



August 7<sup>th</sup>, 2023

Hall County Jail  
1700 Barber Road  
Gainesville, GA 30507

Dear Captain Casey Ivey,

In this proposal, you will find a value engineered Scope of Work outlining the proposed plumbing controls upgrades to the Hall County Jail. The fixtures of concentration are as follows:

- Retrofit 116 existing inmate toilet and lavatory valves serving the combination fixtures with I-CON electronic toilet and lavatory valves.
- Retrofit 2 existing dayroom toilets with I-CON ProLAST diaphragm retrofit kit.
- All controllers will be powered off the building's AC power circuits.
- Retrofit quantities in Black are included. Quantities in Red will remain to be retrofitted during a future phase.

	Area	I-CON Electronic Toilet Flush Valve	I-CON Electronic Lavatory Valve	I-CON Electronic Shower Valve	I-CON Mechanical Prolast Toilet Flush Valve
Core	Holding	1	1	7	
	Juvenile				
	Medical		4	2	
	Pre-Booking	1	1		
	Transport	5	5		
Tower A1	108			3	
	117			3	
	125	12	12	3	1
	133	14	14	3	1
	141	12	12	3	1
	149	14	14	3	1
Tower A3	307				
	316				
	324				
	332				
	340				
	348				
Tower A5	507			3	
	516			3	
	524			3	
	532			3	
	540			3	
	548			3	
Tower B1	159	6	6	3	
	163	6	6	3	
	168	6	6	3	



	172	4	4	6	
	175	4	4	6	
	178	4	4	6	
<b>Tower B3</b>	358	6	6	3	
	362	6	6	3	
	367	6	6	3	
	371	4	4	6	
	374	4	4	6	
	377	4	4	6	
<b>Tower B5</b>	558	6	6	3	
	562	6	6	3	
	567	6	6	3	
	571	4	4	6	
	574	4	4	6	
	577	4	4	6	
<b>Totals</b>		<b>(116) (33)</b>	<b>(116) (37)</b>	<b>(0) (126)</b>	<b>(2) (2)</b>

The project cost for this turnkey proposal is \$287,992 and includes all I-CON materials, plumbing general materials and installation, electrical general materials and installation, daily onsite project management, material removal, bond, tax, O&M documentation, measurement and verification services if requested, a standard 1-year ICS installation workmanship warranty, and a standard 2-year I-CON parts warranty which includes all consumables. We anticipate the affected fixtures will see an averaged 20-30% water and sewer cost savings. The project construction duration is estimated to be 4 weeks.

The goal of Intelligent Conservation Systems is to provide a turnkey savings product which is customized to each facility and budget. We are in constant pursuit of addressing every facility's needs to help conserve the County's fiscal, as well as natural resources.

Sincerely,

Mike Campbell  
Intelligent Conservation Systems, Inc.  
3110 Camp Rd.  
Oviedo FL, 32765  
E-mail: Mike.Campbell@ICS.GREEN  
Cell: (407) 388-5915



Clarifications and Disclaimers:

We encourage our customers to clarify any questions about the scope of work they may have in writing.

1. Acceptance and use of ICS Proposal/Documentation constitutes an agreement to include the Proposal and the following qualifications in any subcontract or purchase order as an attachment to the scope of work.
2. Savings calculations do not include utility escalation factors such as future utility cost increases or population fluctuation.
3. Savings calculations do not include material or labor savings associated with reduced fixture maintenance that the facility's aging plumbing components would have cost if not retrofitted.
4. Items not specially identified to be retrofitted or replaced are figured to remain in place.
5. Upstream and downstream infrastructure components are expected to be in functional condition prior to start of construction. These items include, but are not limited to, shutoff valves, water filtration, water treatment, pumps, heaters, pressure regulating valves, mixing valves, angle stops, piping, supports, insulation, fixture jets, or drainage. Repair or replacement by ICS would be at additional cost.
6. The customer will identify isolation valves prior to construction, and valves are expected to be in working order. Defective valves are the customer's responsibility to repair or replace.
7. We exclude costs associated with concealed conditions, which are any unobvious conditions not disclosed visually during the walk-through or in written bid documents.
8. This proposal is based on facility provided information as to suitable electrical availability, stability, and emergency capacity to operate electrical equipment according to NEC.
9. This proposal is based on reasonable access to a quantity of fixtures sufficient to maintain the anticipated schedule. We estimate this as contiguous accessibility to a minimum of 20 fixtures or cells, chases and associated plumbing components per day per crew. For replacement scopes such as showerhead or aerators, access to a minimum of 50 fixtures is anticipated per day per crew. A minimum of two full-time dedicated escorts with necessary keys will be required for our scope, allowing two independent crews to perform the work. No costs for escorts have been included in this proposal. This proposal is also based on secured tool and material storage inside the facility, sufficient for at least one week of work.
10. Angle stop valves shall be reused. We include up to 2% replacement of defective stop valves. Replacement of additional stop valves shall be at additional cost. Generally, all new concealed flush valves will reuse the existing angle stops and vacuum breaker connections. Generally, new exposed flush valves will reuse the existing stops and new vacuum breaker tubing will be installed.
11. Existing anti-flood devices will generally be disconnected because the I-CON equipment does not rely on hydraulic activation or metering.
12. For new fixtures (if applicable), siliconized caulking will be used. For correctional facilities, single part pick resistant security sealant will be used inside cells. Due to hardening cure times of caulking and sealants, users may need to be kept away from newly sealed areas.
13. When new fixtures are installed, waste flanges shall be reused. We include up to 5% flange repair. Additional flange repair, flange replacement, or carrier repair shall be at additional cost.
14. This proposal does not include painting or tile work. Based on experience, the facility is better suited to perform and manage this work (if needed). We strive to specify fixtures with fitment characteristics that reduce the need for finish touch-up.
15. Significant upstream scopes of work, shutdowns and maintenance are recommended to be performed prior to the water fixture retrofit scope, so as to not affect or damage new work which may be affected by upstream contaminants or conditions.



16. Fixture condition and water quality can affect performance and functionality regardless of retrofit equipment selected. ICS is not responsible for pre-existing conditions or drainage obstructions, nor prior assessment of fixture condition or water quality.
17. ICS assumes ownership and responsibility for the removal and disposal of all construction related materials, recycling, and removed facility equipment, other than hazardous materials such as lead or asbestos. The facility is responsible for any hazardous material abatement prior to the installation of this ECM.
18. Warranties are one year from owner acceptance, but no longer than 90 days from substantial construction completion of the water fixture installation scope. Warranty labor is included for all workmanship related claims. Claims for material defects are per each manufacturer and generally do not include labor or shipping to the manufacturer.
19. Excessive work delays caused by the customer in excess of two hours per day, will be charged to the customer at prevailing wage per hour x all hours of delay x the number ICS employees and subcontract employees delayed compensating for unanticipated lost time.
20. All pricing in this proposal is valid for 120 days from the date of this proposal. Not all options may be combined or can stand alone. Pricing breakdowns are for informational purposes only and may not be severable. Contact ICS for final pricing configurations.
21. This project scope includes only the number of fixtures that are detailed in this proposal. If additional fixtures are identified to be added to the scope, a change order will be required.
22. Unless specified otherwise, ICS includes certain attic stock (turnover spares) for valves, controllers, transformers, and standard consumable parts. Extra fixtures are generally not included.
23. When specified in the proposal, payment and performance bonds are included project costs.
24. Permit Fees are not anticipated for this project based on the "retrofit" nature of the scope and permissible in the category of maintenance, and no major modifications to infrastructure are being performed. Municipalities and jurisdictions may, however, impose permit fees after the fact. We have not included permit fees but would seek reimbursement at cost if required.
25. We reserve the ability to utilize all Code approved materials and methods. Should the facility have a preference or prohibition which has a significant cost affect, that premium will result in a change order.