

**Walton County
The Grove**

**Change Proposal #15:
Building C & G – Revised Gas-
Line**

General Contractor:

**Reeves Young
45 Peachtree Industrial Boulevard N.W.
Sugar Hill, GA 30518
770-271-1159**



January 23, 2025

Walton County, GA
The Grove, a Walton County Parks & Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager – Ascension Program Management

Change Proposal #15: Building C and G – Revised Gas Line

The change proposal below is for the additional gas loads and gas line size increase at Building C and Building G per RFI #99 & RFI #149. There were several gas required equipment that were not included in the overall BTU gas summary. Once all the equipment was taken into account, the overall BTU gas summary increased which resulted in the upsize of the main gas line at both buildings. Please see the breakdown and supporting documentation for Please see the breakdown and supporting documentation for your reference.

Description	Qty	Unit	Unit Price	Total
Building C – Labor and Material	1	LS	\$4,081.67	\$4,081.67
Building G – Labor and Material	1	LS	\$4,006.03	\$4,006.03
Total Subcontractor Cost	1	LS		\$8,087.70
Payment & Performance Bond	0.597	%	\$48.28	\$48.28
General Liability Insurance	0.811%	%	\$65.59	\$65.59
Builders Risk Insurance	0.174%	%	\$14.07	\$14.07
RY Overhead and Profit	10	%	\$808.77	\$808.77
TOTAL				\$9,024.42


If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com

Sincerely,
Reeves Young, LLC

Isaiah Arnold


Project Manager

Approval

Lose Design (Architect of Record) Signature:  Date: 2/4/2025

Ascension PM (Capital Project Manager) Signature: Thomas J. Prine Date: 02.04.2025

Walton County Signature: _____ Date: _____

Reeves Young Signature:  Date: 02/04/25



Michael T. Meehan
 michael@meehanmechanicalinc.com

GA Registrations:
 Class II Conditioned Air (non-restricted) CN210414
 Class II Master Plumber (non-restricted) MP210322

Date: 11/19/2024

Isaiah Arnold
 Project Manager

Project: The Grove – Building C – Softball Concessions
 Change Order Request: Revised Gas Line Sizing and (3) additional appliance connections

Scope Of Work: Increase gas line service from 1-1/4" to 2" and make required (3) connections to natural gas fired, space heating appliances

qty	Materials	Description	Extended
84'	2" Sch 40 pipe	Material cost difference from 1-1/4" to 2"	330.88
63'	3/4" Sch 40 pipe	Sch 40 gas pipe	196.40
1 lot	3/4" fittings	Malleable iron tees, 90s, reducers etc	95.00
3	3/4" Valves	Gas valves (\$75x3)	225.00
3	3/4" Reg	Natural gas regulators (\$59x3)	177.00
1 lot	1/2" fittings	Nipples, 90s, unions at appliance connections	180.00
1 lot	3/4" attachments	Hangers and supports	65.00
24hrs	Labor	3 men, 8hrs @ \$95.00	2280.00
	Subtotal		3549.28
	OH&P	15%	532.39
	TOTAL		\$4081.67

Let me know if you have any questions.

Respectfully Submitted,
 Michael Meehan

24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

099 - Building C - Gas Summary Clarification

Subject

Status

Building C - Gas Summary Clarification

Open ●

Discipline

Mechanical

Importance

Normal

Location

Building C - Softball Complex

Created On

10/29/2024

Due Date

11/5/2024

Date Resolved

Author

Jose Valerio
Reeves Young, LLC

Resolved By

QUESTION

Jose Valerio on 10/29/2024 10:33 AM

Design Professional,

Our mechanical subcontractor noted that the Gas Summary on sheet P1.1C for Building C potentially does not include the gas load for mechanical equipment, nor does it show any connections to any mechanical equipment.

Based on their calculations, the total gas load would be 763,400 BTU which would require a 2" gas line instead of the 1-1/4" line specified on P1.1C.

Please confirm the total gas load. See the attached documents for reference.



File

Document1.pdf
Jose Valerio

ASSIGNMENTS

Aaron St Pierre (Lose Design) Due On 11/5/2024

Barbara Canuto (Lose Design) Due On 11/5/2024

Macon Chapman (Lose Design) Due On 11/5/2024

Savant response: The gas load needs to increase to 736,400 BTU and the incoming gas line needs to be 2". A 3/4" gas line can be ran to each HVAC equipment.

Brian Ward 11/07/24



GEORGIA

THE GROVE
BUILDING "C" - SOFTBALL BUILDING
1089 HWY 01, LOGANVILLE, GA 30052
PREPARED FOR:
WALTON COUNTY

LOGANVILLE

SUBMITTALS / REVISIONS	
NO	DESCRIPTION
A3	4/21/23, ADDENDUM 3
R3	09/19/24, RFI #037

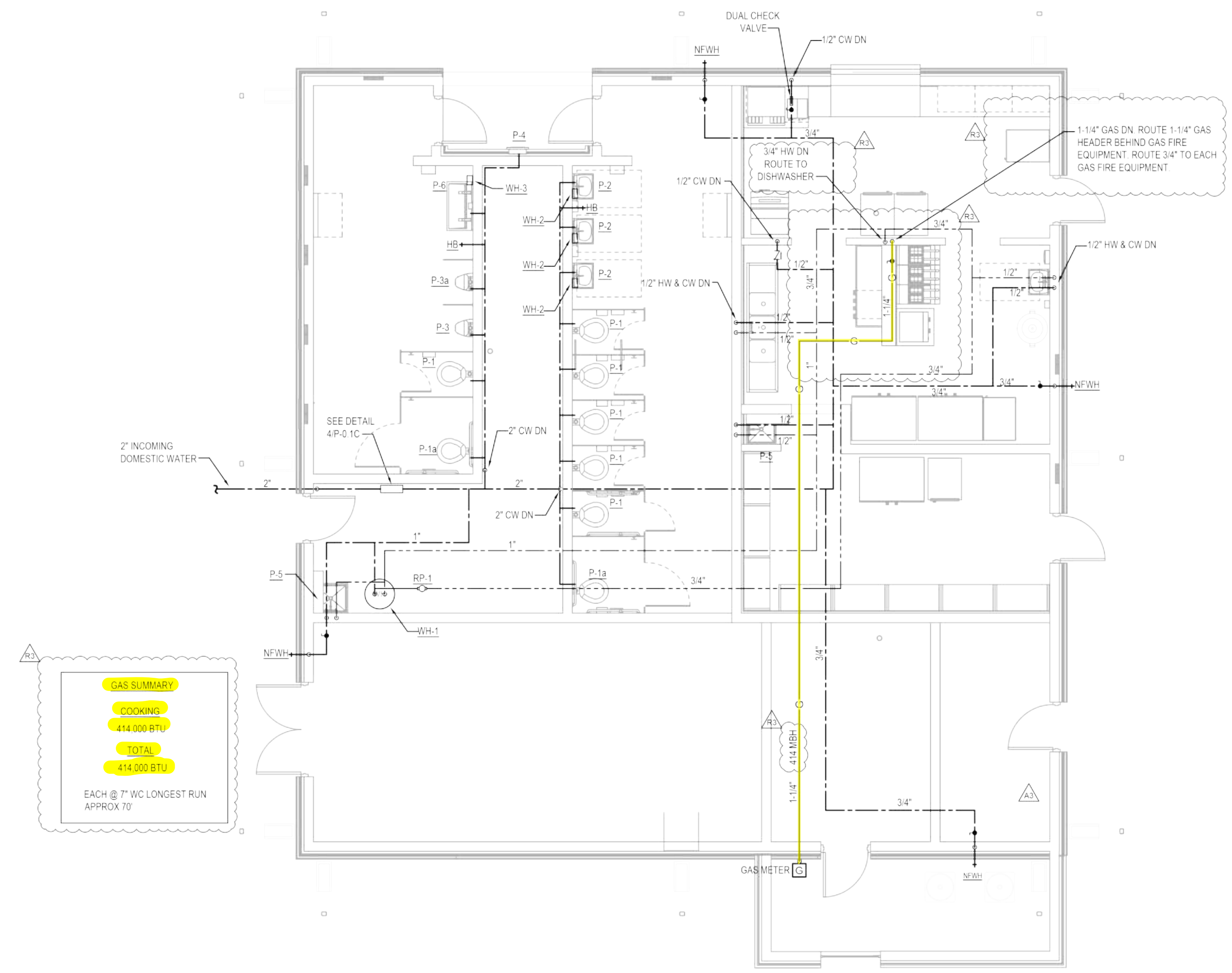
CONSTRUCTION DOCUMENTS

SHEET TITLE
FLOOR PLANS - PLUMBING

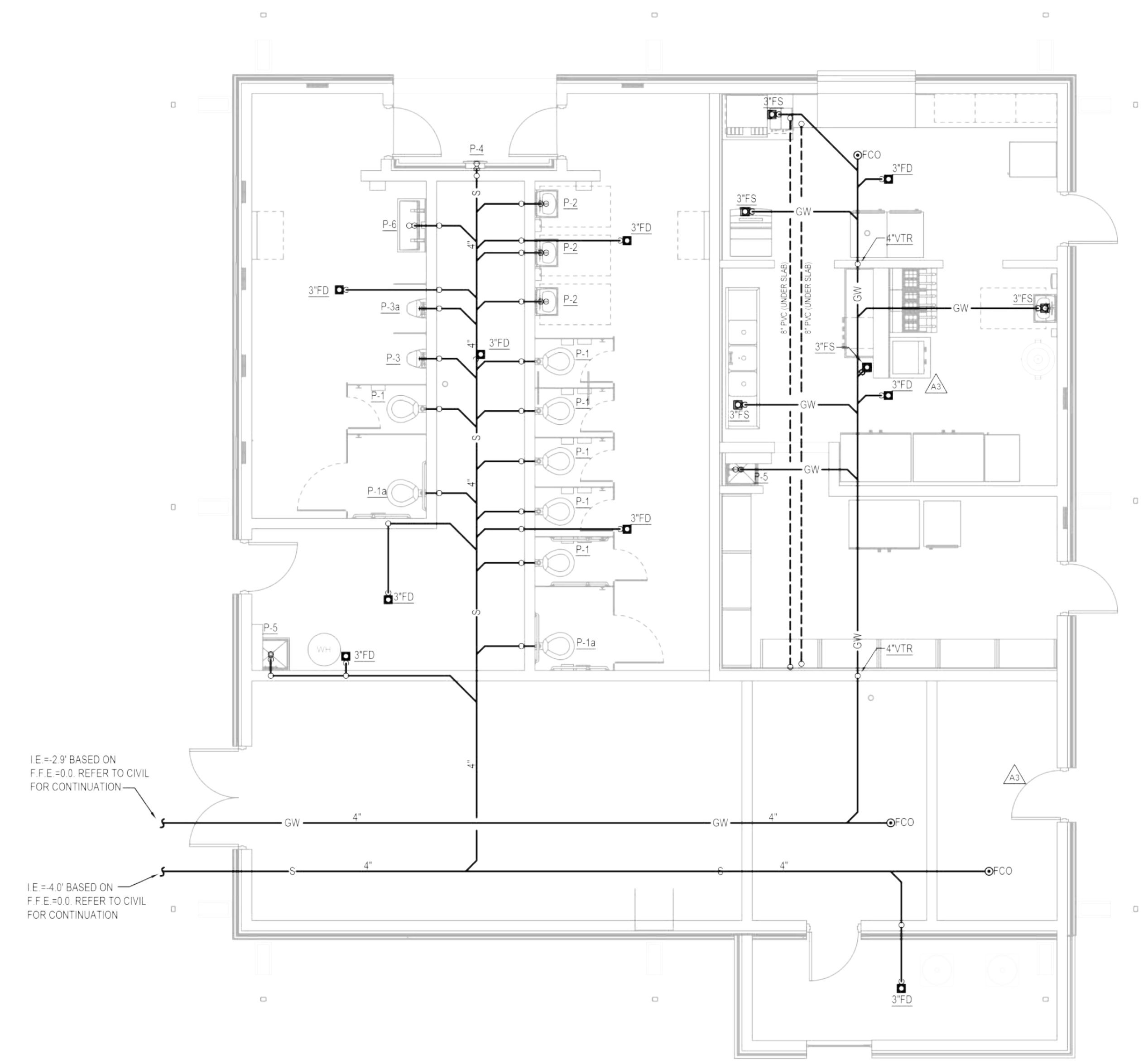
PROJECT NO.	DATE
22010	09/19/24
DRAWN BY	SCALE
BBW	
CHECKED BY	3/16"=1'-0"
TAN	
SHEET NO.	OF 40

SAVANT
Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770 319 7400
Project 22140 © 2022
COA# PE1004211
EXPIRES: 6/30/2024

P-1.1C



2 FLOOR PLAN - WATER
P-1.1C SCALE: 3/16" = 1'-0"



IE = 2'9" BASED ON F.F.E.=0.0 REFER TO CIVIL FOR CONTINUATION
IE = 4'0" BASED ON F.F.E.=0.0 REFER TO CIVIL FOR CONTINUATION

1 FLOOR PLAN - WASTE AND VENT
P-1.1C SCALE: 3/16" = 1'-0"

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GEORGIA

THE GROVE
BUILDING "C" - SOFTBALL BUILDING
1089 HWY 81, LOGANVILLE, GA 30052

PREPARED FOR:
WALTON COUNTY

LOGANVILLE

SUBMITTALS / REVISIONS

NO	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

SHEET TITLE

LEGENDS, ABBREVIATIONS AND SCHEDULES - MECHANICAL

PROJECT NO. 22010	DATE 3/22/23
DRAWN BY RHR	SCALE 12" = 1'-0"
CHECKED BY TAN	SHEET NO. SHEET OF 40

M0.1C

5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
Project 22140 ©2022
COAR: PEF004211
EXPIRES: 6/30/2024

AIR HANDLING UNIT SCHEDULE

UNIT TYPE	IDENTIFIER	AREA SERVED	MANUFACTURER	MODEL	NOMINAL TONNAGE	TOTAL COOLING (MBH)	SENSIBLE COOLING (MBH)	ENTERING DB (DEG F)	ENTERING WB (DEG F)	TOTAL CFM	OA CFM	ESP IN WC	HP	HEATING INPUT (MBH)	HEATING OUTPUT (MBH)	VOLTAGE	PHASE	MCA	MOCOP	UNIT WEIGHT	NOTES
AHU	1	KITCHEN	TRANE	FURNACE: S9X1C100U5PSB COIL: 4TXCB006DS3	4	47.44	35.42	79	65	1600	320	0.50	1	100.0	95	120 V	1	13.30 A	15.00 A	215	1 - 4
AHU	2	KITCHEN	TRANE	FURNACE: S9X1C100U5PSB COIL: 4TXCB006DS3	4	47.44	35.42	79	65	1400	280	0.50	1	100.0	95	120 V	1	13.30 A	15.00 A	215	1 - 4

- NOTES:**
- PROVIDE WITH R410A REFRIGERANT.
 - PROVIDE A WALL MOUNTED, 7-DAY PROGRAMMABLE ELECTRONIC THERMOSTAT.
 - PROVIDE WITH STANDARD DISPOSABLE FILTER.
 - TRANE IS THE BASIS OF DESIGN.

NOTE: EQUIPMENT SIZING IS BASED ON THE FOLLOWING PROVIDED INFORMATION: R38 ROOF INSULATION, R19 WALL INSULATION AND SINGLE PANE LOW-E GLAZING WITH A U-FACTOR OF 0.40 AND SHADING COEFFICIENT OF 0.70. IF THESE VALUES ARE ALTERED OR INCORRECT, THE EQUIPMENT SIZING MAY BE AFFECTED. PLEASE NOTIFY THE ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM THIS INFORMATION.

CONDENSING UNIT SCHEDULE

UNIT TYPE	IDENTIFIER	AREA SERVED	MANUFACTURER	MODEL	NOMINAL TONNAGE	CONDENSER FAN QTY	COMPRESSOR QTY	VOLTAGE	PHASE	MCA	MOCOP	[SEER]EER	UNIT WEIGHT	NOTES
CU	1	KITCHEN	TRANE	4TTRS048	4	1	1	208 V	1	24.00 A	40.00 A	[15]	185	1 - 7
CU	2	KITCHEN	TRANE	4TTRS048	4	1	1	208 V	1	24.00 A	40.00 A	[15]	185	1 - 7

- NOTES:**
- PROVIDE WITH R410A REFRIGERANT.
 - PROVIDE WITH DISCONNECT AND PROVIDE WITH THERMAL EXPANSION VALVE (TXV).
 - TRANE IS THE BASIS OF DESIGN.
 - PROVIDE MINIMUM 3 INCH THICK CONCRETE PAD FOR MOUNTING UNIT TO GRADE.
 - PROVIDE WITH CRANKCASE HEATER, FILTER DRYER, ANTI-SHORT CYCLE KIT AND TIME DELAY RELAY.
 - PROVIDE ACCESSORIES FOR UNIT TO OPERATE IN LOW AMBIENT CONDITIONS (DOWN TO 40°F).
 - REFRIGERANT LINESET SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE LONG LINE SET AND IT WHERE REQUIRED BY MANUFACTURER. CONTRACTOR TO INCLUDE LINE SET SIZES AND LONG LINE SET ACCESSORIES (IF REQUIRED) IN SHOP DRAWINGS FOR REVIEW.

EXHAUST FAN SCHEDULE

UNIT TYPE	IDENTIFIER	AREA SERVED	MANUFACTURER	MODEL	LOCATION	DRIVE	FAN TYPE	CFM	ESP IN WC	HP	ELECTRICAL LOAD	RPM	VOLTAGE	PHASES	NOTES
EF	1	MENS RESTROOM	GREENHECK	SP-A510-VG	CEILING	DIRECT	CEILING	540	0.30	-	142 W	1500	120 V	1	1 - 3
EF	2	WOMENS RESTROOM	GREENHECK	SP-A1050-VG	CEILING	DIRECT	CEILING	760	0.30	-	115 W	1250	120 V	1	1 - 3

- NOTES:**
- PROVIDE WITH FAN SPEED CONTROLLER, BACKDRAFT DAMPER, AND DISCONNECT SWITCH.
 - FAN SHALL BE INTERLOCKED WITH LIGHT SWITCH.
 - FAN SOUND RATING SHALL BE 5 SONES OR LESS.

DUCTLESS AIR HANDLING UNIT SCHEDULE

UNIT TYPE	IDENTIFIER	AREA SERVED	MANUFACTURER	MODEL	NOMINAL TONNAGE	TOTAL COOLING (MBH)	SENSIBLE COOLING (MBH)	TOTAL CFM	OA CFM	ESP IN WC	HEATING CAPACITY AT 47 DEG. F	VOLTAGE	PHASE	MCA	MOCOP	UNIT WEIGHT	NOTES
DFCU	1	ELEC ROOM	TRANE	NTXWS12A112A	1	12	9	320	0	0.0	14.4	208 V	1	0.00 A	0.00 A	25	1 - 3

- NOTES:**
- PROVIDE WITH R-410A REFRIGERANT.
 - PROVIDE WALL MOUNTED, 7-DAY PROGRAMMABLE THERMOSTAT.
 - ELECTRICAL CONNECTIONS FOR AHU FAN ARE PROVIDED THROUGH THE OUTDOOR UNIT.

DUCTLESS CONDENSING UNIT SCHEDULE

UNIT TYPE	IDENTIFIER	AREA SERVED	MANUFACTURER	MODEL	NOMINAL TONNAGE	CONDENSER FAN QTY	COMPRESSOR QTY	VOLTAGE	PHASE	MCA	MOCOP	HSPF	[SEER]/EER	UNIT WEIGHT	NOTES
DCU	1	ELEC ROOM	TRANE	NTXSST12A112A	1	1	1	208 V	1	9.00 A	15.00 A	12.50	[23.10]	85	1 - 3

- NOTES:**
- PROVIDE WITH R-410A REFRIGERANT.
 - PROVIDE ACCESSORIES FOR UNIT TO OPERATE IN LOW AMBIENT CONDITIONS (DOWN TO 20°F).
 - REFRIGERANT LINESET SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE LONG LINE SET AND IF WHERE REQUIRED BY MANUFACTURER. CONTRACTOR TO INCLUDE LINE SET SIZES AND LONG LINE SET ACCESSORIES (IF REQUIRED) IN SHOP DRAWINGS FOR REVIEW.

UNIT HEATER SCHEDULE

UNIT TYPE	IDENTIFIER	MANUFACTURER	MODEL	LOCATION	FUEL SOURCE	VOLTAGE	PHASES	ELECTRICAL LOAD (KW)	NOTES
UH	1	QMARK	EFF4008	WALL	ELECTRIC	208 V	1	4	1 - 2
UH	2	QMARK	EFF4008	WALL	ELECTRIC	208 V	1	4	1 - 2
UH	3	STELPRO	ACFP008CT	WALL	ELECTRIC	208 V	1	6	1 - 2
UH	4	QMARK	EFF4008	WALL	ELECTRIC	208 V	1	4	1 - 2
UH	5	QMARK	EFF4008	WALL	ELECTRIC	208 V	1	4	1 - 2
UH	6	QMARK	EFF4008	WALL	ELECTRIC	208 V	1	4	1 - 2
UH	7	QMARK	EFF4008	WALL	ELECTRIC	208 V	1	4	1 - 2

- NOTES:**
- PROVIDE WITH DISCONNECT SWITCH.
 - PROVIDE WITH ADJUSTABLE THERMOSTAT SET TO MAINTAIN SPACE TEMPERATURE OF 50 DEG F.

GRILLE/DIFFUSER SCHEDULE

MARK	CFM	NECK SIZE	TYPE	MFG	MODEL	NOTES
A	0-100	6"	CEILING MOUNTED SQUARE SUPPLY DIFFUSER	TITUS	TMS-AA	1 - 5
	101-200	8"				
	201-400	10"				
	401-600	12"				
B	601-800	14"	EGGCRATE RETURN AIR GRILLE	TITUS	50F	1, 2, 4, 5
	0-125	6X6				
	126-250	8X8				
	251-400	10X10				
	401-600	12X12				
601-800	16X16					
801-1350	18X18					
1351-2000	22X22					

- NOTES:**
- PROVIDE WITH OPPOSED BLADE BACKDRAFT DAMPER.
 - 24X24 FULLY LOUVERED FACE LAYIN MODULE WHERE LOCATED IN LAYIN CEILING.
 - PROVIDE SQUARE TO ROUND NECK TRANSITION WHERE APPLICABLE.
 - COORDINATE BORDER TYPES WITH ARCHITECTURAL FLOOR PLAN AND REFLECTED CEILING PLAN.
 - PROVIDE WITH WHITE FINISH.

ABBREVIATIONS - MECHANICAL

ACC	ABOVE ACCESSIBLE CEILING
ACT	ABOVE COUNTER TOP
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
APR	AIR PRESSURE RESISTANT
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASPE	AMERICAN SOCIETY OF PLUMBING ENGINEERS
BTU	BRITISH THERMAL UNIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CO2	CARBON DIOXIDE
CONT	CONTINUATION
CU	CONDENSING UNIT
EF	EXHAUST FAN
EXIST	EXISTING
FD	FIRE DAMPER
FL	FLOOR
FBM	FEET PER MINUTE
GALV	GALVANIZED
HP	HORSEPOWER
MACU	MAKE UP AIR CONDENSING UNIT
MAU	MAKE UP AIR UNIT
MEZZ	MEZZANINE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NG	NATURAL GAS
NTS	NOT TO SCALE
OACU	OUTSIDE AIR CONDENSING UNIT
OAU	OUTSIDE AIR UNIT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PTAC	PACKAGED TERMINAL AIR CONDITIONER
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
SS	STAINLESS STEEL
T.TSTAT	THERMOSTAT
TEMP	TEMPERATURE
TYP	TYPICAL
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
VAV	VARIABLE AIR VOLUME
VRV	VARIABLE REFRIGERANT FLOW
VRU	VARIABLE REFRIGERANT UNIT
WC	WATER COLUMN
WG	INCH WATER GAUGE

HVAC LEGEND:

- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- EXHAUST AIR GRILLE
- RIGID DUCTWORK (WIDTH/DEPTH)
- FLEX DUCTWORK (DIAMETER)
- ELBOW WITH TURNING VANES
- MANUAL VOLUME DAMPER
- DUCT MOUNTED SMOKE DETECTOR
- THERMOSTAT

EQUIPMENT SCHEDULE

Tempered Make-Up Air Unit										Mark: MAU-1	
Qty	Accurex Model	Volume	External SP	Total SP	MCA	MOP	Weight	SCR			
1	XDGX-P115-H12-MF	1,920 CFM	0.5 in. wg	1,196 in. wg	14.4	25	724 lb	5A			
Motor Information											
Size	VICIP	Enclosure	Motor with Shaft Grounding	Motor RPM	Operating Power						
1 1/2 hp	208/60/1	ODP	No	1725	0.87 hp						
Heating											
Type	Gas Type	Temperature			Energy Output	Efficiency	Connection	Gas Pressure	Control Process	Gas Pressure Min	Gas Pressure Max
Direct Gas	Natural	Winter DB	Max Δ	Max LAT	122.4 MBH	92%	3/4"	1/2 PSI	Right Hand	7 in. wg	0.5 PSI
Outlet Sound Power By Octave Band											
	62.5	125	250	500	1000	2000	4000	8000	LWA	dBA	Sones
	75.8	72.9	69.9	72.8	69.4	69.6	71.6	66.9	77.3	66.3	15.2
<small>* LWA - A weighted sound power level based on ANSI S1.4. <small>†</small> dBA - A weighted sound pressure level based on ANSI S1.4. <small>‡</small> Sones - A logarithmic scale based on an average absorption of 0.10 per octave band at 5.0 ft. <small>§</small> Motor Control (MCP) based on an average absorption of 0.10 per octave band at 5.0 ft. </small>											

REFER TO M3.1C THRU M3.4C FOR KITCHEN EQUIPMENT DETAILS.



Michael T. Meehan
 michael@meehanmechanicalinc.com

GA Registrations:
 Class II Conditioned Air (non-restricted) CN210414
 Class II Master Plumber (non-restricted) MP210322

Date: 12/21/2024

Isaiah Arnold
 Project Manager

Project: The Grove – Building G – Large Pavillion

Change Order Request:
 Revised Gas Line Sizing and (3) additional appliance connections
 Additional Connections include AHU-1, AHU-2 and MAU-1

Scope Of Work:
 Increase gas line service from 1-1/4" to 2" and make required (3) connections to natural gas fired, space heating appliances

qty	Materials	Description	Extended
84'	2" Sch 40 pipe	Material cost difference from 1-1/4" to 2"	330.88
42'	3/4" Sch 40 pipe	Sch 40 gas pipe	130.62
1 lot	3/4" fittings	Malleable iron tees, 90s, reducers etc	95.00
3	3/4" Valves	Gas valves (\$75x3)	225.00
3	3/4" Reg	Natural gas regulators (\$59x3)	177.00
1 lot	1/2" fittings	Nipples, 90s, unions at appliance connections	180.00
1 lot	3/4" attachments	Hangers and supports	65.00
24hrs	Labor	3 men, 8hrs @ \$95.00	2280.00
	Subtotal		3483.50
	OH&P	15%	522.53
	TOTAL		\$4006.03

Respectfully Submitted,

Michael Meehan



24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

149 - Building G - Gas Summary Clarification

Subject		Status
Building G - Gas Summary Clarification		Open ●
Discipline	Importance	Location
Mechanical	Normal	Building G - Large Pavilion
Created On	Due Date	Date Resolved
12/23/2024	12/30/2024	
Author		Resolved By
Jose Valerio Reeves Young, LLC		

QUESTION Jose Valerio on 12/23/2024 02:33 PM

Design Professional,

Similar to the Gas Summary conflict regarding Building C in RFI 099, Building G also has the same gas summary conflict.

Our mechanical subcontractor noted that the Gas Summary on sheet P1.1G for Building G only accounts for water heating and cooking equipment but does not account for the Mechanical equipment on page M0.1G. It calls for (2) 100,000 btu furnaces and (1) 107,100 btu make-up air unit serving the kitchen hood.

Based on their calculations, the total gas load would be 818,100 btu which would require a 2" gas line instead of the 1-1/4" line specified on P1.1G.

Please confirm the total gas load is correct and a 2" sch 40 Gas line is sufficient.

ASSIGNMENTS

- Aaron St Pierre (Lose Design) **Due On 12/30/2024**
- Barbara Canuto (Lose Design) **Due On 12/30/2024**
- Macon Chapman (Lose Design) **Due On 12/30/2024**

The gas load is correct and a 2" gas line will suffice to accommodate all gas fire equipment.

Brian Ward 01/07/2005

Reeves Young should inform Lose Design and Ascension if this change will result in additional costs, so prior approval can be obtained.

Barbara
01/08/2025