



December 21, 2022

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 and stainless-steel upgrades to the Hall County Jail.

Turnkey Proposal

This Scope of Work has been defined after site visit at facility on 2/15/2022. This turnkey option 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. The timeline to project completion within 5-6 weeks of the project start date. Stainless-steel fabrication is currently estimated at 10-12 weeks from time of approved submitted drawings. The total package turnkey price for this project is \$422,408. We would expect to see a 40% in water use in those fixtures we are retrofitting. The scope of work would be exclusively in H1 Pods: H307; H316; H324; H332; H340; H348; Medical Unit. Would include the cell combination fixtures and shower stalls in those pods.

The fixtures of concentration are as follows:

- Retrofit 90 existing inmate toilet and lavatory valves in the combination fixtures with I-CON electronic valves.
- Installation of 12 stainless-steel "One Piece" shower cabinet in the existing shower stall footprint.
 - o 12 showers will retrofitted with I-CON electronic shower valves
- Retrofit 6 dayroom toilets with I-CON ProLAST diaphragm retrofit kit.
- All controllers will be powered off the building's AC power circuits

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,

Adam Kane *DAN ECOFF*
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July 14, 2022

Hall County Jail
1700 Barber Road
Gainesville, GA 30507

Proposal - Phase 2, I-CON Water Controls

Dear Captain Casey Ivey,

We propose the following labor and material scope of work for a Phase 2 retrofit of the plumbing water controls utilizing I-CON Systems products and related materials.

This turnkey option includes all plumbing related materials, installation, low voltage electrical, daily on-site project management, removal of old material, tax, O&M documentation, measurement and verification services if requested, a standard one-year ICS installation workmanship warranty, and a standard two-year I-CON parts and consumables warranty.

We would expect to see a 40% reduction in water usage for the fixtures being retrofitted.

The total price for this project is \$372,744.

Option - An additional (4) combie cell retrofits can be included for a total lump sum contract amount of \$385,000.

Scope of Work:

- Retrofit (123) ea. inmate toilet and lavatory combination fixtures with I-CON flush and lavatory valves. This would allow completion according to the table below.
- Retrofit (6) ea, dayroom toilets with I-CON ProLast diaphragm retrofit kits.
- No showers are included in this proposal.

Area	Floor	Level(s)	Compl	Cell Toils	Cell Lavs	Dayroom Toils	Showers
East Tower	3	5 & 6	6 of 6 Pods	82	82	6	0
East Tower	1	1 & 2	2 of 6 Pods	28	28	0	0
Booking	1	1	Inmate	13	13	0	0
Totals				123	123	6	0

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,

Chris Peterson
Intelligent Conservation Systems, Inc.
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Email: Chris.Peterson@ICS.GREEN
Cell: 407-335-0117



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. After contract execution, a material lead time of 4-6 weeks is anticipated on standard items. After execution and material order placement, an accurate lead time can be determined based on updated factory stock and supply.
3. Savings calculations do not include utility escalation factors such as future utility cost increases or population fluctuation.
4. 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.
5. Items not specially identified to be retrofitted or replaced are figured to remain in place.
6. 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.
7. 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.
8. We exclude costs associated with concealed conditions, which are any unobvious conditions not disclosed visually during the walk-through or in written bid documents.
9. This proposal is based on facility provided information as to suitable electrical availability, stability, and emergency capacity to operate electrical equipment according to NEC.
10. 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.
11. 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.
12. Existing anti-flood devices will generally be disconnected because the I-CON equipment does not rely on hydraulic activation or metering.
13. 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.
14. 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.
15. 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.



16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. Unless specified otherwise, ICS includes certain attic stock (turnover spares) for valves, controllers, transformers, and standard consumable parts. Extra fixtures are generally not included.
24. When specified in the proposal, payment and performance bonds are included project costs.
25. 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.
26. 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.
27. Sales tax is included in project costs. ICS will require the county to provide the sales tax exemption certificate with valid dates for the full duration of the construction period, as an attachment included contract if want taxes removed from project cost.