



Finance Department

David P. Schmiedicke, Finance Director

City-County Building, Room 406
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4521
Fax: (608) 266-5948
finance@cityofmadison.com
www.cityofmadison.com/finance/purchasing

Purchasing Services

DATE: Monday, February 15th, 2021

RE: **ADDENDUM 1**
10005-0-2021-AM
Architectural Design Services for a Men's Homeless

Notice to All Bidders:

Besides answers to questions, this Addendum includes the following Additional Documents:

1. February 11, 2021 Walkthrough Sign In Sheets (3 pages)
2. Gander Mountain Architectural Floorplan "As-Built" from 2015 (1 page)
3. Roof Inspection from October 2020 (9 pages)
4. HVAC Inspection from September 2017 (17 pages)

Please note the following responses to the questions received:

Question 1:

Exhibit D indicates the Savers building is 31,562 S.F. of "Tenant Area." Can you provide the total gross square footage (GSF) of the entire building? If not, can a dimensioned floor plan be provided so the bidder can compute it?

Answer:

The buildings total square footage is 31,562. All area is tenant area. Please search the commercial property record at:
<https://www.cityofmadison.com/assessor/property/propertydata.cfm?ParcelN=081027302017>. Also, The Exhibit D "Permit Set" documents from the Savers building remodel are scaled and dimensioned (Exhibit D A1 Drawing has a scale of 3/32"=1' and is correctly formatted for scaling)

Question 2:

Has sufficient pre-programming been accomplished to determine that ~32,000 S.F. as indicated on para A top of page 2 of Exhibit A, is sufficient for the scope described in para 2.2 page 7 of the RFP? If not, shall the bidder assume the entire building will be utilized and remodeled for the described scope, and without the need for any addition(s)?

Answer:

The City has done some homeless shelter planning for other sites and facilities over the past 5 years. We are confident that an overnight shelter with the summarized program can fit within the existing building. Yes, please assume the entire building is being remodeled for this program. We are working through confirming and refining the program in parallel to the RFP process – a future addition or stand alone building would support additional homeless services such as pay to stay, 24/7, additional social services, etc. Due to the completion schedule for this project and the budget constraints we would likely look to reduce the number of guests from 200-250 served vs. adding an addition to the scope.

Question 3:

Under the Ground Up Fee proposal, shall the bidder assume a replacement building to be 32,000 GSF?

Answer:

Yes, for the purposes of the RFP this is probably the best assumption we can make. We should also know if this is a possibility or not before we contract with a winning A/E team. Of course lots of things could change this number in the future and if that were to happen we would work with you to revise the scope and fee for the project prior to finalizing the contract.

Question 4:

RFP Page 9, Utilities. Can you confirm that the water service and electrical service are not included in the reference to below grade utilities needing to be upgraded and/or replaced? Elsewhere in the RFP there are statements that these two services are adequate and would not be relocated or replaced.

Answer:

Please assume that the water and electrical service are adequate for the program and that the location is workable with respect to the overall building layout. New risers and switchgear should be assumed (pending evaluation by the A/E), utilizing the existing service entrances. City will also camera below grade piping (storm and sanitary to confirm condition during early design.

Question 5:

Exhibit A, Page 7, Item I. What is the maximum project delay duration that needs to be accommodated at no extra charge?

Answer:

Please assume that the design process will proceed without delay from Pre Design through Construction Documents. No delay is expected at this point for either design or construction. However, Bidding and Construction and will be dependent on additional funding being added to the capital budget for 2022 work. Current funding supports Land Acquisition, Design and Development Costs all occurring in 2021.

Question 6:

Exhibit A, Page 28, Owner Provided Services. Is the "Site Survey" listed in this section intended to be a recent topographic survey CAD file that will contain the information required to complete the site design work? Or do we need to include the cost for completing our own topographic survey?

Answer:

The City will complete the Site Topographic Survey separate from the A/E Contract. Site Survey information will be provided to the A/E team in a usable format (CAD file). This survey information can be used to facilitate the site design work.

Question 6a:

If we need to complete our own topographic survey, can you mark-up an aerial with the minimum survey boundary expected to be shown on the Existing Site Plan referenced on Page 10 of Exhibit A? A one-block area is referenced as needing to be shown, but there are not typical blocks in this area to define this limit.

Answer:

The City will provide the Site Topographic Survey. Agree that one-block area isn't a logical boundary for this site. Generally A/E Civil drawings need show enough of the surrounding/adjacent land to provide context. For example, showing Zeier Road to centerline, showing the intersection with E Springs Dr, etc.

Question 7:

The property appears to consist of two platted lots that have not been combined. For the Ground-Up project option, do we need to include CSM preparation services? Or would the City complete their own CSM to combine the lots and remove the interior lot line?

Answer:

It is a single parcel for tax purposes that consists of two lots. No. City would complete the CSM to combine the lots and remove the lot line.

Question 8:

Will this project be considered a permitted use in the CC Zoning District? Or, is it considered a Conditional Use, with applicable document preparation etc.?

Answer:

We also recently asked City of Madison Zoning this question and received the following response: Pursuant to a recent change to the ordinance approved in November [2020], this use (formally termed, "Mission House"), would be a permitted use in the CC Zoning District, if supported financially by the City, etc. Thus is reflected in sub (e) of ORD-14-00115, 7-11-14. This building is about 31,500 sq. ft. Because it pre-exists, there is not Conditional Use requirement due to building size. Note: this property stands alone on its lot, no cross-access. This property cannot introduce cross-access to East Towne Mall property that would trigger a Conditional Use. No major zoning hurdles noted.

Question 9:

Would the City be willing to leave the existing parking lot as-is to keep Adaptive Reuse construction costs down, and to avoid the need for a stormwater basin?

Answer:

We sort of lean toward doing the work required for the new ordinance so it is done for the future project(s) on the site, but understand it is a costly and time consuming item – both on the design and construction sides of the project. We will add a line item to the cost proposal that indicates "Additional Services to Re-design Site to Meet Current Stormwater Ordinance". Please include some time in your base fee to evaluate stormwater options as it relates to master planning the site for future building additions.

Question 10:

What is the scope of the parapet wall for the remodel?

Answer:

The parapet wall is included in the renovation scope of work. Parapet wall may need to be modified so insulation can be added or structure modified to support additional building loads. Existing parapet wall conditions are unknown at this time. The entry parapet is to be removed. When project is completed we would like one parapet height all the way around the building.

Question 11:

Structural: Is there a target amount of PV, or percent of the total roof area that is to accommodate additional reinforcement given RFP reference? Or, is it as much area as the roof can accommodate?

Answer:

The entire roof should accommodate solar PV.

Question 12:

Electrical: Is emergency power required for anything beyond code requirements?

Answer:

A full building backup generator should be considered during the design process. A generator or at least provision for a generator hookup is strongly preferred by the City, but budget might not accommodate this.

Question 13:

Electrical: What is the target installed power (kW) for the solar PV system accommodations? Is the electrical system infrastructure design and the solar PV system design to be included? Or electrical system infrastructure design to support solar PV system provided by separate City vendor?

Answer:

The solar PV system would be sized based on anticipated electrical consumption, informed by an energy model, and not to exceed 120 kW-DC (net metering maximum set by MGE) or the maximum that can fit on the roof, whichever is larger. No solar would be ground mounted on this site. The A/E should assume the full PV system is designed with the project and included with the Bid Documents for installation by the General Contractor.

Question 14:

Electrical: If the existing 480 volt service is ungrounded, it will not be compatible with the proposed PV installation. Would replacement of the service be treated as an Add Service if this is the case?

Answer:

No. However, we have confirmed that the electrical service is ungrounded (delta-wye transformer). The transformer swap would be coordinated between the City and MGE directly without involvement of the A/E. A/E should assume that a grounded service is provided at the existing service entrance for design purposes. New switchgear is in the scope of the project as a base fee.

Question 15:

Is an existing facility physical condition assessment available for the team to review?

Answer:

Nothing that is comprehensive or applicable to our project. Several roof inspection and HVAC inspection reports were provided to us by the previous owner – these are included with the addendum.

Question 16:

If no condition assessment is available, is the A/E team to perform the assessment?

Answer:

Nearly all building systems are in the scope for replacement, exception being structure – floors, walls and roof, underground utilities, and to some extent the sprinkler system.

Question 17:

If the A/E team is to perform the condition assessment, are we to provide a separate fee for this scope for work?

Answer:

The A/E team does not need to perform a condition assessment and a separate fee is not required. Existing conditions are to be documented to the extent necessary to provide design documents as outlined in Exhibit A – this could include field visits, measurement, selective demolition, core samples, etc. This is to be part of the A/E base fee.

Question 18:

Is there a construction budget for the project?

Answer:

We are assuming a max construction estimate of \$6M (30,000 SF x \$200/SF). We will want the design team to look for every opportunity to meet the project goals while keeping costs in check.

Question 19:

Is the budget the same regardless of facility reuse or new ground up facility?

Answer:

For the purposes of this proposal, yes.

Question 20:

The Building Elements/Systems Upgrades Summary states that the Program suggests an addition. Can you be more specific as to the size of the addition as I don't see a building addition mentioned in the Program?

Answer:

An addition is possibly needed for a covered, but unconditioned space – for the guests to stage before intake. It would be structure and a roof and unlikely to exceed ~2,500 SF. For example, this “addition”, could be infill at the existing loading dock to “square up” the building and provide an entrance away from the front of the site.

Question 21:

Regarding fee. The A/E team is required to make a lot of assumptions about facility reuse, new facility, size (program area), program, and budget to name a few. With fee being evaluated at 30% of the overall score, it puts the A/E team in a precarious situation where our assumptions and subsequent fee may price us out of consideration or provide a fee that does not allow the City to achieve its goals. Wouldn't it be more equitable for the A/E team and the City to reduce the 30% weighting to a much lower percentage or eliminate it altogether and rely on the Qualifications Based Selection for this project given the many unknowns?

Answer:

We do acknowledge that there are more unknowns and assumptions that need to be made for this project than is typical. City of Madison purchasing rules require RFP's to be evaluated with a minimum of 30% weighting based on cost. RFP rules also require 5% weighting for local vendor preference. Qualifications/Technical are weighted at 65%. In addition, the technical response is reviewed/scored by Technical Reviewers without knowledge of the respondent's cost proposal, which is scored separately by Purchasing Staff. The scores are then combined. We feel this process provides us the ability to independently select from the most qualified respondents with some amount of cost control.

Question 22:

Are construction plans of the existing building available?

Answer:

No.

Question 23:

Page 11 of Exhibit A: 12. Pre Design Cost Estimate: "a. Itemization shall be ... by area of occupancy." "Provide a total cost for each area of occupancy." This is repeated for each phase. Therefore, the estimate is to be organized by each area of occupancy rather than by CSI. This will require allocating infrastructure related costs to specific occupancy areas. This would include things like site work, electrical service switchgear, RTU HVAC, etc. They can be allocated on a sf basis but that would imply that they would go away if the area was eliminated or reduced. Is there a list of importance of occupancies for this project that will show if/what areas may be subject to deletion?

Answer:

No, please organize estimate by CSI. "Area of Occupancy" does not apply to this project.

Question 24:

Are you are requesting references from the prime firm and its sub consultants, or just for the prime firm?

Answer:

Just the prime firm.

Question 25:

Will drawings of existing building be made available to design team in AutoCAD or Revit format?

Answer:

No. Exhibit C pdf drawings of the Savers "Permit Set" is all we have for existing building documentation.

Question 26:

The RFP contains a partial set of existing drawings for a Savers building, which I assume is the actual building referenced below as "Part 1" (adaptive reuse). Please note there are no structural drawings included and the architectural drawings lack detail. My question is this: Will complete drawings of the existing facility (including structural) be furnished to the design team? If not, establishing a fee for "adaptive reuse" will be difficult, especially if all existing conditions must be verified in the field.

Answer:

No existing structural drawings exist. The drawings provided are the extent of what is available. Existing structural conditions must be verified in the field and should be included in the fee proposal. The selected team will also need come up with a plan to evaluate existing wall and column footings to ensure they are adequate for new building loads.

Bidders must acknowledge receipt of this addendum accordingly on RFP Form B, Receipt Forms and Submittal Checklist.

Please direct any other questions to the Purchasing contact person below.

Ana Martinez
City of Madison Purchasing Services
PH: (608) 266-6521
bids@cityofmadison.com

2002 Zeier Rd Men's Homeless Shelter
RFP # 10005-0-2021-AM for A/E Consulting Services
Building Walkthrough
Thursday, February 11, 2021, 10:00 am – 12:00 pm

ATTENDEES
PLEASE SIGN-IN

NAME	COMPANY	EMAIL	PHONE
MIKE ZLUTHIG	ENGBERG ANDERSON	MIKEZ@ENGBERGANDERSON.COM	608-575-7136
Michael Hein	HEIN ENGR GRP	mhein@heinengr.com	608-288-9260
BRIAN KOWALSKI	SNYDER & ASSOCIATES	BKOWALSKI@SNYDER-ASSOCIATES.COM	608-838-0444
Doug Pahl	ARO EBERLE	PAHL@AROEBERLE.COM	608 204 7464
Nick Badura	Sketchworks Architecture	nbadura@sketchworksarch.com	608-836-7570
Allison Rowe	Design Engineers.	allison.rowe@designengineers.com	608-424-8815
Kevin Yeska	JSD Professional Services	Kevin.yeska@jsdinc.com	608-609-6794
Darren Schumacher	Tailored Engineering	dschumacher@tailoredeng.com	608-440-9594
MELANIE CRAPE	SHORT ELLIOTT HENDRICKSON	mcrape@sehinc.com	414-465-1214
DANIEL KRISHER	RAMAKER	dkrisher@ramaker.com	920-948-3361

2002 Zeier Rd Men's Homeless Shelter
RFP # 10005-0-2021-AM for A/E Consulting Services
Building Walkthrough
Thursday, February 11, 2021, 10:00 am – 12:00 pm

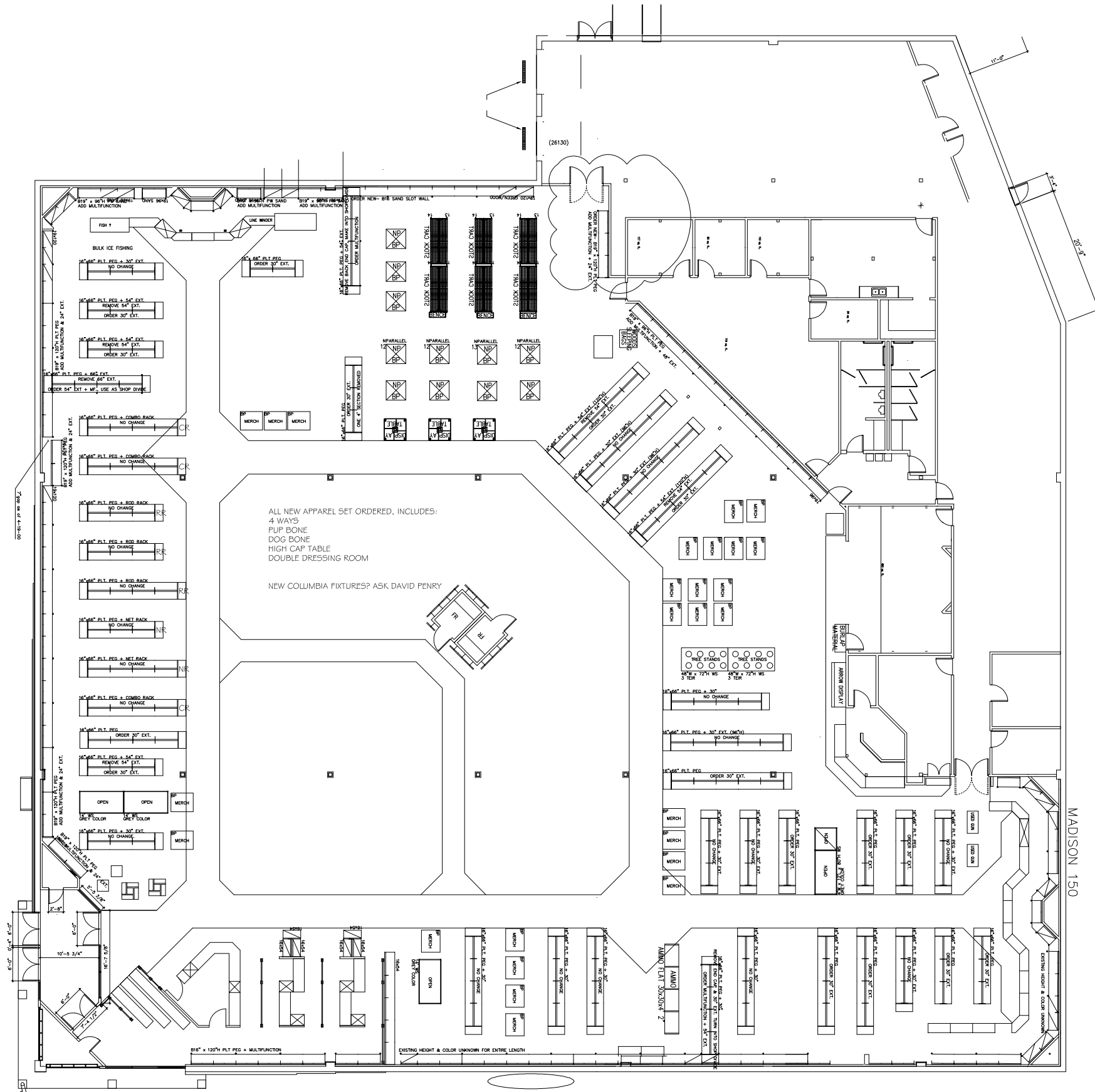
ATTENDEES

NAME	COMPANY	PLEASE SIGN-IN	EMAIL	PHONE
SAM KAHLE	Angus-Young Associates		s.kahle@angusyoung.com	608-796-2326
ANDREW LASCA	HGA		alasca@hga.com	414-861-2526
Ken Saiki	Saiki Design		ksaiki@ksd-la.com	608-405-8148
Jennifer Camp	JLA		jjcamp@jla-ap.com	608-210-1232
LEAH TESKE	JLA Architects		lteske@jla-ap.com	608-442-3824
Dale Streitenberger	JLA		dstreit@jla-ap.com	414-322-0406
Wes Reynolds	OPN		wreynolds@opnarchitects.com	608-807-7743
Julia Schuler	OPN		jschuler@opnarchitects.com	815-419-8869
MARK KROSER	OPN		mkroser@opnarchitects.com	608-827-7494
Tina Gordon	Dimension IV		tgordon@dimensionivmadison.com	608-829-4456
Joe Gallagher	OPN Ramaker		jgallagher@ramaker.com	608-644-2249

**2002 Zeier Rd Men's Homeless Shelter
RFP # 10005-0-2021-AM for A/E Consulting Services
Building Walkthrough
Thursday, February 11, 2021, 10:00 am – 12:00 pm**

**ATTENDEES
PLEASE SIGN-IN**

RONALD G. BILLY, JR	TYSON AND BILLY ARCHITECTS	ron@tysonandbilly.com	(815) 229-0222





ROOF INSPECTION

Site:
2002 Zeier Road
Madison, WI

Client:
BIP Enterprises, LLC
c/o Raven Property Group, Inc.
7818 Big Sky Drive
Suite 201
Madison, WI 53719

Inspected By:
Tom Rentmeester

Inspection Date:
October 29, 2020



Findings:

We were on site October 29, 2020. We inspected the Firestone ballasted main EPDM roof and the Carlisle fully adhered entrance area roof.

The building is vacant. We walked the floor and found one dropped tile underneath the east rooftop unit. We did not find any areas of moisture inside the building.

We found date stamps on the main ballasted EPDM roof from 1989 making this roof system approximately 31 years old. A typical service life expectancy for a ballasted EPDM roof is 25 years. The perimeter wall flashings have been reworked approximately six years ago though it appears a reinforced perimeter fastening strip was not used because the flashings are beginning to tent again in some areas and other areas with very low flashings were not reflashed and are showing significant tenting that is at risk of tearing.

We noted approximately seven openings in flashings. We did not however find any openings in the flashings on rooftop unit #2 which is the unit above the dropped tile. It is possible there is a tear in the membrane beneath the ballast or the unit itself may be leaking. Additional investigation will be required including removing ballast from the around the vicinity of the unit.

The overall roof system is performing well for its advanced age and likely can maintain its current state for an additional 1-2 years. We would budget for a reroof in 2021 if funds allow.

Hernandez Roofing
16995 W. Victor Road
New Berlin, WI 53151
www.hernandezroof.com

Recommendations:

We would recommend repairing seven openings in flashings and remove ballast from around rooftop unit #2 to further investigate the leak. Cost to repair: \$1,045.00

We would recommend reflashing two lengths of tenting flashing. Cost to repair: \$2,961.00

2002 Zeier Road



Dropped ceiling tile underneath rooftop unit #2.



Roof overview.



Metal coping is in good condition.



Scuppers are clear of debris.



Area of reflashed wall.



Small opening.



Small opening.



Lifting flashing in submerged area.



Small opening.



Small opening.



Hole in wall flashing.



Area of lifting flashing where seam tape is missing.



Red marks areas of walls to be reflashed.



Tenting wall flashing. Area of lighter membrane indicates amount of tenting membrane. If the membrane continues to shrink, it will eventually tear open.



Area of tenting membrane.



Rooftop unit #2 in vicinity of dropped ceiling tile.



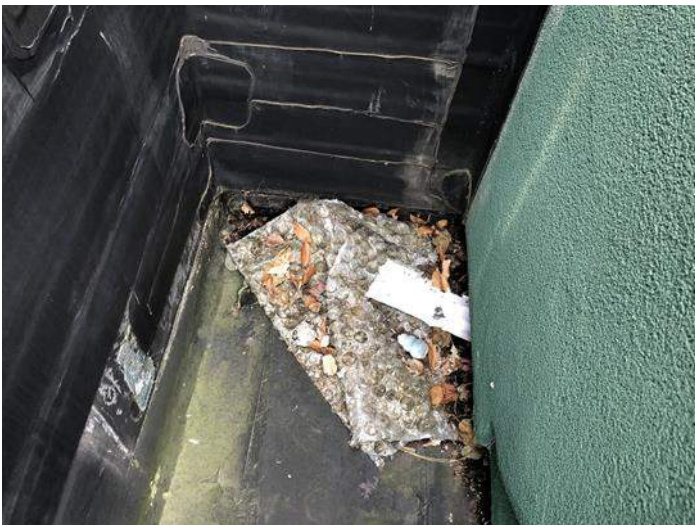
Flashings are rooftop unit #2 appear intact.



Other units show some minor tenting of membrane. This should be monitored in future inspections.



Entrance roof overview.



Debris should be cleared from the roof system.



INVOICE

Invoice #: 1147064

Customer PO #: PM-616622

Work Order: 1274043

Invoice Date: 9/15/2017

Remit CMS Mechanical Services, LLC

To: 445 West Drive, Suite 101
Melbourne, FL 32904
PH:(800) 382-3150 Fax:(800) 897-7886

Bill SAVECORP02

To: *SAVERS INC CORP02*
P O BOX 808
FACILITY SOURCE
BELLEVUE, WA 98009
USA

Job SAVE001144

Site: SAVERS 1144
2002 ZEIER ROAD
FACILITY SOURCE
MADISON, WI 53704
USA

Initial Problem

FALL PM

Description of Work

Performed preventative maintenance per contract.

Qty	Date	Description	Price	Ext Price
1.00	9/5/2017	Fixed Price Contract Billing	\$594.37	\$594.37
Subtotal:				\$594.37

Invoice: 1147064

Page: 1 of 1

Due Date:

10/15/2017

Customer and any 3rd party vendor expressly acknowledges and agrees that the information and format provided herein is the proprietary and confidential information of ARES Holdings, LLC, and its affiliates, and shall not be disclosed to anyone else without the express written permission of ARES Holdings, LLC.

Invoice Sale Amount: \$594.37

<u>SUBTOTALS</u>	MATERIAL	\$0.00	LABOR	\$0.00	MISC	\$594.37
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Tax: \$16.35

Thank You

Invoice Total: \$610.72



Work Ticket

Work Order: 1274043

Customer PO #: PM-616622

Technician ID: REEMON

Customer Name: SAVERS

Site Number: 1144

Location: MADISON, WI 53704

CMS Service Work Order

24 Hour Service

Phone: 800-382-3150

Fax: 800-897-7886

Original Problem				Unit: 1		Model #							
FALL PM				AC 1		DH180N24B4AAA2							
Description of Work				Make		Serial #							
Preventative Maintenance Task List: DX: TEST AND RECORD FLAME CONDITION DX: TEST LIMITS OF-HIGH HEAT SHUTOFF DX: TEST HEAT AND CHECK SAFETIES DX: CLEAN PILOT DX: INSPECT HEAT EXCHANGER or ELEMENTS FILL OUT CMS PM SHEET DX: CALIBRATE TSTAT CHECK PROPER SETTING DX: INSPECT & ACCESS UNIT DX: INSPECT ALL WIRING AND SECURE DX: CHECK & RECORD CFM AMPS DX: CHECK CFM/BLADE-VIB/CRACKS & OIL MTR UNIT HEATER: INSPECT & ACCESS UNIT UNIT HEATER: CALIBRATE TSTAT & CHECK OPS UNIT HEATER: INSPECT ALL WIRING & SECURE UNIT HEATER: INSP CONTACTOR FOR PITTING UNIT HEATER: GAS LEAK INSPECTION UNIT HEATERS: CHECK MOTOR AMPS UNIT HEATER: REC GAS PSI or ELEC AMPS UNIT HEATER: CLEAN PILOT UNIT HEATER: CLEAN BURNER & CHK AIRFLOW DX: CHANGE FILTERS & DATE (PLEATED) DX: ADJ PULL, INP ALIG/BELTS OIL MTR&BRG DX: RECORD TD ACROSS EVAPORATOR COIL DX: CLEAN DRAIN PANS & DRAIN LINES DX: INSTALL PAN TABS/STRIPS TAKE PIC OF EACH UNIT&POINTS OF INTEREST CALL EMS B4 LEAVING STORE; 615-495-1963				YORK		NOG5504260							
				Amb. Temp		S. Temp		R. Temp		TD			
				75.00		110.00		70.00		40.00			
				Compressors									
				Circuit	Model #			Amps		H PSI		L PSI	
				1	H20R813DBEA			0.01		0.01		0.01	
				2	H20R813DBEA			0.01		0.01		0.01	
				Motors									
				Type		Rated			Actual				
				Condenser		2.20			0.01				
				Blower		6.40			3.40				
				Condenser		2.20			0.01				
				Blower		0.30			0.22				
Unit: 2		Model #											
AC 2		DL25N40BWAAA2B											
Make		Serial #											
YORK		NOL8377237											
Amb. Temp		S. Temp		R. Temp		TD							
75.00		110.00		70.00		40.00							
Compressors													
Circuit	Model #			Amps		H PSI		L PSI					
1	SM148T4VC			0.01		0.01		0.01					
2	SM148T4VC			0.01		0.01		0.01					
Motors													
Type		Rated			Actual								
Condenser		2.20			0.01								
Blower		13.90			9.40								
Blower		0.30			0.18								
Condenser		2.20			0.01								

Item	Unit	Description	QTY
Labor			
S	AC 1	Standard	0.50
S	AC 2	Standard	0.50
S	AC 3	Standard	0.75
S	AC 4	Standard	1.00
S	AC 5	Standard	1.50
S	None	Standard	1.75
AC 1	CABINET	Cabinet / Paint	GOOD
		Outdoor Air Screen	GOOD
		Panels / Insulation	GOOD

Item	Unit	Description	QTY
Labor			
S	AC 1	Standard	0.50
S	AC 2	Standard	0.50
S	AC 3	Standard	0.75
S	AC 4	Standard	1.00
S	AC 5	Standard	1.50
S	None	Standard	1.75

AC 1	CABINET	Cabinet / Paint	GOOD
		Outdoor Air Screen	GOOD
		Panels / Insulation	GOOD
	ROOF/SERVICE AREA	ACR Piping / Insulation	GOOD
		Condensate Drain	GOOD
		Curb & Stands	GOOD
		Debris / Trash	GOOD

KEN WALKER-DANIELS	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/13/2017
	Yes			REED MONTGOMERY	Page: 1 of 17



Work Ticket

Work Order: 1274043

Customer PO #: PM-616622

Technician ID: REEMON

Customer Name: SAVERS

Site Number: 1144

Location: MADISON, WI 53704

CMS Service Work Order

24 Hour Service

Phone: 800-382-3150

Fax: 800-897-7886

PM List

AC 1	CONDENSING	Coil Condition	GOOD
		Compressor	GOOD
		Drier Condition	GOOD
		Refrigerant Charge	GOOD
		Visual Leak Check	GOOD
	ELECTRICAL	Disconnect / Fusers	GOOD
		Operational Controls	GOOD
		Safety Controls	GOOD
		T-Stat / Automation	GOOD
		Wiring	GOOD
	FAN AREA	Bearing / Brackets	GOOD
		Belts	GOOD
		Blower Wheel	GOOD
		Coil Condition	GOOD
		Drain Pan / Lines	GOOD
	HEATING	Filters	GOOD
		Motor	GOOD
		Pulleys	GOOD
		Burners / Heat Exchanger	GOOD
		Electric Heaters	NA
	CABINET	Gas Lines	GOOD
		Ignition Control	GOOD
		Oper. Controls / Valves	GOOD
		Safety Controls	GOOD
		Cabinet / Paint	GOOD
	FAN AREA	Outdoor Air Screen	GOOD
		Panels / Insulation	GOOD
		Belts	GOOD
		Coil Condition	GOOD
		Drain Pan / Lines	GOOD
	ROOF/SERVICE AREA	Filters	GOOD
		Pulleys	GOOD
		ACR Piping / Insulation	GOOD
		Condensate Drain	GOOD
		Curb & Stands	GOOD
		Debris / Trash	GOOD

Unit: 3		Model #		
AC 3		DL20N40BWAAA1E		
Make		Serial #		
YORK		NOL8377239		
Amb. Temp	S. Temp	R. Temp	TD	
75.00	110.00	70.00	40.00	
Compressors				
Circuit	Model #	Amps	H PSI	L PSI
2	H2DA114DBEH	1.00	0.01	0.01
3	H2DA563DBEA	1.00	0.01	0.01
1	H2DA563DBEA	1.00	1.00	1.00
Motors				
Type		Rated	Actual	
Condenser		2.20	0.01	
Blower		0.30	0.22	
Condenser		2.20	0.01	
Blower		9.80	3.70	
Unit: 4		Model #		
AC 4		DL15N40BWAAA1F		
Make		Serial #		
YORK		NOL8377240		
Amb. Temp	S. Temp	R. Temp	TD	
75.00	100.00	70.00	30.00	
Compressors				
Circuit	Model #	Amps	H PSI	L PSI
1	H2DA563DBEA	0.01	0.01	0.01
2	H2DA114DBEH	0.01	0.01	0.01
3	H23A563DBEA	0.01	0.01	0.01
Motors				
Type		Rated	Actual	
Blower		0.30	0.22	
Condenser		2.20	0.01	
Blower		7.00	3.50	
Condenser		2.20	0.01	

KEN WALKER-DANIELS	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/13/2017
	Yes			REED MONTGOMERY	Page: 2 of 17



Work Ticket

Work Order: 1274043

Customer PO #: PM-616622

Technician ID: REEMON

Customer Name: SAVERS

Site Number: 1144

Location: MADISON, WI 53704

CMS Service Work Order

24 Hour Service

Phone: 800-382-3150

Fax: 800-897-7886

PM List

AC 2	CONDENSING	Coil Condition	GOOD
		Compressor	GOOD
		Drier Condition	GOOD
		Refrigerant Charge	GOOD
		Visual Leak Check	GOOD
	ELECTRICAL	Disconnect / Fusers	GOOD
		Operational Controls	GOOD
		Safety Controls	GOOD
		T-Stat / Automation	GOOD
		Wiring	GOOD
	FAN AREA	Bearing / Brackets	GOOD
		Blower Wheel	GOOD
		Motor	GOOD
	HEATING	Burners / Heat Exchanger	GOOD
		Electric Heaters	NA
		Gas Lines	GOOD
Ignition Control		GOOD	
Oper. Controls / Valves		GOOD	
Safety Controls		GOOD	
AC 3	CABINET	Cabinet / Paint	GOOD
		Outdoor Air Screen	GOOD
		Panels / Insulation	GOOD
	ELECTRICAL	T-Stat / Automation	GOOD
		Wiring	GOOD
	FAN AREA	Bearing / Brackets	GOOD
		Belts	GOOD
		Blower Wheel	GOOD
		Coil Condition	GOOD
	ROOF/SERVICE AREA	Drain Pan / Lines	GOOD
		Filters	GOOD
		Motor	GOOD
		Pulleys	GOOD
		ACR Piping / Insulation	GOOD
		Condensate Drain	GOOD
		Curb & Stands	GOOD
Debris / Trash		GOOD	

Unit: 5		Model #		
AC 5		DLO8N18BWAAAB		
Make		Serial #		
YORK		NOL8392563		
Amb. Temp	S. Temp	R. Temp	TD	
75.00	105.00	70.00	35.00	
Compressors				
Circuit	Model #	Amps	H PSI	L PSI
1	H22J443DBEA	0.01	0.01	0.01
2	H20J443DBEA	0.01	0.01	0.01
Motors				
Type	Rated		Actual	
Condenser	1.60		0.01	
Condenser	1.60		0.01	
Blower	5.30		4.50	
Blower	0.30		0.40	

KEN WALKER-DANIELS	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/13/2017
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		Compressor	GOOD
		Drier Condition	GOOD
		Refrigerant Charge	GOOD
		Visual Leak Check	GOOD
	ELECTRICAL	Disconnect / Fusers	GOOD
		Operational Controls	GOOD
		Safety Controls	GOOD
	HEATING	Burners / Heat Exchanger	GOOD
		Electric Heaters	NA
		Gas Lines	GOOD
		Ignition Control	GOOD
		Oper. Controls / Valves	GOOD
		Safety Controls	GOOD
AC 4	CABINET	Cabinet / Paint	GOOD
		Outdoor Air Screen	GOOD
		Panels / Insulation	GOOD
	CONDENSING	Coil Condition	GOOD
		Refrigerant Charge	GOOD
	ELECTRICAL	Disconnect / Fusers	GOOD
		Operational Controls	GOOD
		Safety Controls	GOOD
		T-Stat / Automation	GOOD
		Wiring	GOOD
	FAN AREA	Bearing / Brackets	GOOD
		Belts	GOOD
		Blower Wheel	GOOD
		Coil Condition	GOOD
		Drain Pan / Lines	GOOD
		Filters	GOOD
		Motor	GOOD
		Pulleys	GOOD
	ROOF/SERVICE AREA	ACR Piping / Insulation	GOOD
		Condensate Drain	GOOD
		Curb & Stands	GOOD
		Debris / Trash	GOOD

KEN WALKER-DANIELS	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/13/2017
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Work Ticket

Work Order: 1274043

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Site Number: 1144

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PM List

AC 4	CONDENSING	Compressor	GOOD
		Drier Condition	GOOD
		Visual Leak Check	GOOD
	HEATING	Burners / Heat Exchanger	GOOD
		Electric Heaters	NA
		Gas Lines	GOOD
		Ignition Control	GOOD
		Oper. Controls / Valves	GOOD
		Safety Controls	GOOD
AC 5	CABINET	Cabinet / Paint	GOOD
		Outdoor Air Screen	GOOD
		Panels / Insulation	GOOD
	CONDENSING	Coil Condition	GOOD
		Compressor	GOOD
		Drier Condition	GOOD
		Refrigerant Charge	GOOD
		Visual Leak Check	GOOD
	ELECTRICAL	Disconnect / Fusers	GOOD
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		Belts	GOOD
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		Electric Heaters	NA
	ROOF/SERVICE AREA	ACR Piping / Insulation	GOOD
		Condensate Drain	GOOD
		Curb & Stands	GOOD
		Debris / Trash	GOOD

KEN WALKER-DANIELS	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/13/2017
	Yes			REED MONTGOMERY	Page: 5 of 17



Work Ticket

Work Order: 1274043

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PM List

AC 5	HEATING	Gas Lines	GOOD
		Ignition Control	GOOD
		Oper. Controls / Valves	GOOD
		Safety Controls	GOOD

KEN WALKER-DANIELS	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/13/2017
	Yes			REED MONTGOMERY	Page: 6 of 17



Work Ticket

Work Order: 1274043

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Technician ID: REEMON

Customer Name: SAVERS

Site Number: 1144

Location: MADISON, WI 53704

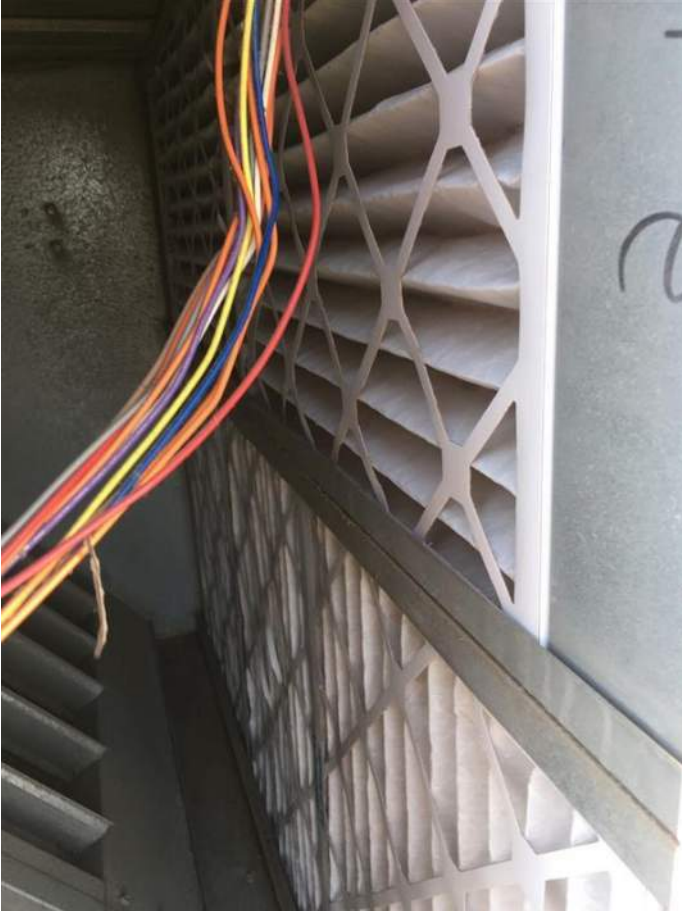
CMS Service Work Order

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Attachment



KEN WALKER-DANIELS	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/13/2017
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Work Ticket

Work Order: 1274043

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Technician ID: REEMON

Customer Name: SAVERS

Site Number: 1144

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<i>KWD</i>	Yes			REED MONTGOMERY	Page: 8 of 17



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Work Order: 1274043

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KEN WALKER-DANIELS	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/13/2017
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Work Ticket

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Work Ticket

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Work Ticket

Work Order: 1274043

Customer PO #: PM-616622

Technician ID: REEMON

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Site Number: 1144

Location: MADISON, WI 53704

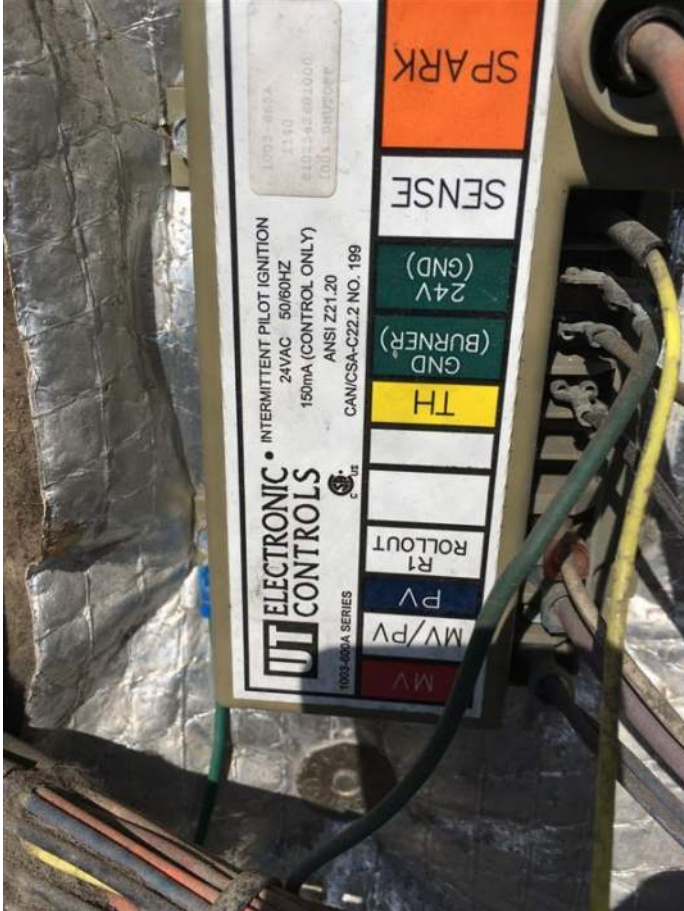
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