

**ATTENTION:** Maria Rivera-Rivera

**PROJECT NAME:** Diamond Lakes Rental Chiller Install

We are pleased to propose the following Trane services for the equipment listed. Services will be performed using Trane's exclusive service procedures provided by factory trained and experienced technicians. You receive the full benefit of our expertise derived from being Trane equipment's original manufacturer. Our procedures are environmentally and safety conscious while providing for the efficient delivery of these services.

#### EQUIPMENT LIST

### Diamond Lakes Park

The following "Covered Equipment" will be serviced at Diamond Lakes Park:

| Equipment | Qty | Manufacturer | Model Number | Serial Number | Asset Tag |
|-----------|-----|--------------|--------------|---------------|-----------|
| Chiller   | 1   | Trane        |              |               |           |

#### SCOPE OF SERVICE

- Provide labor to install (1) 200Ton rental chiller.
- Provide labor to decommission (1) 200Ton rental Chiller.
- Piping and Materials included with rental unit.

## PRICING AND ACCEPTANCE

**TOTAL PRICE:**.....\$10,000.00 USD

### CLARIFICATIONS

1. Any service not listed is not included.
2. Work will be performed during normal Trane business hours.
3. This proposal is valid for 30 days from July 07, 2025.

I appreciate the opportunity to earn your business and look forward to helping you with all of your service needs. Please contact me if you have any questions or concerns.

Sincerely,

Chris Gleiter

### TARIFFS

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions – Quoted Service.

| CUSTOMER ACCEPTANCE                                                                |  |
|------------------------------------------------------------------------------------|--|
|  |  |
| Authorized Representative                                                          |  |
| Ron Lampkin                                                                        |  |
| Printed Name                                                                       |  |
| Director Central Services                                                          |  |
| Title                                                                              |  |
| Purchase Order                                                                     |  |
| Acceptance Date                                                                    |  |
| Trane's License Number:                                                            |  |



Date: 7/7/2025

Minimum Rental : 7 Days  
Monthly Rental Period: 28 Days

Diamond Lakes

Project Name: Diamond Lakes  
Quote #: P134064

Thank you for contacting Trane Rental Services for your temporary equipment needs. Trane Rental Services is pleased to offer you this proposal for equipment and installation services as noted to meet your system requirements. Upon your written acceptance, this proposal will constitute the Rental Agreement.

### Equipment Rented

*This proposal is subject to your acceptance for 30 days from the date above and is contingent upon equipment availability at the time of contract. Rental rates do not include applicable taxes or delivery and return charges unless otherwise noted.*

| Description               | Quantity |
|---------------------------|----------|
| 200 ton AC Chiller w/pump | 1        |
| 4/0 x 100ft Cable Box     | 3        |
| 6" x 200ft Hose Box       | 1        |
| 48ft Flat-bed Trailer     | 1        |

**Rental Rate: Monthly \$ 15,552.00**

### Notes:

\*\*\*Between the dates of October 1st-April 30th, care and consideration must be taken for any Trane Rental Equipment that contains water for the cooling or heating process. This can be accomplished by either of the following:

- 1) Customer must always maintain constant water flow through Rental Equipment until the machine can be disconnected and completely drained.
- 2) Equipment must be disconnected, and completely drained until the time that rental equipment is picked up and removed from site.

Certain equipment in the Trane Rental Services Fleet may require an additional winterization process upon completion of the rental term. If applicable, please use a budget price of NTE \$1,000.00 for this winterization process for each affected piece of equipment.

"Customer assumes the risk of any freeze damage should either of these procedures not be followed."



Date: 7/7/2025

Minimum Rental : 7 Days  
Monthly Rental Period: 28 Days

## Other Charges

### Additional Charges:

| Description       | Quantity | Price Each  | Periodic |    | Total    |
|-------------------|----------|-------------|----------|----|----------|
| Roundtrip Freight | 1        | \$ 4,400.00 | One-time | \$ | 4,400.00 |

Additional One-time Charge Total: \$ 4,400.00

Additional Recurring Charge Total: \$ 0.00

First Month Total: \$ 19,952.00

Recurring Month Total: \$ 15,552.00

Quote is valid for 30 days --- See Trane Terms and Conditions  
Proposal Total is subject to change based on actual duration



Date: 7/7/2025  
Minimum Rental : 7 Days  
Monthly Rental Period: 28 Days

Salesperson: Gibson, Colby  
Office: AUGUSTA  
Quote #: P134064

Colby.Gibson@transtechnologies.com

Proposal Acceptance: Diamond Lakes

To accept Proposal, please complete, sign and return this page to the Trane Salesperson listed above. Once a signed Proposal Acceptance and hard copy Purchase Order are received, we will process your order.

Customer:  
Diamond Lakes

Customer Contact:  
Name:  
Phone:  
Email:  
Customer PO#:

| Yes / No | Tax Exempt |
|----------|------------|
|----------|------------|

|                                                                                                                                                                                                                                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| If exempt please submit tax exemption certificate with your signed proposal or purchasing documents, keep your original on file in the office. You will be charged tax if a valid exemption certificate is not on file before equipment, parts or services are provided. |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

| Yes / No | Rental Protection |
|----------|-------------------|
|----------|-------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Include Rental Protection on this order. The Rental Protection Program offers you peace of mind and protection against unforeseen events such as theft, vandalism and accidental damages. Coverage price is calculated at 12% of the total recurring equipment charges and, if selected will be added to this order. A \$ 2,500 deductible that will apply to each claim. Full details of the Rental Protection Program are included the Rental Protection Terms Summary of this Rental Agreement. |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|                                                    |               |
|----------------------------------------------------|---------------|
| Recurring Period Rental Proposal Protection Price: | \$ 1,868.00   |
| Replacement Cost (Insurance Value):                | \$ 342,068.00 |

Site Address:

Site Contact:  
Name:  
Phone:  
Alt Site Contact:  
Phone:

Customer PO #:

Signature: 

Date: 7/8/25

Printed Name: Ron Langston

Date: 7/8/25



Trane U.S. Inc.  
125 Macon West Drive  
Macon, GA 31210  
Phone: (912) 743-5429

July 01, 2025

Augusta-richmond Cnty  
535 TELFAIR ST SUITE 800  
Augusta, GA 30901-3090

Site Address:  
Diamond Lakes Park  
103 Diamond Lakes Way  
Hephzibah, GA 30815

**ATTENTION:**

**PROJECT NAME:** Diamond Lakes Park Chiller Comp Replacement

We are pleased to propose the following Trane services for the equipment listed. Services will be performed using Trane's exclusive service procedures provided by factory trained and experienced technicians. You receive the full benefit of our expertise derived from being Trane equipment's original manufacturer. Our procedures are environmentally and safety conscious while providing for the efficient delivery of these services.

**EQUIPMENT LIST**

## Diamond Lakes Park

The following "Covered Equipment" will be serviced at Diamond Lakes Park:

| Equipment | Qty | Manufacturer | Model Number | Serial Number | Asset Tag |
|-----------|-----|--------------|--------------|---------------|-----------|
| Chiller   | 1   | Trane        |              | U15G02619     |           |

**SCOPE OF SERVICE**

**Decommissioning the Existing Compressor:**

- Safely shut down the RTAC chiller and isolate the compressor from the system.
- Recover and properly store or dispose of the refrigerant from the existing compressor.
- Disconnect all electrical, mechanical, and refrigerant connections from the existing compressor.
- Provide Crane to lift and carefully remove the existing compressor from the chiller unit.

**Installation of New Compressor:**

- Provide Crane to lift and carefully install new compressor into unit.
- Reconnect all electrical, mechanical, and refrigerant lines to the new compressor, ensuring all connections are secure and leak-free.
- Clean Condenser coils while the unit is shut down.

**Testing and Commissioning:**

- Perform initial testing to verify the proper installation and operation of the new compressor.
- Charge the system with 215lbs of new R-134A refrigerant.
- Conduct comprehensive performance testing to ensure the new compressor operates efficiently and meets the required specifications.
- Provide detailed documentation regarding the replacement of the compressor.
- Clean up the work area and ensure all tools, equipment, and materials are properly stored or disposed of.
- Dispose of the old compressor and any waste materials in accordance with environmental regulations and best practices.

## PRICING AND ACCEPTANCE

**TOTAL PRICE:**.....\$84,330.00 USD

### CLARIFICATIONS

1. Any service not listed is not included.
2. This quote includes new R-134a for flat circuit.
3. Temporary chiller is not included in this project. Quote provided separately.
4. Work will be performed during normal Trane business hours.
5. This proposal is valid for 30 days from July 01, 2025.

I appreciate the opportunity to earn your business and look forward to helping you with all of your service needs. Please contact me if you have any questions or concerns.

Sincerely,

Chris Gleiter

### TARIFFS

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions – Quoted Service.

#### CUSTOMER ACCEPTANCE

Authorized Representative

Ron Lampton

Printed Name

Director Central Services

Title

Purchase Order

Acceptance Date

Trane's License Number:

## Myana Mahadi

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**From:** Scarlet Green  
**Sent:** Thursday, October 9, 2025 9:59 AM  
**To:** Myana Mahadi  
**Cc:** Katie Cornelius; Maria Rivera-Rivera; Horace Green  
**Subject:** FW: Diamond Lakes Chiller Compressor Replacement  
**Attachments:** Diamond Rental Chiller Installation.pdf; Diaomond Chiller Rental.pdf; Diamond Chiller Compressor.pdf; [EXTERNAL] 3RD PO REQUEST 25-11559255 DIAMOND LAKES PARK CHILLER FOR GYM AND LIBRARY NOT

Hey Mya,

Please prepare documents and charge to the account numbers below. This will be just like the one previously sent but only one vendor. Please place documents on my desk for review.

Thanks,  
Scarlet

**Scarlet Green | Business Analyst**  
**Augusta - Richmond County | Central Services Department**  
2760 Peach Orchard Rd | Augusta, Georgia 30906  
(p) 706-432-5254 | (c) 762-333-4654  
[sgreen@augustaga.gov](mailto:sgreen@augustaga.gov) | [www.augustaga.gov](http://www.augustaga.gov)



**From:** Timothy Schroer <[tschroer@augustaga.gov](mailto:tschroer@augustaga.gov)>  
**Sent:** Thursday, October 9, 2025 9:51 AM  
**To:** Scarlet Green <[SGreen@augustaga.gov](mailto:SGreen@augustaga.gov)>  
**Cc:** Maria Rivera-Rivera <[MRivera-Rivera@augustaga.gov](mailto:MRivera-Rivera@augustaga.gov)>; Ron Lampkin <[RLampkin@augustaga.gov](mailto:RLampkin@augustaga.gov)>; Horace Green <[hgreen@augustaga.gov](mailto:hgreen@augustaga.gov)>; Alphonza Williams <[AWilliams5@augustaga.gov](mailto:AWilliams5@augustaga.gov)>; Tameka Williams <[tdwilliams@augustaga.gov](mailto:tdwilliams@augustaga.gov)>; Emanuel Mitchell <[mitchelle@arcpls.org](mailto:mitchelle@arcpls.org)>; Katie Cornelius <[KCornelius@augustaga.gov](mailto:KCornelius@augustaga.gov)>  
**Subject:** RE: Diamond Lakes Chiller Compressor Replacement

**As requested**

**GL 330-05-1120/5421110**  
**JL 225058139/5421110**

Thanks,  
Scarlet

**Scarlet Green | Business Analyst**  
**Augusta - Richmond County | Central Services Department**  
2760 Peach Orchard Rd | Augusta, Georgia 30906  
(p) 706-432-5254 | (c) 762-333-4654  
[sgreen@augustaga.gov](mailto:sgreen@augustaga.gov) | [www.augustaga.gov](http://www.augustaga.gov)



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