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



Augusta Richmond County Government

March ____, 2024

Trane Augusta Trane Office 804 Trane Road Augusta, GA 30909

Attn: Brad Mason

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

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

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

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

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

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

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



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

The Detailed Audit Report shall include:

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

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

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

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

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

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Sincerely,

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

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

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

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

Our Augusta Richmond County Government	Acceptance by Trane
Ву:	By:
	Brad Mason
Its:	Its: Complex Solutions Sales Leader
Dated:	Dated:
Attest:	
Its:	



1 Augusta Animal Services 4164 Mack Ln. 2 Augusta Aquatica Center 3157 Damascus Rd. 3 Augusta Fire Department Training Center 3117 Damascus Rd. 4 Augusta Fire Department Training Center 1501 Aviation Way 5 Augusta - Richmond County Public Library 823 Telfair St. 6 Augusta - Richmond County Sheriff's Office 400 Walton Way, Augusta, GA 30901 7 Augusta - Richmond County Sheriff's Office 400 Walton Way, Augusta, GA 30901 8 Augusta - Richmond County Facilities and Maintenance 2760 Peach Orchard Rd. 9 Augusta - Richmond County DFCS 520 Femwick St. 10 Augusta Mixed Use 1803 Marvin Griffin Rd. 11 Augusta Soccer Park - Sue Reynolds 1345 Community Park Rd. 12 Bernie Ward Community Center 1941 Lumpkin Rd. 13 Charles B Webster Detention Center 1941 Phinizy Rd. 14 Diamond Lakes Regional Park 4335 Windsor Spring Rd. 15 Diamond Lakes Regional Park 4335 Windsor Spring Rd. 16 Diamon Lakes Regional Park 1488 Eisenhower Dr. 17 Eisenhower Park 1488 Eisenhower Dr. 18 Friedman Branch Library 1447 Jackson Rd. 19 Fire Station 1 1 Broad St. <		0.111			
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70 311 4th 3t.	48	911 Call Center	911	4th St.	