



LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, OCTOBER 9, 2023, 8:30 AM  
REGULAR SESSION, TUESDAY, OCTOBER 10, 2023, 5:30 PM  
327 N. Ashley Street - 2nd Floor

**1. Call To Order**

**2. Invocation**

**3. Pledge Of Allegiance To The Flag**

**4. Presentations**

- a. Colquitt EMC Special Presentation to Fire Rescue (Work Session)

Recommended Action:

Documents:

- b. Impending By-Law Changes for Conference Center - David J. Disalvo (Work Session)

Recommended Action:

Documents:

**5. Minutes For Approval**

- a. Work Session - September 25, 2023 & Regular Session - September 26, 2023

Recommended Action: Approve

Documents:

**6. Public Hearing**

- a. REZ-2023-11 2426 Joanna Drive, C-C(c) to R-1, 4.0ac, Well & Septic

Recommended Action: Approve

Documents:

- b. REZ-2023-12 GT'S Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H to M-2, Well & Septic

Recommended Action: Approve

Documents:

**7. For Consideration**

- a. HVAC Maintenance Agreement

Recommended Action: Approve

Documents:

- b. Solar Panel Maintenance Agreement

Recommended Action: Approve

Documents:

- c. Water Treatment Agreement

Recommended Action: Approve  
Documents:

d. Quarterly Controls Inspection Agreement  
Recommended Action: Approve  
Documents:

e. Joint Funding Agreement with USGS for Stream Gauge Maintenance  
Recommended Action: Approve  
Documents:

**8. Reports - County Manager**

**9. Citizens Wishing To Be Heard - Please State Your Name and Address**

**10. Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-11 2426 Joanna Drive, C-C(c) to R-1, 4.0ac, Well & Septic

DATE OF MEETING: October 10, 2023

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2023-11 2426 Joanna Drive, C-C(c) to R-1, 4.0ac, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 4.0 acres at 2426 Joanna Dr. from C-C (Crossroads Commercial) with conditions to R-1 (Low Density Residential) zoning, in order for the property to be developed in a similar pattern to the surrounding neighborhood. In 1984, the property was rezoned from A-U to N-C (Neighborhood Commercial) with the condition that it only be used for a Club.

The subject property is in the Urban Service and Suburban Character Area, with access to and from the property off Smith Street and Joanna Drive, both County maintained Local Roads. Per Comprehensive Plan guidance, R-1 zoning is listed as a recommended zoning within that character area.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan and the existing land use pattern.

At the Planning Commission meeting, a letter submitted by the applicant was read on their behalf, as they were unable to attend, that outlined some potential self-imposed covenants. No one spoke against the request, and the GLPC recommended Approval (8-0).

- OPTIONS: 1) Approve  
2) Approve with Conditions  
3) Table  
4) Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



28 August 2023

Lowndes County Board of Commissioners  
327 North Ashley Street  
Valdosta GA 31601

Stan Folsom, GA RLS #2284  
1309 Edgewood Drive  
Valdosta GA 31601  
Office: (229) 244-2920  
folsom22@bellsouth.net

**Re: Re-zoning of 4.000 Acres - 2426 Smith Street, Lowndes Tax Parcel 0087 016 for Felix A. Flannigan.**

Dear Commissioners;

On behalf of Mr. Felix A. Flannigan, Folsom Surveying LLC submits this letter of intent to rezone 4.00 Acres of land to **R-1 (Low Density Residential)**.

Mr. Flannigan's property is:

1. Located within the Urban Service Area;
2. In a "Suburban" Character Area;
3. On Smith Street, in an established R-1 subdivision;

**Greater Lowndes 2030 Comprehensive Plan:**

**Goal 7: LAND USE** - To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

**Objective 3.1.3** – Promote the appropriate use of infill and redevelopment in established residential neighborhoods.

**Policy 7.1** - The Urban Service Area, based on existing and planned infrastructure improvements, shall serve as a guide for future development.

**Objective 7.2.1** – Locate new development within the Urban Service Area.

In summary, I feel that Mr. Flannigan's proposed R-1 Zoning is compatible with the existing surrounding neighborhood.

Thank you for your consideration.

Sincerely;

Stan Folsom, GA RLS #2284

Folsom Surveying LLC – Land Surveying & Related Professional Services  
1309 Edgewood Drive – Valdosta, GA 31601  
Stan Folsom RLS #2284  
Office Phone  
229-244-2920  
[folsom22@bellsouth.net](mailto:folsom22@bellsouth.net)



REZ-2023-11 Self-imposed Covenants:

In regards to intent for the development, Mr. Flannigan wrote:

*“The intent is to bring to market only 3 of the lots, the fourth lot to be my permanent retirement residence.*

*The new all future structures will be site built and I am presently working with legal to stipulate specific restrictions as needed to complement the existing neighborhood by virtue of the R1 request.*

- *Minimum living space of 2500 to possibly 3000 sf*
- *No trailers*
- *No vinyl siding*

*These are some of the things that I have discussed with neighbor directly across the street. Once the rezone is complete, I will engage our attorney to this end. If the rezone is approved, I will be speaking with additional neighbors again to nail this down. There might be some additional restrictions if appropriate.”*

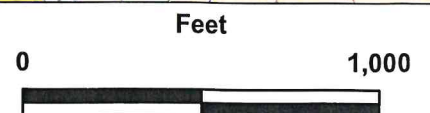
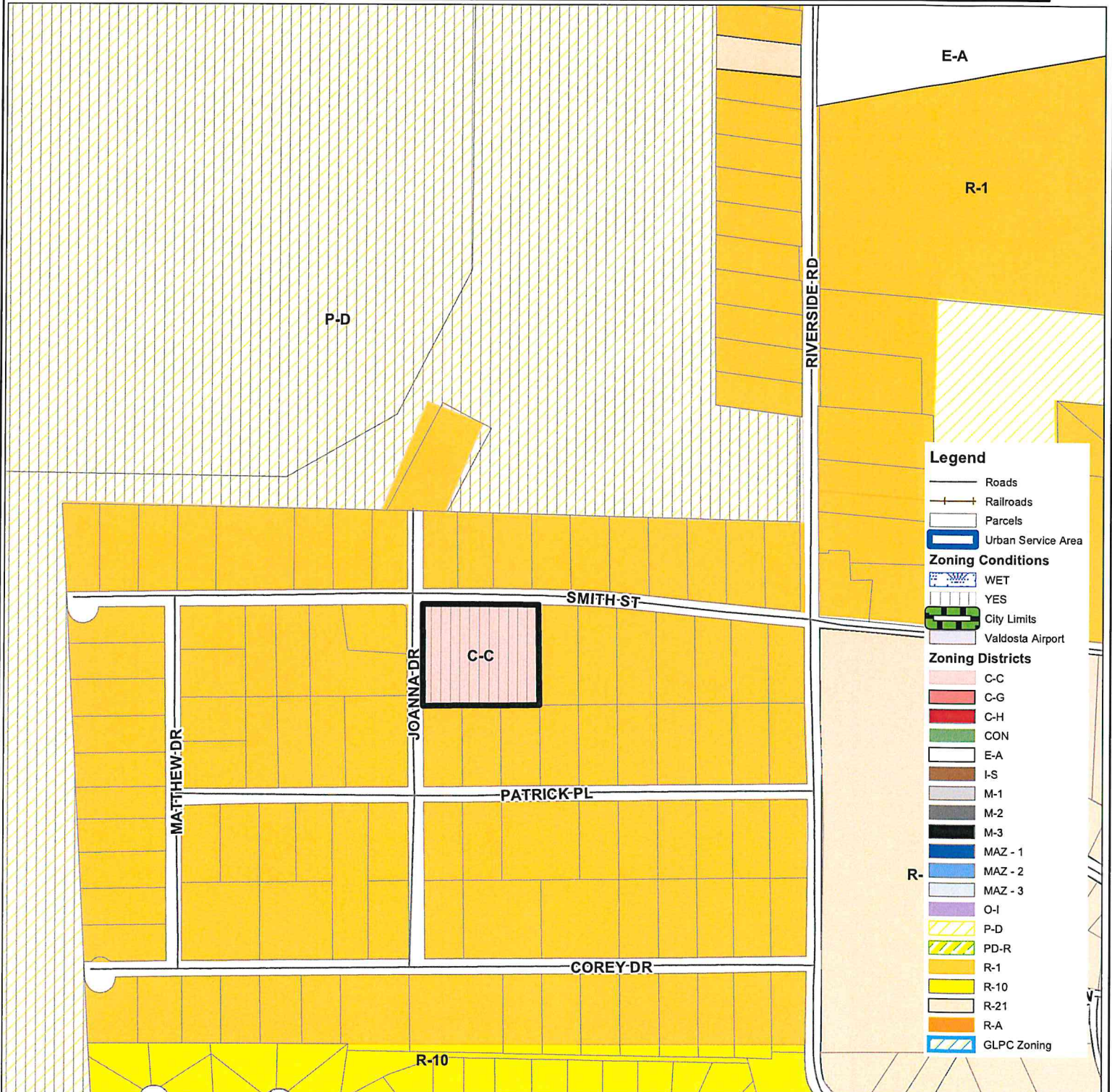


# REZ-2023-11

# Zoning Location Map

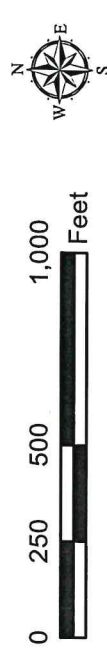
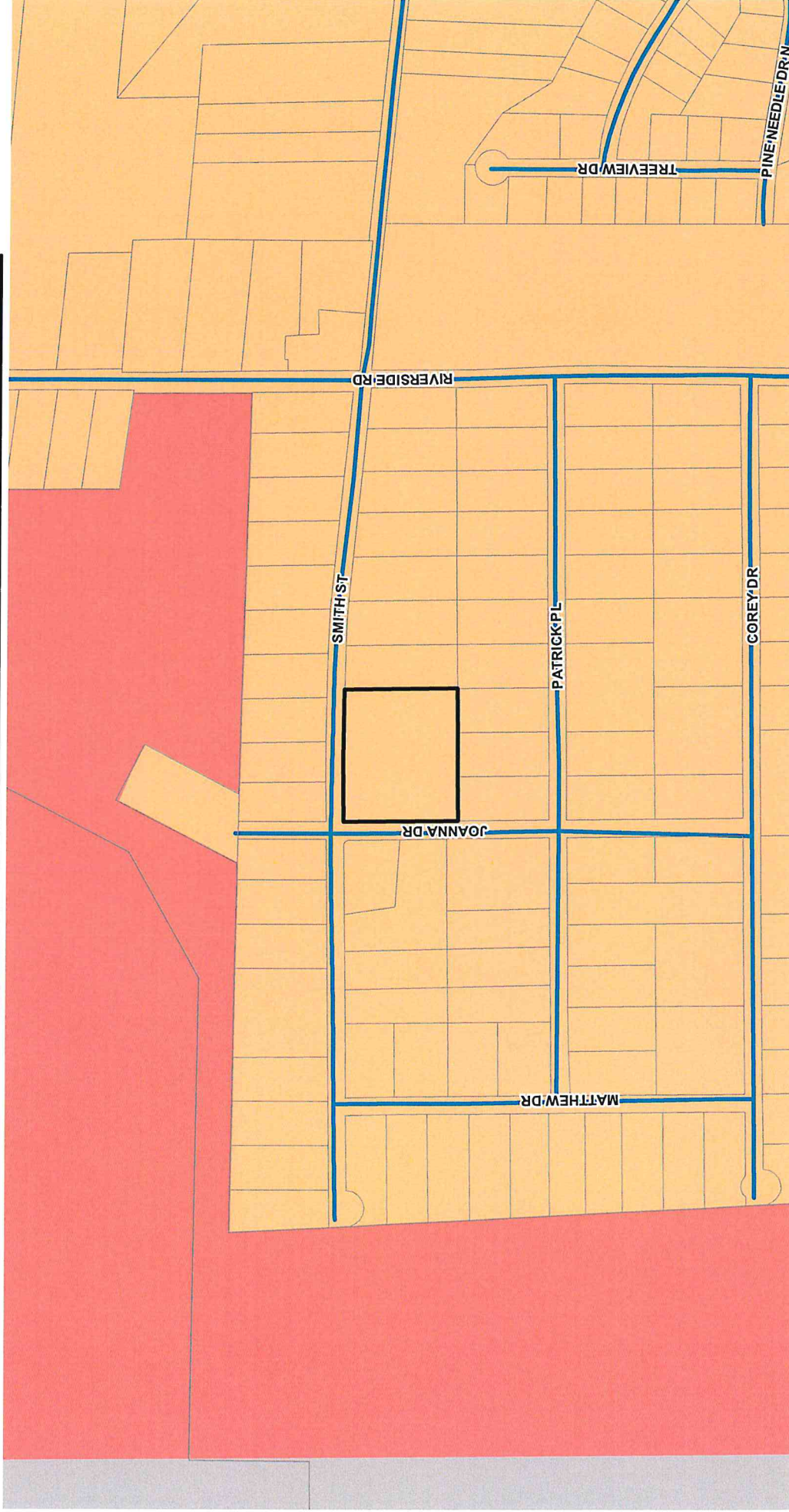
Corner of Smith Street and Joanna Drive  
Rezoning Request

**CURRENT ZONING: C-C**  
**PROPOSED ZONING: R-1**





## Corner of Smith Street and Joanna Drive Rezoning Request



- Roads**
- Functional Classification**
- 1. INTERSTATE
  - 3. OTHER PRINCIPAL ARTERIAL
  - 4. MINOR ARTERIAL
  - 5. MAJOR COLLECTOR
  - 6. MINOR COLLECTOR
  - 7. LOCAL
- +— Railroads

- Urban Service Area
- City Limits
- Parcels
- Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities





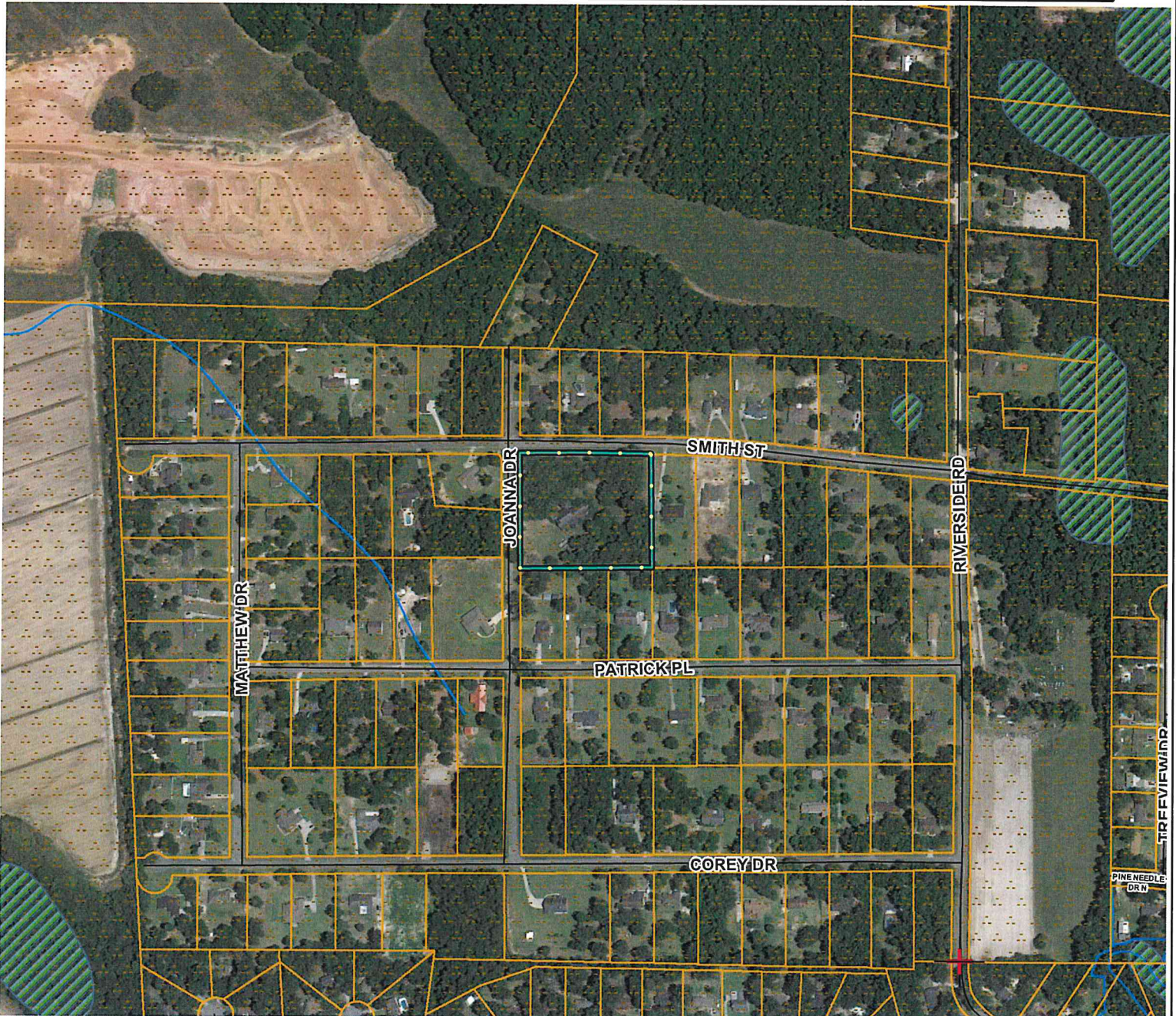
# REZ-2023-11

# WRPDO Site Map

## Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

## Corner of Smith Street and Joanna Drive Rezoning Request





LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-12 GT'S Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H to M-2, Well & Septic

DATE OF MEETING: October 10, 2023

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2023-12 GT'S Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H to M-2, Well & Septic

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 3.2 acres at 1350 & 1326 Old Clyattville Road from C-H (Highway Commercial) to M-2 (Heavy Manufacturing) zoning, in order for the property to be utilized for a Wrecker/Tow Service. Adjacent properties have recently been developed with a wholesale landscaping business to the east and a metal roofing company to the northwest.

The subject property is in the Urban Service and Community Activity Center character area, and Valdosta Airport Overlay, with access to and from the property off Old Clyattville Road and St. Augustine Road, a County maintained Local Road and a Minor Arterial Road respectively.

Per Comprehensive Plan guidance, M-2 zoning is not recommended within the Community Activity Center character area, though the property abuts Industrial Activity Center character areas across both roadways, which contain a mixture of M-1, M-2, and C-H zonings, along with some R-A and R-1 zonings.

Wrecker/Tow Services are not defined within the ULDC, and therefore the use is likely classified as either a Junk or Salvage Yard or a Motor Vehicle Repair Shop, subject to the supplemental standards of 4.03.12 or 4.03.11 (attached), including buffering, screening, and setbacks. The Minimum Buffer Area of 40' would be required along the northern property line, including a solid wall or fence a minimum of 8' high to encompass the entire area used for storage and service of the vehicles. While a variance to the supplemental standards may be sought, staff is not supportive of the request due to the intensity of the proposed use.

Interestingly, Wrecker/Tow Services are allowed in C-H zoning within the City of Valdosta, without supplemental standards.

The TRC considered the request and had no objectionable comments, noting that if approved, ingress and egress should be off Old Clyattville Road instead of St. Augustine. Staff finds the request consistent with the overall goals of the Comprehensive Plan, semi-consistent with the surrounding land use and zoning pattern, though concerned that the proposed change may adversely influence existing conditions and be a deterrent to the value or improvements of adjacent or nearby properties. Therefore, in consideration of the proposed use and a compromise between both likely ULDC uses, staff recommends M-1 zoning with the following

conditions:

<b>Development Feature</b>	<b>Standard</b>
Screening Required	Solid wall or solid fence
Minimum Height	8 feet
Buffering Required	Minimum buffer area of 30 feet along the northern property line in conjunction with the required screening
Outside Storage	Screened from view from adjacent properties and from the public right-of-way
Storage of salvaged or junk materials	Materials shall not exceed the height of the fence or wall. This shall not be construed to prohibit equipment and vehicles used in the salvage operation
Exterior Lighting	Directed and shielded to avoid illumination of adjacent properties
Maximum Number of Vehicles	There shall be no more than fifty (50) vehicles stored on the property in addition to employees' and customer(s) personal vehicles

The Planning Commission considered the request and heard testimony from the applicants, who were agreeable to the proposed conditions, and therefore Recommend Approval with the six (6) conditions as presented (8-0).

- OPTIONS: 1) Approve  
2) Approve with Conditions  
3) Table  
4) Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

GT's Wrecker Service & Truck Center  
P.O. Box 1495  
Valdosta, GA 31603  
229-560-5672

**RE: Re-zoning of 3.4 acres - 1326/1350 Old Clyattville Road, Lowndes Tax Parcel 0123B 001B / 0123 001 for GT's Wrecker Service & Truck Repair**

Dear Commissioners,

On behalf of GT's Wrecker Service, Thomas & Stefanie Sutton, submits this letter of intent to rezone 3.4 acres of land to M-2 (**Heavy Manufacturing**)

GT's Wrecker's property is:

1. In "Industrial / Commercial Area", property currently zoned as C-H;
2. On Old Clyattville Road, in an established C-H, M-1, M-2 area;

**Greater Lowndes 2030 Comprehensive Plan**

**GOAL 7: LAND USE** – To ensure the community's anticipated growth occurs in a well-integrated and organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

- 7.7 Commercial development of varying sizes shall be encouraged at the intersection of major roadways

**POLICY 1.3** - Efforts shall be made to attract and retain young professionals to the Greater Lowndes community to assist in achieving community goals such as providing an adequate workforce and maintaining high wage jobs

- Offer job employment at a higher wage pay due to us offering a speciality service

We feel that this property would give us the means to serve this community and provide jobs at a higher wage pay with M-2 zoning and would fit our business model of a wrecker service with M-2 zoning.

Sincerely,

Thomas & Stefanie Sutton



# GT's Wrecker Service & Truck Repair

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P.O.Box 1495  
Valdosta, GA 31603  
(229) 560-5672  
ssutton\_gts@bellsouth.net

September 08, 2023

To Whom It May Concern,

GT's Wrecker Service & Truck Repair has been a part of the Lowndes County community for close to 30 years providing local jobs to local people. We strive to continue to serve our community and the people passing through it.

We are currently looking into buying 1326 & 1350 Old Clyattville Road from Blackwater Development LLC, James Warren, which is currently zone C-H. In the First Step Meeting we discussed what we as a business wanted to do on the property. After this meeting was advised the board was leaning more to us needing M-2 zoning. We feel that before we continue with the purchase we need to make sure M-2 zoning is obtainable which we were led to believe was obtainable. We feel that M-2 zoning is obtainable due to the zoning that already exists & the commercial and industrial business that surrounds this property.

On this property, we plan to build a 40x60 steel red iron building for light commercial truck repair, towing, and equipment hauling.

Sincerely,

Thomas & Stefanie Sutton

## **GT's Wrecker Service & Truck Repair, Inc.**

P.O. Box 1495 Valdosta, GA 31603

September 15, 2023

Lowndes County Board of Commissioners  
327 N. Ashley Street  
Valdosta, GA 31601

Dear Lowndes County of Commissioners,

This is a written description of the proposed operations that will be performed on a daily basic at the address: 1350/1326 Old Clyattville Road Valdosta, GA that are requesting a rezone to M-2 zoning.

The daily operations that will take place at this address are: towing (small vehicles to commercial vehicles), transport, minor commercial vehicles repairs, and roadside assistance.

We have been a part of this community for close to 30 years providing towing, transport, and light vehicle maintenance, and roadside assistance. We feel that we strive to provide services to our community so when they are in need for towing or service it will be here. This also allows for commercial / industrial companies to know that if there driver breaks down they have a business that can provide services they need in the area. We provided jobs for several individuals while teaching a special trade to new drivers that come into the industry.

The daily operation of this business does not require any EPD permits. We will request the following permits: to have the septic approved (septic already on site), commercial new building permit, and a tree removal permit. We will add crush asphalt or crush/run to surface areas where vehicles will be. We will add screening for any outdoor storage.

Thanks.

#### 4.03.11 Vehicle Repair Shops

- A. Drainage pits for oil and fluid change shall be located within an enclosed **structure**. Applications for vehicle repair shops providing oil and fluid change facilities and services shall include proof of compliance with State and federal regulations regarding handling and disposal of oil and automotive fluids.
- B. There shall be no more than two (2) cars offered for sale at any time.
- C. There shall be no more than x (X) cars stored in addition to the cars offered for sale at any time.
- D. Vehicle repair shops shall comply with the standards set forth in Table 4.03.11(D).

**Table 4.03.11(D). Standards for Vehicle Repair Shops.**

<b>Buffer</b> s	2.0 times the <b>buffer</b> requirements stated in Section 4.07.06
Vibration or electromagnetic interference	Shall not be discernable on adjacent properties
Loading docks	Screened from view from adjacent properties and from the public <b>right-of-way</b> Setback a minimum of 100 feet from any <b>residentially</b> zoned property
<b>Outside storage</b>	Screened from view from adjacent properties and from the public <b>right-of-way</b> Setback a minimum of 100 feet from any <b>residentially</b> zoned property
Exterior lighting	Directed and shielded to avoid illumination of adjacent properties
Loudspeakers and paging equipment	Prohibited

#### 4.03.12 Junk Yards or Salvage Yards

- A. The site design standards for salvage **yards** and **junk yards** are set forth in the following table:

**Bold Lettering Indicates**  
**Definition Available in Section 1.09.02**

4-29

**July 11<sup>th</sup> 2023**  
**Ordinance 06-1382**

**Table 4.03.12(A). Standards for Salvage Yards and Junk Yards.**

<b>Development Feature</b>	<b>Standard</b>
Minimum setback	500 feet from any <b>residentially</b> zoned property
Screening required Minimum <b>Height</b> Minimum setback	Solid wall or solid fence 8 feet 100 feet from all <b>property lines</b>
Storage of salvaged or junk materials	Materials shall not exceed the <b>height</b> of the fence or wall. This shall not be construed to prohibit equipment and vehicles used in the salvage operation.
Exterior lighting	Directed and shielded to avoid illumination of adjacent properties

### **Commercial, Office, and Institutional Zoning Districts**

The following commercial, office, and institutional zoning districts are established:

- A. OI, Office Institutional. This **district** is intended to allow **development** of business and professional activities, medical and dental facilities, and the **development** and maintenance of publicly owned lands and **structures**, parks and recreation areas, public schools, and **buildings used** principally for government functions. Limited retail **uses** normally associated with office or institutional **uses**, **accessory structures**, and essential public services are also permissible.
- B. C-C, Crossroads Commercial. This **district** is intended to provide locations for limited retail and service **uses** to satisfy the common and frequent needs of residents of nearby **residential** and agricultural areas. It is further the intent of this **district** to encourage such **uses** to be a part of a crossroads commercial convenience center.
- C. C-G, General Commercial. This **district** is intended to provide locations for a wide variety of retail and service **uses** to satisfy the common and frequent needs of residents in large sections of the County and of the traveling public. It is the intent of this **district** to encourage businesses to be part of planned commercial centers, neighborhood **shopping centers**, or community **shopping centers**.
- D. C-H, Highway Commercial. This **district** is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

### **Industrial and Intensive Zoning Districts**

The following industrial zoning districts are established:

- A. M-1, Light Manufacturing. This **district** provides for light industrial **uses** which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible **uses** include activities involved in warehousing, assembly, storage, and commercial services.
- B. M-2, Heavy Manufacturing. This **district** provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their **use**, supplemental standards shall apply within the **district**.
- C. M-3, High Intensity Industrial. This **district** provides for industrial **uses** that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

considerations for high intensity industrial uses include screening of activities, noise mitigation, and protection from encroachment from incompatible development.

D. I-S, Intensive Services. This district is intended to provide sites for public and private facilities for wastewater treatment, land application of effluent, landfills, energy generation, resource recovery, and similar uses which may require environmental permits.

**Table of Land Uses**

Zoning Districts:	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
<b>P – Permissible</b>								
<b>S – Permissible Subject to Supplemental Standards</b>	S	S	S	S				
<b>Blank – Prohibited</b>								
<b>Land Uses:</b>								
<b>Social Services</b>								
<b>Family Personal Care Homes (4-6 residents)</b> (For an “S” See Also Section 4.03.16)	S	S	S	S				
<b>Group Personal Care Homes (7-15 residents)</b> (For an “S” See Also Section 4.03.16)	S	S	S	S				
<b>Hospital, Nursing Homes, and Congregate Personal Care Homes</b> (For an “S” See Also Section 4.03.13)	S	S	S	P	P			
<b>Transitional Care Facility</b> (For an “S” See Also Section 4.03.27)				S	S	S		
<b>Correctional Facility</b> (For an “S” See Also Section 4.03.28)				S	S	S	S	
<b>Agricultural and Farm Operations</b> (For an “S” See Also Section 4.03.02)				P	P	P	P	P
<b>Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage.</b> (For an “S” See Also Section 4.03.02)		S		S	P	P	P	

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE

ZONING DISTRICTS AND USES - CUT OF CHAPTER 2

Zoning Districts:	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C )
<b>P – Permissible</b> <b>S – Permissible Subject to Supplemental Standards</b> <b>Blank – Prohibited</b>								
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)	S	S	S	S	P	P	P	
Stables and Livestock(For an “S” See Also Section 4.03.02)					P	P	P	
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)	S			S	S	S	S	
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)				S	S	S	S	
Adult Entertainment (See Also Adult Entertainment Ordinance)				S				
Alcohol Package Store		P	P	P				
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	S			P	P	P	P	
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)	S			S	P	P	P	
Bait and Tackle		P	P	P	P	P	P	
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S	S				
<b>Building</b> Materials and Supply (For an “S” See Also Section 4.03.05)			S	S	S	P	P	
<b>Bulk Storage Yards</b>						P	P	P
Business Services such as Copying, Mailing, or Printing	P	P	P	P	P	P	P	
Cemeteries (For an “S” See Also Section 4.03.06)	S	S	S	S	S	S		
<b>Club, Lodge, Meeting or Event Facility</b>			P	P	P	P		

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

**Bold Lettering Indicates**

**Definition Available in Section 1.09.02**

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE

ZONING DISTRICTS AND USES - CUT OF CHAPTER 2

Zoning Districts:	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C )
<b>P – Permissible</b> <b>S – Permissible Subject to Supplemental Standards</b> <b>Blank – Prohibited</b>								
Day Care Center (19+ children) (For an “S” See Also Section 4.03.08)		P	P	P				
Home Day Care (7-18 children) (For an “S” See Also Section 4.03.08)	S	P	P	P				
<b>Family Day Care (6 or less children) (For an “S” See Also Section 4.03.08)</b>	P	P	P	P				
Detail Shop / Car Wash		P	P	P	P	P	P	
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)		S	S	S	S	P		
Financial Institutions, Banks and Credit Unions	P	P	P	P	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Funeral Home		P	P	P	P			
Gasoline Station, with or without a Convenience Store		P	P	P	P	P	P	
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S	S				
Government and Civic <b>Buildings</b> , including Library, Museum, and Cultural Facilities	P	P	P	P	P	P	P	P
Grocery Store		P	P	P	P	P		
Home Sales <b>Lot</b> , Manufactured or Site Built Display				P	P	P		

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

<b>Zoning Districts:</b>		<b>OI</b>	<b>C-C</b>	<b>C-G</b>	<b>C-H</b>	<b>M-1</b>	<b>M-2 (See Also Section 10.02.05(C))</b>	<b>M-3 (See Also Section 10.02.05(C))</b>	<b>I-S (See Also Section 10.02.05(C )</b>
<b>P – Permissible</b>				P	P	P			
<b>S – Permissible Subject to Supplemental Standards Blank – Prohibited</b>				S	S	S	S	S	S
Hotels and Motels									
Ice Vending Machine (For an “S” See Also Section 4.03.25)			S	S	S	S	S	S	
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)							S	S	S
<b>Landfill, Sanitary or Inert (For an “S” See Also Section 4.03.18 or 4.03.19)</b>								S	S
Laundry, Self-Service			P	P	P	P	P	P	
Lounge, Bar, and Nightclub					P				
Light Industry with total cumulative building sqft. under 30,000 sqft.					P	P	P	P	
Light Industry with total cumulative building sqft. over 30,000 sqft.						P	P	P	
Heavy Industry							P	P	
Industrial Uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials (For an “S” See Also Section 4.03.20)							S	S	S
Medical and Dental Clinics, Laboratories		P	P	P	P	P	P	P	
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)		S	S	S	S	S	S	S	
<b>Parking lots and Parking Garages</b>			P	P	P	P	P	P	P
<b>Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up</b>		P	P	P	P	P	P	P	
Professional Offices		P	P	P	P	P	P	P	P



<b>Zoning Districts:</b>		<b>OI</b>	<b>C-C</b>	<b>C-G</b>	<b>C-H</b>	<b>M-1</b>	<b>M-2 (See Also Section 10.02.05(C))</b>	<b>M-3 (See Also Section 10.02.05(C))</b>	<b>I-S (See Also Section 10.02.05(C )</b>
<b>P – Permissible</b>		S	S	S	S	S	S	S	S
<b>S – Permissible Subject to Supplemental Standards</b>	Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)								
<b>Blank – Prohibited</b>	Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)								
	Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P	P	P	P	P
	Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks		P	P	P	P			
	Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)		S	P	P	P	P	P	S
	<b>Recreational Vehicle</b> Park and Campground (For an “S” See Also Section 4.03.14)		S		S				
	Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S	S	S			
	Research and Experimental Laboratories				P	P	P	P	P
	Restaurant		P	P	P	P			
	Retail Stores		P	P	P	P			
	Business, Commercial Schools		P	P	P	P			
	Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P	P				
	Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P	P	P			
	Trade, Industrial Schools		P		P	P	P	P	P
	Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P	P	P	P	P	

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE  
ZONING DISTRICTS AND USES - CUT OF CHAPTER 2

<b>Zoning Districts:</b>		OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C )
<b>P – Permissible</b>					P	P	P	P	
<b>S – Permissible Subject to Supplemental Standards</b>									
<b>Blank – Prohibited</b>									
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.					P	P	P	P	
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.							P	P	
Theaters, Movie or Performing Arts (Indoor Only)			P		P	P			
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing		P	P	P	P	P	P	P	P
Truck Stops					P	P	P	P	
Vehicle Sales, (automobile, truck, motorcycle, boat and <b>Recreational vehicles</b> ) (For an “S” See Also Section 4.03.04)		S	S	S		P	P	P	
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.					P	P	P	P	P
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.						P	P	P	P
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.					P	P	P	P	
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.						P	P	P	

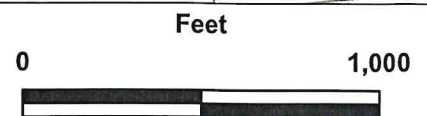
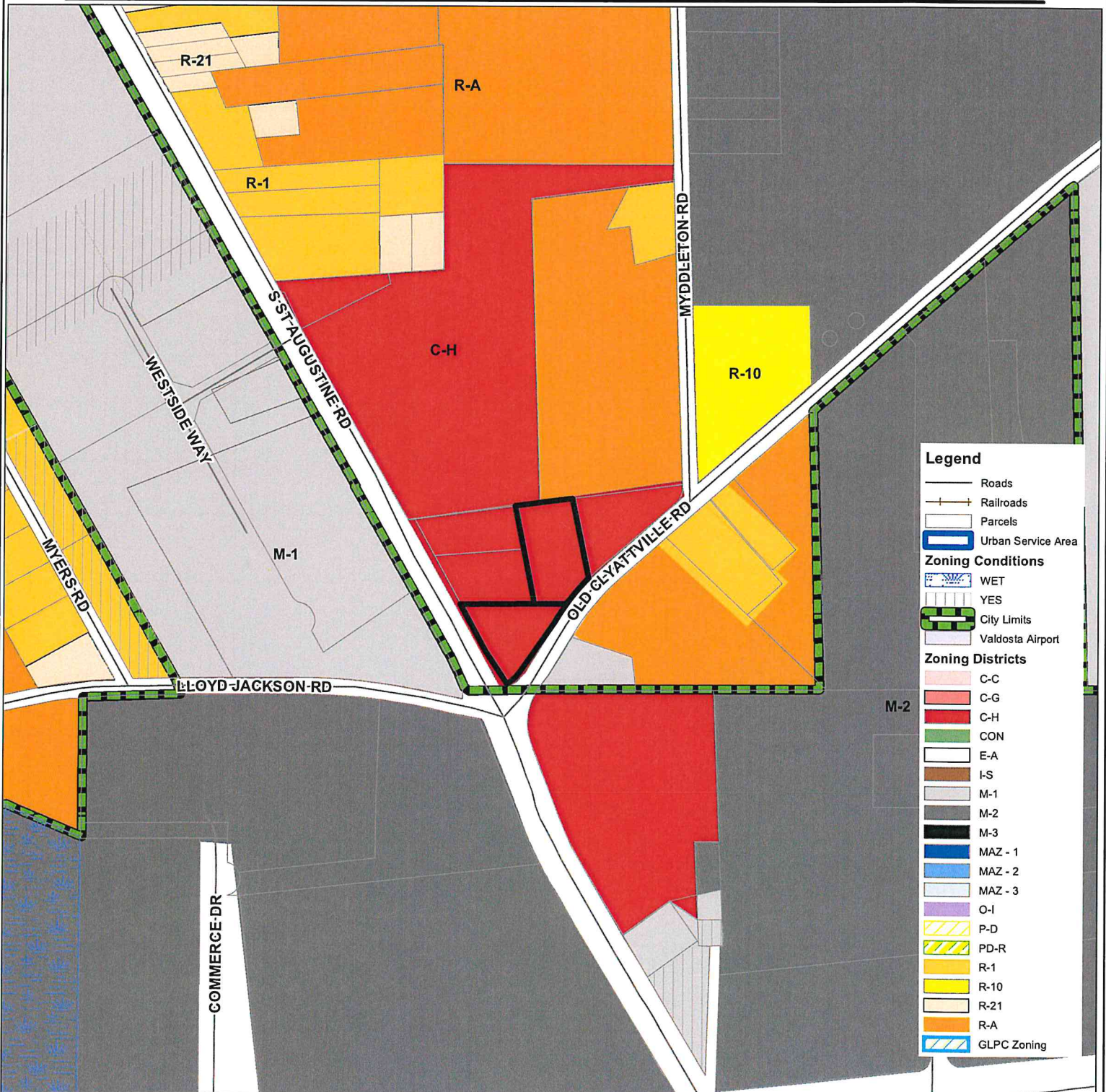
\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

# REZ-2023-12

# Zoning Location Map

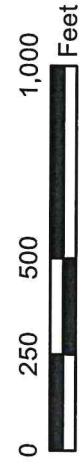
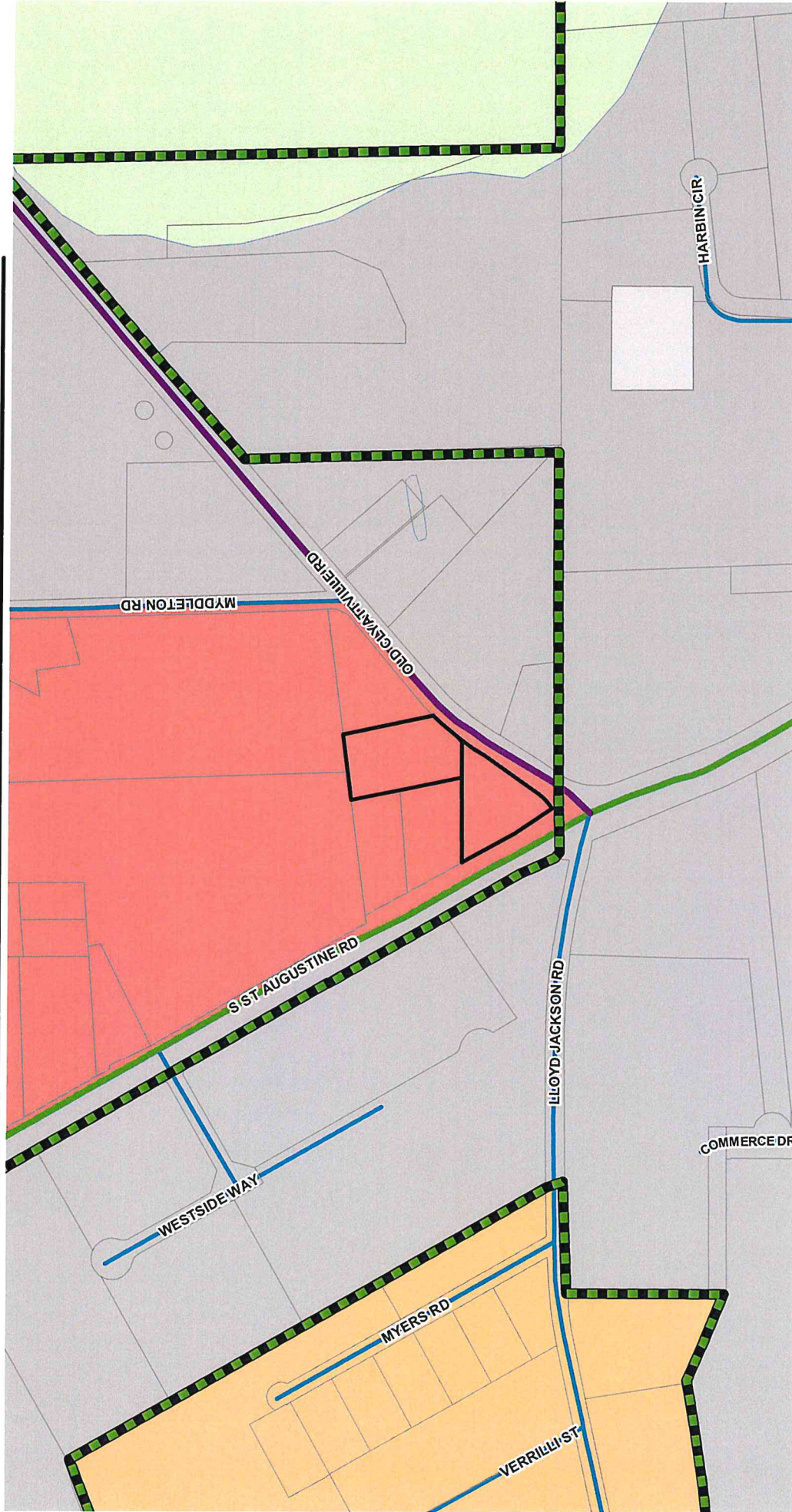
GT's Wrecker Service  
Rezoning Request

**CURRENT ZONING: C-H**  
**PROPOSED ZONING: M-2**





## GT's Wrecker Service Rezoning Request



- ### Roads
- Functional Classification**
- 1. INTERSTATE
  - 3. OTHER PRINCIPAL ARTERIAL
  - 4. MINOR ARTERIAL
  - 5. MAJOR COLLECTOR
  - 6. MINOR COLLECTOR
  - 7. LOCAL
- +— Railroads

- ### Urban Service Area
- City Limits
  - Parcels
  - Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Rememton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



# REZ-2023-12

# WRPDO Site Map

## Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

## GT's Wrecker Service Rezoning Request





LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: HVAC Maintenance Agreement

DATE OF MEETING: October 10, 2023

Work Session/Regular Session

BUDGET IMPACT: \$255,029.00

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: HVAC Maintenance Agreement

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HISTORY, FACTS AND ISSUES: The HVAC Maintenance Agreement is a renewal agreement with ABM as part of the Building Energy Solution (BES) project where HVAC maintenance was provided for two (2) years as part of the project. The price of \$255,029.00 was agreed upon at that time for year three (3) for ABM to continue the maintenance while the equipment is under warranty. Attached in your packet is an equipment list for each building to be maintained. The agreement includes quarterly preventive maintenance, quarterly filter changes, annual coil cleaning, and annual belt changes.

OPTIONS: 1. Approve the HVAC Maintenance Agreement and authorize the Chairman to sign the agreement.  
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>4-H Center</b>								
PACKAGE HP-1	PACKAGED HEAT PUMP	TEMPSTAR	C121695776	WJH360000KTP0A2	GROUND	FRONT OF BLDG	25x25x1	1
PACKAGE HP-2	PACKAGED HEAT PUMP	GOODMAN	504176433	PHK060-1F	GROUND	BACK OF BLDG	25x25x1	1

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>911 Center</b>								
HP-1	HEAT PUMP	CARRIER	3317E27528	25HCE442A300	GROUND	SYTSEM ADMIN/BREAK RM	N/A	N/A
HP-2	HEAT PUMP	TRANE	21486M175F	4TTR7024A1000CA	GROUND	PHONE RM	N/A	N/A
HP-3	HEAT PUMP	TRANE	215042XM1F	4TWR7060A1000dc	GROUND	FRONT OFFICES	N/A	N/A
<b><u>AIR HANDLER</u></b>								
AHU-1	AIR HANDLER	CARRIER	2117F09492	FB4CNP042	MECH RM	SYSTEM ADMIN/BREAK RM	19-7/8x21-1/2x1	1
AHU-2	AIR HANDLER	TRANE	21512KB71V	GAM580A24M21EAB	PHONE RM	PHONE RM	16x20x1	1
AHU-3	AIR HANDLER	TRANE	21484TCD1V	GAM580C60M51EAB	CLOSET	FRONT OFFICES	20x22x1	1
<b><u>PACKAGED UNIT</u></b>								
PACKAGED HP-1	PACKAGED HEAT PUMP	CARRIER	1917C69989	50KCQA04A2A5A0A0A0	GROUND	CALL CENTER	20x24x1	1
PACKAGED HP-2	PACKAGED HEAT PUMP	CARRIER	1317C67133	50KCQA04A2A5A0A0A0	GROUND	CALL CENTER	20x24x1	1
<b><u>WALL MOUNT PACKAGED</u></b>								
WMPU-1	WALL MOUNTED PACKAGE UNIT	AIRSYS	F20221110069	15V1B4MR410BAC	WALL	I.T	21-1/2x36-1/2x2	1
WMPU-2	WALL MOUNTED PACKAGE UNIT	AIRSYS	F20221110068	15V1B4MR410BAC	WALL	I.T	21-1/2x36-1/2x2	1



UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
VRF COND 1	VRF	TRANE/IMITS	14U0096277SM75	TUMYP0361AK43NA	GROUND	EAST SIDE OF BUILDING	N/A	N/A
VRF COND 2	VRF	TRANE/IMITS	03W003247GFHC5	TURVE1203AN40AN	GROUND	EAST SIDE OF BUILDING	N/A	N/A
DRUG STORE	VRF/AHU	TRANE/IMITS	13M0078465TKB7	TPLFP012FM140A	CASSETTE	DRUG STORE	WASHABLE	1
BRUCE	VRF/AHU	TRANE/IMITS	14M0096565TKB6	TPLFP008FM140A	CASSETTE	BRUCE	WASHABLE	1
BREAK RM	VRF/AHU	TRANE/IMITS	14M0053565TLL9	TPKFYP012LM140A	WALL	BREAK RM	WASHABLE	1
COURTNEY	VRF/AHU	TRANE/IMITS	14M0096265TKB6	TPLFP008FM140A	CASSETTE	COURTNEY	WASHABLE	1
ADAM	VRF/AHU	TRANE/IMITS	15M0076265TLL8	TPKFYP008LM140A	CASSETTE	ADAM	WASHABLE	1
RM 149	VRF/AHU	TRANE/IMITS	15M0075465TLL8	TPKFYP008LM140A	CASSETTE	RM 149	WASHABLE	1
KRISTIN	VRF/AHU	TRANE/IMITS	15M0067665TLL8	TPKFYP008LM140A	CASSETTE	KRISTIN	WASHABLE	1
KENNETH	VRF/AHU	TRANE/IMITS	15M0076365TLL8	TPKFYP008LM140A	CASSETTE	KENNETH	WASHABLE	1
CONF RM A	VRF/AHU	TRANE/IMITS	13M0086565TKB7	TPLFP012FM140A	CASSETTE	CONF RM	WASHABLE	1
CONF RM B	VRF/AHU	TRANE/IMITS	14M0097565TKB6	TPLFP008FM140A	CASSETTE	CONF RM	WASHABLE	1
RICK/RACHEL	VRF/AHU	TRANE/IMITS	13M0088665TKB7	TPLFP012FM140A	CASSETTE	RACHEL	WASHABLE	1
LAUREN/CHRIS	VRF/AHU	TRANE/IMITS	14M0054465TLL9	TPKFYP012LM140A	CASSETTE	CHRIS	WASHABLE	1
ADMIN 1	VRF/AHU	TRANE/IMITS	13M0079365TKB7	TPLFP012FM140A	CASSETTE	ADMIN	WASHABLE	1
ADMIN 2	VRF/AHU	TRANE/IMITS	13M0088965TB7	TPLFP012FM140A	CASSETTE	ADMIN	WASHABLE	1
<b>OUTDOOR UNIT</b>								
HP-1	HEAT PUMP	ICP	E164905787	N4H348GHF100	GROUND	SW OFFICES	N/A	N/A
HP-2	HEAT PUMP	ICP	E174513615	N4H448GHG101	GROUND	SOUTH OFFICES	N/A	N/A
HP-3	HEAT PUMP	GRANDAIR	X170592080	WCH4244GKB100	GROUND	IT RM	N/A	N/A
HP-4	HEAT PUMP	TRANE	21341055YA	TWA09043DAA01A501	ROOF	ADMIN	N/A	N/A
HP-5	HEAT PUMP	TRANE	21313761YA	TWA12043DAA01A501	ROOF	ADMIN	N/A	N/A
HP-6	HEAT PUMP	ICP	C151990308	CHS091HAA0A00AA	ROOF	ADMIN	N/A	N/A
CU-1	COND	GRANDAIR	X161970323	WCA4604GKA100	GROUND	IT RM	N/A	N/A
<b>AIR HANDLER</b>								
AHU-1	AIR HANDLER	ICP	A152082510	WAXL484A	MECH RM	SW OFFICES	20x24x1	1
AHU-2	AIR HANDLER	ICP	A171882986	WAH484B	MECH RM	SOUTH OFFICES	20x22x1	1
AHU-3	AIR HANDLER	ICP	A175170089	WAHL244C	IT RM	IT RM	16-3/8x21-1/2x1	1
AHU-4	AIR HANDLER	ICP	A170587617	WAXL604A	IT RM	IT RM	21-1/2x23-1/2x1	1
AHU-5	AIR HANDLER	ICP	U150708427	FHS091MAAA0A0A	MECH RM	ADMIN	16x24x2	4

AHU-6	AIR HANDLER	TRANE	21342562BA	TWE12043BAA04AD	BREAK RM	ADMIN	16x25x1	4
AHU-7	AIR HANDLER	TRANE	21321367BA	TWE09043BAA04AD	MECH RM	ADMIN	16x25x1	3

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Animal Shelter</b>								
CU-1	AIR COOLED CONDENSER	TRANE	R204SXRBF	TTB042D100A0	GROUND	OFFICES	N/A	N/A
CU-2	AIR COOLED CONDENSER	TRANE	R204SXDBF	TTB042D100A0	GROUND	CAT AREA	N/A	N/A
CU-3	AIR COOLED CONDENSER	TRANE	P4340HH	TTB048C100A0	GROUND	DOG AREA	N/A	N/A
CU-4	AIR COOLED CONDENSER	GRANDAIR	X144466243	WCA3482GKR2	GROUND	DOG AREA	N/A	N/A
<b><u>INDOOR UNIT</u></b>								
FURNACE 1	GAS FURNACE	TRANE/CASE COIL	R042M9C1G	TUE100A948K2	ATTIC	OFFICES	20x25x1	1
FURNACE 2	GAS FURNACE	TRANE/CASE COIL	R043MX34G	TUE100A948K2	ATTIC	CAT AREA	20x25x1	1
FURNACE 3	GAS FURNACE	TRANE/CASE COIL	R045S9F1G	TUE100A948K2	ATTIC	DOG AREA	20x25x1	2
FURNACE 4	GAS FURNACE	TRANE/CASE COIL	R043MEY1G	TUE100A948K2	ATTIC	DOG AREA	20x25x1	1

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Board of Elections</b>								
HP-1	HEAT PUMP	CARRIER	C150892323	CHS121HAA0A00AA	GROUND	SOUTH SIDE	N/A	N/A
HP-2	HEAT PUMP	TRANE	21371192YA	TWA12043DAA01AS01	GROUND	NORTH SIDE	N/A	N/A
<b><u>AIR HANDLER</u></b>								
AHU-1	AIR HANDLER	ICP	U151812076	FHS120MAAA0A0A	MECH RM	SOUTH SIDE	16x24x2	4
AHU-2	AIR HANDLER	TRANE	21361560BA	TWE12043BAA04AD	MECH RM	NORTH SIDE	16x25x1	4



0	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Civic Center</b>								
<b>BLDG-A</b>								
RTU-1	ROOF TOP PACKAGE UNIT	TRANE	192710369D	YHD240G4RZB0U00C1A202B004	GROUND	NW SIDE	20x20x1 16x20x1	8 4
RTU-2	ROOF TOP PACKAGE UNIT	TRANE	174110367D	YHD240G4RLB06	GROUND	SE SIDE	20x20x1 16x20x1	8 4
<b>BLDG-B</b>								
NO EQUIPMENT IN BLDG								
<b>BLDG-C</b>								
HP-1	HEAT PUMP	TRANE	21383U4M1F	4TWR7060A1000DC	GROUND	BLDG C	N/A	N/A
HP-2	HEAT PUMP	TRANE	215042UU1F	4TWR7060A1000DC	GROUND	BLDG C	N/A	N/A
AHU-1	AIR HANDLER	TRANE	21484TCK1V	GAM5B060M51EAB	ATTIC	BLDG C	20x20x1	2
AHU-2	AIR HANDLER	TRANE	21304LT61V	GAM5B060M51EAB	ATTIC	BLDG C	20x20x1	2
<b>BLDG-D</b>								
CU-1	COOLING ONLY	TRANE	213738AM1F	4TTA7060A3000AB	GROUND	BLDG D	N/A	N/A
CU-2	COOLING ONLY	TRANE	213737571F	4TTA7060A3000AB	GROUND	BLDG D	N/A	N/A
CU-3	COOLING ONLY	HEIL	E182529980	N4H460GHG101	GROUND	BLDG D	N/A	N/A
CU-4	COOLING ONLY	COMFORTMAKER	E182615302	N4H460GHG101	GROUND	BLDG D	N/A	N/A
AHU-1	AIR HANDLER	TRANE	UNAVAILABLE	UNAVAILABLE	SUSPENDED	BLDG D	20x30x1	1
AHU-2	AIR HANDLER	TRANE	UNAVAILABLE	UNAVAILABLE	SUSPENDED	BLDG D	20x30x1	1
AHU-3	AIR HANDLER	ICP	UNAVAILABLE	UNAVAILABLE	SUSPENDED	BLDG D	20x30x1	1
AHU-4	AIR HANDLER	ICP	UNAVAILABLE	UNAVAILABLE	SUSPENDED	BLDG D	20x30x1	1
<b>MAIN BLDG</b>								
HP-1	HEAT PUMP	TRANE	21341924YA	TWA07243DAA01AS	GROUND	MAIN	N/A	N/A
HP-2	HEAT PUMP	TRANE	21313760YA	TWA12043DAA01AS01	GROUND	MAIN	N/A	N/A
AHU-1	AIR HANDLER	TRANE	214118308A	TWE07243BAA04AD	CLOSET	MAIN	16x25x1	3
AHU-2	AIR HANDLER	TRANE	21361562BA	TWE12043BAA04AD	ABOVE CEILING	MAIN	16x25x1	4

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>EOC Building</b>								
HP-1	HEAT PUMP	YORK	W0C9635100	THGD48S44S1A	GROUND	NW OFFICES	N/A	N/A
HP-2	HEAT PUMP	YORK	W0B9611757	THGD60S44S1A	GROUND	SE OFFICES	N/A	N/A
HP-3	HEAT PUMP	YORK	W0A9520710	THGD48S44S1A	GROUND	SE OFFICES	N/A	N/A
<b><u>AIR HANDLER</u></b>								
AHU-1	AIR HANDLER	YORK	W0C9634589	AVY60D3XH21H	MECH RM	NW OFFICES	20x22x1	1
AHU-2	AIR HANDLER	YORK	W0C9634593	AVY60D3XH21H	MECH RM	SE OFFICES	20x22x1	1
AHU-3	AIR HANDLER	YORK	A0L8431105	MV20DN21A	MECH RM	SE OFFICES	21-1/2x23-5/16x1	1
<b><u>CRAC UNITS</u></b>								
CRAC-1	COMPUTER RM A/C	LIEBERT	C09C8E0153	VS070AGAOE1749A	MECH RM	CONF RM	20x25x4	6
CRAC-2	COMPUTER RM A/C	LIEBERT	C09C8E0160	VS028AGAOE1749A	MECH RM	I.T RM	20x25x4	4
<b><u>CRAC UNIT REMOTE</u></b>								
<b><u>CONDENSERS</u></b>								
REMOTE COND-1	AIR COOLED COND	LIEBERT	0914C19929	TCDV165-A	GROUND	CONF RM	N/A	N/A
REMOTE COND-2	AIR COOLED COND	LIEBERT	0915C20076	TCDV308-A	GROUND	I.T RM	N/A	N/A



UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>TRAINING BLDG</b>								
HP-1	HEAT PUMP	CARRIER	0418E12930	25HCE460A300	GROUND	TRAINING RM	N/A	N/A
HP-2	HEAT PUMP	RHEEM	W061418287	13PJL60A01	GROUND	EQUIPMENT RM	N/A	N/A
HP-3	HEAT PUMP	RHEEM	W191419728	13PJL60A01	GROUND	EQUIPMENT RM	N/A	N/A
AHU-1	AIR HANDLER	CARRIER	0418F17230	FB4CNP061	MECH RM	TRAINING RM	21-1/2x23-5/16x1	1
AHU-2	AIR HANDLER	RHEEM	UNABLE TO ACCESS	UNABLE TO ACCESS	SUSPENDED	EQUIPMENT RM	20x25x1	1
AHU-3	AIR HANDLER	RHEEM	UNABLE TO ACCESS	UNABLE TO ACCESS	SUSPENDED	EQUIPMENT RM	20x25x1	1
WALL PAK-1	WALL MOUNTED PACKAGE	BARD	314H112810226-02	W24H1-A00	WALL	WEIGHT RM	12x20x1	1
<b>MAIN BLDG</b>								
VRF COND 1	VRF	TRANE/IMITS	03W000697GFHA5	TURYE0723AN40AN	GROUND	NORTH SIDE		N/A
COMPANY OFFICER	VRF/AHU	TRANE/IMITS	12M0026165TKB5	TPLFYP005FM140A	CASSETTE	OFFICE	WASHABLE	1
COMMON RM	VRF/AHU	TRANE/IMITS	14M0113065TKB7	TPLFYP012FM140A	CASSETTE	COMMON	WASHABLE	1
BEDROOM 1	VRF/AHU	TRANE/IMITS	12M0024765TKB5	TPLFYP005FM140A	CASSETTE	BED 1	WASHABLE	1
BEDROOM 2	VRF/AHU	TRANE/IMITS	12M0025765TKB5	TPLFYP005FM140A	CASSETTE	BED 2	WASHABLE	1
BEDROOM 3	VRF/AHU	TRANE/IMITS	12M0024465TKB5	TPLFYP005FM140A	CASSETTE	BED 3	WASHABLE	1
KITCHEN	VRF/AHU	TRANE/IMITS	14M0122565TKB6	TPLFYP008FM140A	CASSETTE	KITCHEN	WASHABLE	1
<b>MAIN BLDG</b>								
VRF COND 2	VRF	TRANE/IMITS	15W002987GFHB5	TURYE0963AN40AN	GROUND	SOUTH SIDE	N/A	N/A
BREAKROOM	VRF/AHU	TRANE/IMITS	12M0024165TKB5	TPLFYP005FM140A	CASSETTE	BREAKROOM	WASHABLE	1
LOBBY	VRF/AHU	TRANE/IMITS	14M0113365TKB7	TPLFYP012FM140A	CASSETTE	LOBBY	WASHABLE	1
LOGISTICS	VRF/AHU	TRANE/IMITS	12M0023265TKB5	TPLFYP005FM140A	CASSETTE	LOGISTICS	WASHABLE	1
CHIEFS OFFICE	VRF/AHU	TRANE/IMITS	14M0111465TKB6	TPLFYP008FM140A	CASSETTE	CHIEFS OFFICE	WASHABLE	1
CHIEFS BEDROOM	VRF/AHU	TRANE/IMITS	12M030365TKB5	TPLFYP005FM140A	CASSETTE	CHIEFS BEDROOM	WASHABLE	1
CONFERENCE RM	VRF/AHU	TRANE/IMITS	14M0113165TKB7	TPLFYP012FM140A	CASSETTE	CONF RM	WASHABLE	1
HALLWAY	VRF/AHU	TRANE/IMITS	12M0025065TKB5	TPLFYP005FM140A	CASSETTE	HALL	WASHABLE	1
ASST CHIEF OFFICE	VRF/AHU	TRANE/IMITS	13M0088065TKB7	TPLFYP012FM140A	CASSETTE	ASST CHIEF OFFICE	WASHABLE	1
CHIEF OFFICE 2	VRF/AHU	TRANE/IMITS	14M0112065TKB7	TPLFYP012FM140A	CASSETTE	CHIEF 2	WASHABLE	1
ADMIN ASST	VRF/AHU	TRANE/IMITS	12M0024965TKB5	TPLFYP005FM140A	CASSETTE	ADMIN ASST	WASHABLE	1
HALLWAY 2	VRF/AHU	TRANE/IMITS	12M0023565TKB5	TPLFYP005FM140A	CASSETTE	HALLWAY 2	WASHABLE	1

TRAINING CAPT	VRF/AHU	TRANE/IMITS	12M0025365TKB5	TPLFY005FM140A	CASSETTE	TRAINING CAPT	WASHABLE	1
TRAINING CAPT 2	VRF/AHU	TRANE/IMITS	12M0023865TKB5	TPLFY005FM140A	CASSETTE	TRAINING CAPT 2	WASHABLE	1
TRAINING CHIEF	VRF/AHU	TRANE/IMITS	13M0086665TKB7	TPLFY012FM140A	CASSETTE	TRAINING CHIEF	WASHABLE	1
<u>MINI SPLIT</u>	<u>SERVER RM</u>							
SERVER RM COND	HEAT PUMP	TRANE	02U012077H1A30	TRUYA0121KA70NA	GROUND	SERVER	N/A	
SERVER RM AHU	AIR HANDLER	TRANE	02A014357G6A36	TPKA0A0121HA70A	WALL	SERVER	WASHABLE	1



UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Fire Stations</b>								
<b><u>FIRE STATION #4</u></b>								
HP-1	HEAT PUMP	GOODMAN	1608033547	GSZ140241KF	GROUND	BLDG	N/A	N/A
AHU-1	AIR HANDLER	GOODMAN	1608210384	ARUF25B14AA	MEZZANINE	BLDG	20x20x1	1
<b><u>FIRE STATION #6</u></b>								
PACKAGED HP-1	PACKAGED HEAT PUMP	GRANDAIR	C191729723	WPH4424000RKBTP1	GROUND	BLDG	14x20x1	1
PACKAGED HP-2	THIS UNIT IS DECOMMISSIONED & IS NO LONGER IN SERVICE							
<b><u>FIRE STATION #2</u></b>								
HP-1	HEAT PUMP	TRANE	21154TH75F	4TWR7036B1000DB	GROUND	BLDG	N/A	N/A
AHU-1	AIR HANDLER	TRANE	21131MU81V	GAM580B36M31EAB	ATTIC	BLDG	20x20x1	2
<b><u>FIRE STATION #3</u></b>								
HP-1	HEAT PUMP	GOODMAN	ILLEGIBLE	ILLEGIBLE	GROUND	BLDG	N/A	N/A
AHU-1	AIR HANDLER	GOODMAN	9907423321	A24-10	MEZZANINE	BLDG	20x20x1	1
<b><u>FIRE STATION #3B</u></b>								
HP-1	HEAT PUMP	GRANDAIR	X170592098	WCH4244GKB100	GROUND	BLDG	N/A	N/A
AHU-1	AIR HANDLER	GRANDAIR	A175169981	WAHL244C1	MEZZANINE	BLDG	12x30x1	1
<b><u>FIRE STATION #5</u></b>								
NO EQUIPMENT ONSITE								
<b><u>FIRE STATION #7</u></b>								
PACKAGED COOLING ONLY	COOLING ONLY	GOODMAN	201462381	PCK024-1	GROUND	BLDG	12x12x1	2

**FIRE STATION #9**

HP-1	HEAT PUMP	RHEEM	W471825936	RP1430AJ1NA	GROUND	BLDG	N/A	N/A
AHU-1	AIR HANDLER	RHEEM	W421821004	RH1T3617STANJA	MEZZANINE	BLDG	20x25x1	1

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Former EMA House</b>								
HP	HEAT PUMP	GOODMAN	310998255	CPL42-1	GROUND	WHOLE BLDG	N/A	N/A
AHU	AIR HANDLER	GOODMAN	ILLEGIBLE	ILLEGIBLE	CLOSET	WHOLE BLDG	20x25x1	1

UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Governmental Building</b>						
TRANE	213211093D	YHD240G3RVD17DGA1A106	ROOF	TAG OFFICE	18x38x2 14-1/2x38x2	4 2
TRANE	213211095D	YHD240G3RVD17DGA1A106	ROOF	TAG OFFICE	18x38x2 14-1/2x38x2	4 2
TRANE	213211094D	YHD240G3RVD17DGA1A106	ROOF	TAG OFFICE	18x38x2 14-1/2x38x2	4 2
TRANE	213211091D	YHD180G3RVD17DGA1A106	ROOF	COMMISSIONERS OFFICE	18x38x2 14-1/2x38x2	4 2
TRANE	213211092D	YHD180G3RVD17DGA1A106	ROOF	COMMISSIONERS OFFICE	18x38x2 14-1/2x38x2	4 2
					<b>DYNAMIC FILTERS</b>	<b>DYNAMIC FILTERS</b>



UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Hahira Headstart</b>								
HP	HEAT PUMP	CARRIER	0408E05505	25HBA342310	GROUND	OFFICE	N/A	N/A
AHU	AIR HANDLER		UNACCESSIBLE			OFFICE	N/A	N/A
WMP-1	WALL MOUNT PACKAGE UNIT	BARD	309H102709171-02	W36A1-A10	WALL	BLDG 1	16x30x1	1
WMP-2	WALL MOUNT PACKAGE UNIT	BARD	309H102709172-02	W36A1-A10	WALL	BLDG 2	16x30x1	1

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Historical Library</b>								
GAS PACK-1	GAS PACKAGED UNIT	TRANE	213011251D	YHH150G3RHD1706A1A106	GROUND	MAIN BLDG	20x25x2	8
GAS PACK-2	GAS PACKAGED UNIT	ICP	C150642882	PGD360090H000C1	GROUND	DOWNSTAIRS	25x25x1	1

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>HR Building/Health Department</b>								
CT-1	COOLING TOWER	EVAPCO	21P111433	USS19-3112	ROOF	BUILDING	N/A	N/A
UNIT-1	SELF CONTAINED/WATER COOLED	TRANE	200093-01	SCWMN0604034B0C0	MECH RM 3rd FLR	3rd FLOOR	20x24x2	12
SCU-2	WATER SOURCE H/P	CARRIER	3019V05796	50BVW064FSC62DAH	MECH RM 2nd FLR	2nd FLOOR	16x25x4	16
SCU-3	SELF CONTAINED/WATER COOLED	TRANE	200093-02	SCWMN0604034B0C0	MECH RM 1st FLR	1st FLOOR	20x24x2	12
SCU-4	WATER SOURCE H/P	CARRIER	1917U67531	50XCW08AAKD5AA	ATTIC	FRONT LOBBY	25x25x1	2
<b><u>PUMPS</u></b>								
COND PUMP 1	PUMP	GRUNDFOS	1971115364-100B	N/A	3rd FLR MECH RM	CONDENSER WATER LOOP	N/A	N/A
COND PUMP 2	PUMP	GRUNDFOS	1971115364-100A	N/A	3rd FLR MECH RM	CONDENSER WATER LOOP	N/A	N/A

UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Judicial Complex</b>						
YORK	SFSM-577120	YRTCTBT0-46C	BASEMENT	BLDG	N/A	N/A
YORK	SFRM-577240	YRTCTBT0-46C	BASEMENT	BLDG	N/A	N/A
CARRIER	2210039675	30RAP0406DAD8FB4	GROUND	DATA CENTER	N/A	N/A
CARRIER	2210039671	30RAP0406DAD8FB4	GROUND	DATA CENTER	N/A	N/A
MARLEY	819970-B1	AV64041B 07	2ND FLR ROOF	BLDG	N/A	N/A
MARLEY	819970-A1	AV64041B 07	2ND FLR ROOF	BLDG	N/A	N/A
LIEBERT	0734C02606	DSO310A	2ND FLR ROOF	LIEBERTS	N/A	N/A
LIEBERT	0734C02604	DSO310A	2ND FLR ROOF	LIEBERTS	N/A	N/A
LIEBERT	0936N189077	MCD38W2AH7	1ST FLOOR RM 145	1ST FLOOR RM 145	20x20x4	1
LIEBERT	0936N189057	MCD38W2AH7	2ND FLOOR RM 222	2ND FLOOR RM 222	20x20x4	1
LIEBERT	0936N189065	MCD38W2AH7	3RD FLOOR RM 328	3RD FLOOR RM 328	20x20x4	1
LIEBERT	0732N152499	MMD36E-A00D0	1ST FLR CEILING IN RM 134	1ST FLR DATA RM 133	20x20x4	1
LIEBERT	0732N152502	MMD36E-A00D0	1ST FLR CEILING IT RM 259	1ST FLR IT RM 259	20x20x4	1
LIEBERT	0838N173909	MCD38W2AH3	2ND FLR PROBATE CRT OFFICE	2ND FLR PROBATE CRT	20x20x4	1
LIEBERT	0732N152496	MMD36E-A00D0	3RD FLR ELEVATOR LOBBY CEILING	3RD FLR ELEVATOR LOBBY DATA RM	20x20x4	1
LIEBERT	N/A	MMD36E-A00D0	4TH FLR ELEVATOR LOBBY CEILING	4TH FLR ELEVATOR LOBBY DATA RM	20x20x4	1
LIEBERT	0732N152456	MMD36E-A00D0	5TH FLR ELEVATOR LOBBY CEILING	5TH FLR ELEVATOR LOBBY DATA RM	20x20x4	1
LOCHINVAR	2134 125769689	FBN1751	3RD FLOOR ADMIN MECH RM	BLDG	N/A	N/A
SMITH	70975489	J508-15HBS-7	3RD FLOOR ADMIN MECH RM	BLDG	N/A	N/A



CUSTOM BUILT	N/A	N/A	BASEMENT MECH RM	BASEMENT/1ST FLR	15-3/4x44-1/2 DYNAMIC	28
CUSTOM BUILT	N/A	N/A	2ND FLR MECH RM	2ND FLR	15-3/4x44-1/2 DYNAMIC	24
CUSTOM BUILT	N/A	N/A	3RD FLR MECH RM	3RD FLR	22x30-1/2 DYNAMIC	44
CUSTOM BUILT	N/A	N/A	4TH FLR MECH RM	4TH FLR	22x30-1/2 DYNAMIC	44
CUSTOM BUILT	N/A	N/A	5TH FLR MECH RM	5TH FLR	22x30-1/2 DYNAMIC	44
CUSTOM BUILT	N/A	N/A	1ST FLR ADMIN MECH RM	1ST FLR ADMIN	22x25-1/2 DYNAMIC	84
CUSTOM BUILT	N/A	N/A	2ND FLR ADMIN MECH RM	2ND FLR ADMIN	36-1/2x15-3/4 DYNAMIC	48
B&G	C048324-02H70	1510 BF	BASEMENT	BLDG	N/A	N/A
B&G	15SF465LF	E1510 SSF	BASEMENT	BLDG	N/A	N/A
GRUNDFOSS	10000001	NBSE 040-070	BASEMENT	BLDG	N/A	N/A
GRUNDFOSS	10000002	NBSE 040-070	BASEMENT	BLDG	N/A	N/A
GRUNDFOSS	10000003	NBSE 040-070	BASEMENT	BLDG	N/A	N/A
GRUNDFOSS	10001419	MAGNA3 100-120	BASEMENT/MECH RM	AHU-1	N/A	N/A
GRUNDFOSS	10006021	MAGNA3 65-150	2ND FLR MECH RM	AHU-2	N/A	N/A
GRUNDFOSS	10001459	MAGNA3 50-150	3RD FLR MECH RM	AHU-3	N/A	N/A
GRUNDFOSS	10006023	MAGNA3 65-150	4TH FLR MECH RM	AHU-4	N/A	N/A
GRUNDFOSS	10006012	MAGNA3 65-150	5TH FLR MECH RM	AHU-5	N/A	N/A
GRUNDFOSS	10006018	MAGNA3 65-150	1ST FLR ADMIN MECH RM	AHU-6	N/A	N/A
GRUNDFOSS	N/A	MAGNA3 65-150	2ND FLR ADMIN MECH RM	AHU-7	N/A	N/A
FLOWSERVE	1106-1313040	P02-001A	2ND FLR MECH RM	LIEBERTS	N/A	N/A

FLOWERVE	1106-1313038	P02-001A	2ND FLR MECH RM	LIEBERTS	N/A	N/A
GRUNDFOSS	2119	MLE90C 1- 56C-1A	3RD FLR ADMIN MECH RM	BLDG	N/A	N/A
GRUNDFOSS	2008	MLE90C 1- 56C-1A	3RD FLR ADMIN MECH RM	BLDG	N/A	N/A
GRUNDFOSS	N/A	MLE90C 1- 56C-1A	3RD FLR ADMIN MECH RM	BLDG	N/A	N/A
GRUNDFOSS	N/A	MLE90C 1- 56C-1A	3RD FLR ADMIN MECH RM	BLDG	N/A	N/A

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Lake Park Health Department</b>								
HP-1	HEAT PUMP	GRANDAIRE	X170694805	WCH4604GKB100	GROUND	BLDG	N/A	N/A
AHU-1	AIR HANDLER	GRANDAIRE	N/A	N/A	ATTIC	BLDG	20x20x1	2

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>LAMP Building</b>								
HP-1	HEAT PUMP	TRANE	21392S3T5F	4TWR7036B1000DB	GROUND	OFFICES	N/A	N/A
HP-2	HEAT PUMP	TRANE	21417XTD5F	4TWR7036B1000DB	GROUND	OFFICES	N/A	N/A
HP-3	HEAT PUMP	TRANE	21417XGS5F	4TWR7036B1000DB	GROUND	RECORDS RM	N/A	N/A
<b><u>AIR HANDLER</u></b>								
AHU-1	AIR HANDLER	CARRIER	4206U26965	39LD03AA	CLOSET	OFFICES	15x20x2	2
AHU-2	AIR HANDLER	TRANE	21433SH71V	GAM5B0836M31EAB	CLOSET	RECORD RM	20x20x1	1



UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE
<b>Law Enforcement Center</b>							
CH#1	AIR-COOLED CHILLER	TRANE	U11G24052	CGAM060A2E02AXD2A1A	GROUND	COURT RM	N/A
CH#2	AIR-COOLED CHILLER	TRANE	U21G01961	CGAM110F2W03AXD2A1A	GROUND	C&D HALL	N/A
CH#3	AIR-COOLED CHILLER	TRANE	U21G01960	CGAM110F2W03AXD2A1A	GROUND	C&D HALL	N/A
BLR-1	BOILER	LOCHINVAR	2139126153891-	FBN1001	MECH RM	A&B HALL	N/A
HP-1	HEAT PUMP	TRANE	19291057TA	TWA18043DAB00AR01	GROUND	JUDGES CHAMBER	N/A
CU-2	CONDENSER	TRANE	21194KG11F	4TTA7048A300AA	GROUND	SHERIFFS OFFICE	N/A
HP-2	HEAT PUMP	TRANE	21313719YA	TWA07243DAA01AS	GROUND	SHERIFFS OFFICE	N/A
BLR-2	BOILER	LOCHINVAR	2129125325140*	WHB285N	MECH RM	D POD	N/A
BLR-3	BOILER	LOCHINVAR	2129125325128*	WHB285N	MECH RM	D POD	N/A
BLR-4	BOILER	LOCHINVAR	2129125325143*	WHB285N	MECH RM	D POD	N/A
BLR-5	BOILER	LOCHINVAR	2129125325130*	WHB285N	MECH RM	D POD	N/A
BLR-6	BOILER	LOCHINVAR	2129125325135*	WHB285N	MECH RM	C POD	N/A
BLR-7	BOILER	LOCHINVAR	2129125325134*	WHB285N	MECH RM	C POD	N/A
BLR-8	BOILER	LOCHINVAR	2129125325132*	WHB285N	MECH RM	C POD	N/A
BLR-9	BOILER	LOCHINVAR	2129125325138*	WHB285N	MECH RM	C POD	N/A
<b>AIR HANDLER</b>							
AHU-1	AIR HANDLER	TRANE	K11G83807	C5AA021UAC00	MECH RM	COURT RM	16x25x4
AHU-2	AIR HANDLER	CARRIER	N/A	N/A	MECH RM	JUDGES CHAMBER	16x25x2
AHU-3	AIR HANDLER	TRANE	213218058A	TWE07243BAA04AD	MECH RM	SHERIFFS OFFICE	16x25x1
AHU-4	AIR HANDLER	TRANE	21362HGF1V	GAM5B0C48M41EAB	MECH RM	SHERIFFS OFFICE	20x22x1
AHU-5	AIR HANDLER	TRANE	HZ1G73573	UCCAM14C0F0RD	MECH RM	D 7&8	16x20x2 16x25x2 DYNAMIC
AHU-6	AIR HANDLER	TRANE	HZ1G73574	UCCAM14C0F0RD	MECH RM	D 5&6	16x20x2 16x25x2 DYNAMIC

AHU-7	AIR HANDLER	TRANE	H21G73568	UCCAM14COFORD	MECH RM	D 1&2	16x20x2 16x25x2 DYNAMIC
AHU-8	AIR HANDLER	TRANE	H21G73570	UCCAM14COFORD	MECH RM	D 3&4	16x20x2 16x25x2 DYNAMIC
AHU-9	AIR HANDLER	TRANE	H21G73571	UCCAM14COFORD	MECH RM	C 5&6	16x20x2 16x25x2 DYNAMIC
AHU-10	AIR HANDLER	TRANE	H21G73569	UCCAM14COFORD	MECH RM	C 7&8	16x20x2 16x25x2 DYNAMIC
AHU-11	AIR HANDLER	TRANE	H21G73572	UCCAM14COFORD	MECH RM	C 1&2	16x20x2 16x25x2 DYNAMIC
AHU-12	AIR HANDLER	TRANE	H21G73567	UCCAM14COFORD	MECH RM	C 3&4	16x20x2 16x25x2 DYNAMIC
<b>ROOF TOP PACKAGE UNITS</b>							
RTU-1	ROOF TOP PACKAGE	TRANE	214711202L	WHC092H3RGA44GN	GROUND	SHERIFFS OFFICE	20x25x2
RTU-2	ROOF TOP PACKAGE	TRANE	2150137739L	WHC060H3RGA2PYL	GROUND	SHERIFFS OFFICE	16x25x2
RTU-3	ROOF TOP PACKAGE	TRANE	213311178D	WSH180E3RGGD49P1	GROUND	SHERIFFS OFFICE	20x25x2
RTU-4	ROOF TOP PACKAGE	TRANE	213310831D	WSH150E3RGGD49P1	GROUND	SHERIFFS OFFICE	20x25x2
RTU-5	ROOF TOP PACKAGE	TRANE	214610347L	YHC102F4RMA26D6A1A1B6	ROOF	STORAGE	20x25x2 DYNAMIC
RTU-6	ROOF TOP PACKAGE	TRANE	2134117331L	YHC036E4RMA49NQ	ROOF	HALLWAY	20x30x2
RTU-7	ROOF TOP PACKAGE	TRANE	213512034L	WSC036H4RBA27W0	ROOF	C HALL	20x30x2 DYNAMIC
RTU-8	ROOF TOP PACKAGE	TRANE	213512026I	WSC036H4RBA26COA	ROOF	C HALL	20x30x2 DYNAMIC
RTU-9	ROOF TOP PACKAGE	TRANE	213512032L	WSC036H4RBA26COA	ROOF	D HALL	20x30x2 DYNAMIC
RTU-10	ROOF TOP PACKAGE	TRANE	213512030L	WSC036H4RBA26COA	ROOF	D HALL	20x30x2 DYNAMIC
RTU-11	ROOF TOP PACKAGE	TRANE	214611772L	YHC048F4RHA26D0A	ROOF	JAIL	16x25x2
RTU-12	ROOF TOP PACKAGE	TRANE	213714867L	YHC120F4RMA26D6A	ROOF	JAIL	20x25x2 20x30x3
RTU-13	ROOF TOP PACKAGE	TRANE	214610345L	YHC102F4RMA26D6A1A1B6	ROOF	JAIL	20x25x2

RTU-14	ROOF TOP PACKAGE INTELLIPAK	TRANE	C21G05221	SXHLEF2040V36CFLE9L	ROOF	JAIL	20x20x2
RTU-15	MAKE-UP AIR UNIT	MUNTERS	A2261	HCU640204MM8NG200	ROOF	JAIL	20x25x2 16x25x2
RTU-16	ROOF TOP PACKAGE	TRANE	213714865L	YHC120F4RMA26D6A	ROOF	JAIL	20x25x2 20x30x2
RTU-17	ROOF TOP PACKAGE	TRANE	214611762L	YHC060F4RHA26D0A1A	ROOF	JAIL	16x25x2
RTU-18	ROOF TOP PACKAGE	TRANE	213311123D	YHD150G4RHD17D6A1A	ROOF	JAIL	20x20x2
RTU-19	ROOF TOP PACKAGE	TRANE	214610349L	YHC092F4RLA26D6A1A	ROOF	JAIL	20x25x2
RTU-20	ROOF TOP PACKAGE	TRANE	213411743L	YHC036E4RMA26D0A1A	ROOF	JAIL	20x30x2
RTU-21	ROOF TOP PACKAGE	AMERICAN STANDARD	7241X189H	2WCX3030A1000AA	ROOF	JAIL	16x25x2
RTU-22	ROOF TOP PACKAGE	TRANE	193910277D	THD240G3R0B0XDOC	ROOF	JAIL	20x20x2 16x20x2
RTU-23	ROOF TOP PACKAGE	TRANE	193910278D	THD240G3R0B0XDOC	ROOF	JAIL	20x20x2 16x20x2
RTU-24	ROOF TOP PACKAGE	TRANE	193910279D	THD240G3R0B0XDOC	ROOF	JAIL	20x20x2 16x20x2
RTU-25	ROOF TOP PACKAGE	TRANE	193910280D	THD240G3R0B0XDOC	ROOF	JAIL	20x20x2 16x20x2
<b><u>MINI SPLIT</u></b>							
HP-1	HEAT PUMP	DAIKIN	K007101	RX12AXVJU	GROUND	OFFICE	N/A
HP-2	HEAT PUMP	DAIKIN	G015112	RX18NMVJU	B3 MECH	B3 POD	N/A
HP-3	HEAT PUMP	MITSUBISHI	N/A	PUZA18NHA3	GROUND	C&D CAMERA RM	N/A
HP-4	HEAT PUMP	DAIKIN	3P241662-4B	RZQ18PVJU0	ROOF	A POD	N/A
HP-5	HEAT PUMP	DAIKIN	K020646	RXB24AXVJU	GROUND	DAVIDS OFFICE	N/A
AHU-1	AIR HANDLER	DAIKIN	5009671	FTK12AXVJU	WALL	OFFICE	WASHABLE
AHU-2	AIR HANDLER	DAIKIN	G011780	FTX18NMVJU	WALL	B3 POD	WASHABLE
AHU-3							
AHU-4	AIR HANDLER	DAIKIN	C001069	FCQ18PAVJU	CASSETTE	A POD	WASHABLE
AHU-5	AIR HANDLER	DAIKIN	N/A	N/A	WALL	DAVIDS OFFICE	WASHABLE
<b><u>PUMPS</u></b>							
CHWP-1	CHILLED WATER PUMP	B&G	ILLEGIBLE	ILLEGIBLE	MECH RM	CHILLER 1	N/A
CHWP-2	CHILLED WATER PUMP	GRUNDFOSS	A98819855P22130001	TPE3D80-180	CHILLER-2	C&D	N/A
CHWP-3	CHILLED WATER PUMP	GRUNDFOSS	A98819855P221320001-2	TPE3D80-180	CHILLER-3	C&D	N/A

CHWP-4	CHILLED WATER PUMP	GRUNDFOSS	10002300	MAGNA3 40-80 F 216	MECH RM	D 7&8	N/A
CHWP-5	CHILLED WATER PUMP	GRUNDFOSS	10003994	MAGNA3 40-120 F 216	MECH RM	D 5&6	N/A
CHWP-6	CHILLED WATER PUMP	GRUNDFOSS	10004004	MAGNA3 40-120 F 216	MECH RM	D 1&2	N/A
CHWP-7	CHILLED WATER PUMP	GRUNDFOSS	10003983	MAGNA3 40-120 F 216	MECH RM	D 3&4	N/A
CHWP-8	CHILLED WATER PUMP	GRUNDFOSS	10003985	MAGNA3 40-120 F 216	MECH RM	C 5&6	N/A
CHWP-9	CHILLED WATER PUMP	GRUNDFOSS	10003984	MAGNA3 40-120 F 216	MECH RM	C 7&8	N/A
CHWP-10	CHILLED WATER PUMP	GRUNDFOSS	10003982	MAGNA3 40-120 F 216	MECH RM	C 1&2	N/A
CHWP-11	CHILLED WATER PUMP	GRUNDFOSS	10003988	MAGNA3 40-120 F 216	MECH RM	C 3&4	N/A
HWP-1	HOT WATER PUMP	B&G	ILLEGIBLE	ILLEGIBLE	MECH RM	BOILER	N/A
HWP-2	HOT WATER PUMP	B&G	ILLEGIBLE	ILLEGIBLE	MECH RM	BOILER	N/A
HWP-3	HOT WATER PUMP	GRUNDFOSS	2803381	99883318	MECH RM	D HALL	N/A
HWP-4	CIRCULATING PUMP	GRUNDFOSS	N/A	UPMXL25-124	MECH RM	D HALL	N/A
HWP-5	CIRCULATING PUMP	GRUNDFOSS	N/A	UPMXL25-124	MECH RM	D HALL	N/A
HWP-6	CIRCULATING PUMP	GRUNDFOSS	N/A	UPMXL25-124	MECH RM	D HALL	N/A
HWP-7	CIRCULATING PUMP	GRUNDFOSS	N/A	UPMXL25-124	MECH RM	C HALL	N/A
HWP-8	CIRCULATING PUMP	GRUNDFOSS	N/A	UPMXL25-124	MECH RM	C HALL	N/A
HWP-9	CIRCULATING PUMP	GRUNDFOSS	N/A	UPMXL25-124	MECH RM	C HALL	N/A
HWP-10	CIRCULATING PUMP	GRUNDFOSS	N/A	UPS26-99FC	MECH RM	C HALL	N/A
HWP-11	HOT WATER PUMP	GRUNDFOSS	2803381	99883318	MECH RM	C HALL	N/A
<b>LAKE PARK SHOOTING RANGE</b>							
WMHP-1	WALL MOUNT HEAT PUMP	BARD	N/A	N/A	WALL	BLDG	20x30x1
WMHP-2	WALL MOUNT HEAT PUMP	BARD	N/A	N/A	WALL	BLDG	20x30x1
<b>DOG TRAINING FACILITY</b>							
2 3-4 TON SPLIT UNITS NEED ADDED TO CONTRACT							



UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>LC Utilities Mill Store</b>								
HP-1	HEAT PUMP	GRANDDAIRE	X144968109	WCH3424GKC100	GROUND	BLDG	N/A	N/A
AHU-1	AIR HANDLER	GRANDDAIRE	A144086133	WAPL424A1	CLOSET	BLDG	20x20x1	1

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>LODAC Crisis Center</b>								
HP-1	HEAT PUMP	TRANE	21243BKL5F	4TWR7024A1000DC	GROUND	NE OFFICES	N/A	N/A
CU-2	COOLING ONLY	TRANE	213737841F	4TTA7060A3000AB	GROUND	SW OFFICES	N/A	N/A
AHU-1	AIR HANDLER	TRANE	UNAVAILABLE	UNAVAILABLE	CLOSET	NE OFFICES	16x20x1	1
GAS FURNACE-2	GAS FURNACE	TRANE	UNAVAILABLE	UNAVAILABLE	CLOSET	SW OFFICES	14x20x1	3

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>New Horizon</b>								
HP-1	HEAT PUMP	GOODMAN	904077087	GSZ130481AB	GROUND	MAIN BLDG	N/A	N/A
HP-2	HEAT PUMP	ICP	X172966356	WCH4484GKB100	GROUND	MAIN BLDG	N/A	N/A
HP-3	HEAT PUMP	ICP	X191939333	WCH4484GKB100	GROUND	MAIN BLDG	N/A	N/A
HP-4	HEAT PUMP	ICP	X170694801	WCH4604GKB100	GROUND	MAIN BLDG	N/A	N/A
HP-5	HEAT PUMP	TRANE	21383URK1F	4TWR7060A1000DC	GROUND	MAIN BLDG	N/A	N/A
HP-6	HEAT PUMP	TRANE	21246NDP5F	4TWR7024A1000DC	GROUND	MAIN BLDG	N/A	N/A
HP-7	HEAT PUMP	TRANE	21446TLC5F	4TWR6042H1000AC	GROUND	MAIN BLDG	N/A	N/A
HP-8	HEAT PUMP	TRANE	21483BKP5F	4TWR7024A1000DC	GROUND	MAIN BLDG	N/A	N/A
HP-9	HEAT PUMP	TRANE	214825T45F	4TWR7036B1000DB	GROUND	MAIN BLDG	N/A	N/A
<b>AIR HANDLER</b>								
AHU-1	AIR HANDLER	GOODMAN	902014599	ARUF4860168A	ATTIC	MAIN BLDG	20x30x1	1
AHU-2	AIR HANDLER	ICP	F213726080	WAHL484B	ATTIC	MAIN BLDG	20x30x1	1
AHU-3	AIR HANDLER	ICP	F190715659	WAHL484B	ATTIC	MAIN BLDG	20x20x1	1
AHU-4	AIR HANDLER	ICP	A170785066	WAXL604A3	ATTIC	MAIN BLDG	20x20x1	1
AHU-5	AIR HANDLER	TRANE	21512K5P1V	GAM5B0A24M21EAB	ATTIC	MAIN BLDG	20x20x1	2
AHU-6	AIR HANDLER	TRANE	21374N081V	GAM5B0C42M31EAB	ATTIC	MAIN BLDG	20x20x1	2
AHU-7	AIR HANDLER	TRANE	21504PU41V	GAM5B0836M31EAB	ATTIC	MAIN BLDG	20x20x1	2
AHU-8	AIR HANDLER	TRANE	21512KCN1V	GAM5B0A24M21EAB	ATTIC	MAIN BLDG	20x20x1	2
AHU-9	AIR HANDLER	TRANE	21484TB91V	GAM5B0C60M51EAB	ATTIC	MAIN BLDG	20x20x1	2

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Parrot Health Center</b>								
HP-1	HEAT PUMP	TRANE	21402JCK1F	4TWR7048A1000DB	GROUND	OFFICES	N/A	N/A
HP-2	HEAT PUMP	GRANDAIR	X180796977	WCH4604GKB1000	GROUND	OFFICES	N/A	N/A
AHU-1	AIR HANDLER	BUSINESS CLOSED DURING INSPECTION VISIT			ATTIC	OFFICES	20x22x1	1
AHU-2	AIR HANDLER				ATTIC	OFFICES	20x20x1	1



UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Public Defender's Office</b>							
HEAT PUMP	TRANE	21504C1R1F	4TWR7060A1000DC	GROUND	DOWNSTAIRS	N/A	N/A
HEAT PUMP	CARRIER	0611E09426	25HBC336A300	GROUND	DOWNSTAIRS	N/A	N/A
HEAT PUMP	CARRIER	1511E16667	25HBC360A300	GROUND	UPSTAIRS	N/A	N/A
HEAT PUMP	PAYNE	3109X64235	PH13NA060	GROUND	UPSTAIRS	N/A	N/A
AIR HANDLER	TRANE	21484TCS1V	GAM5B0C6M51EAB	CLOSET	DOWNSTAIRS	20x22x1	1
AIR HANDLER	CARRIER	1917A89265	FB4CNP042	CLOSET	DOWNSTAIRS	20x25x1	1
AIR HANDLER	CARRIER	3210A83721	FB4CNF060	CLOSET	UPSTAIRS	20x30x1	1
AIR HANDLER	PAYNE	4409A84686	PF4MNA061	CLOSET	UPSTAIRS	20x30x1	1

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Public Works</b>								
1	VRF CONDENSER	TRANE/MTS	03W003057GFHC5	TURVE1203AN40AN	GROUND	BLDG		
I.T RM	VRF/AHU	TRANE/MTS	04M0018965TLL6	TPKFYP004LM140A	WALL	I.T RM	WASHABLE	1
UPSTAIRS OFFICE 1	VRF/AHU	TRANE/MTS	04M0020065TLL6	TPKFYP004LM140A	WALL	UPSTAIRS OFFICE 1	WASHABLE	1
UPSTAIRS OFFICE 2	VRF/AHU	TRANE/MTS	04M0018665TLL6	TPKFYP004LM140A	WALL	UPSTAIRS OFFICE 2	WASHABLE	1
MENS RESTROOM	VRF/AHU	TRANE/MTS	07M0116565TKB5	TPLFYP005FM140A	CASSETTE	MENS RESTROOM	WASHABLE	1
PRIVATE RM	VRF/AHU	TRANE/MTS	13M0068065TLL7	TPKFYP004LM140A	WALL	PRIVATE RM	WASHABLE	1
PARTS OFFICE	VRF/AHU	TRANE/MTS	12M0034565TLL8	TPKFYP008LM140A	WALL	PARTS OFFICE	WASHABLE	1
PARTS RM	VRF/AHU	TRANE/MTS	12M0033665TLL8	TPKFYP008LM140A	WALL	PARTS RM	WASHABLE	1
PARTS COUNTER	VRF/AHU	TRANE/MTS	12M0033465TLL8	TPKFYP008LM140A	WALL	PARTS COUNTER	WASHABLE	1
MICHELLES OFFICE	VRF/AHU	TRANE/MTS	13M0057365TLL7	TPKFYP006LM140A	WALL	MICHELLES OFFICE	WASHABLE	1
BOBBYS OFFICE	VRF/AHU	TRANE/MTS	14M0062665TLL9	TPKFYP012LM140A	WALL	BOBBYS OFFICE	WASHABLE	1
BOBETTE OFFICE	VRF/AHU	TRANE/MTS	13M0059065TLL7	TPKFYP006LM140A	WALL	BOBETTE OFFICE	WASHABLE	1
COPY AREA	VRF/AHU	TRANE/MTS	14M0027165TKB8	TPLFYP015FM140A	CASSETTE	COPY AREA	WASHABLE	1
FILE RM	VRF/AHU	TRANE/MTS	13M0099765TKB7	TPLFYP012FM140A	CASSETTE	FILE RM	WASHABLE	1
ROBINS OFFICE	VRF/AHU	TRANE/MTS	11M0018465TLL8	TPKFYP008LM140A	WALL	ROBINS OFFICE	WASHABLE	1
<b>DUKES OFFICE BLDG</b>								
1	PACKAGED HEAT PUMP	TRANE	214210100L	WHC036H3RGB26D6A1A106	GROUND	SERVER RM	20x35x2	2
2	PACKAGED HEAT PUMP	GOODMAN	1103105597	GPH1360H41BB	GROUND	BREAKROOM	20x30x1	1
HP-1	HEAT PUMP	GOODMAN	810205247	GSZ130241AB	GROUND	OFFICES	N/A	N/A
HP-2	HEAT PUMP	ICP	X180796509	R4H460GKC100	GROUND	CONFERENCE RM	N/A	N/A
AHU-1	AIR HANDLER	GOODMAN	903107448	ARUF182416BA	ABOVE CEILING	OFFICES	20x20x1	1
AHU-2	AIR HANDLER	ICP	F182265202	FEM4X6000BL	MECH RM	CONFERENCE RM	20x20x1	2



UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>RDC Building</b>								
HP-1	HEAT PUMP	CARRIER	1810E04349	25HBC342A500	GROUND	BACK OFFICES	N/A	N/A
HP-2	HEAT PUMP	CARRIER	1810E04322	25HBC342A500	GROUND	BACK OFFICES	N/A	N/A
HP-3	HEAT PUMP	CARRIER	1607E39580	25HBA336310	GROUND	OFFICES	N/A	N/A
HP-4	HEAT PUMP	GRANDAIR	X211822122	WCH4364GKP200	GROUND	OFFICES	N/A	N/A
CU-5	CONDENSING UNIT	CARRIER	1808E04414	24ACA318A310	GROUND	OFFICES	N/A	N/A
HP-6	HEAT PUMP	CARRIER	2807E30766	25HBA348A310	GROUND	OFFICES	N/A	N/A
HP-7	HEAT PUMP	CARRIER	5103E02036	38YCC048340	GROUND	OFFICES	N/A	N/A
<b><u>AIR HANDLER</u></b>								
AHU-1	AIR HANDLER	CARRIER	1810A86059	FB4CNF042	CLOSET	BACK OFFICES	20x25x1	1
AHU-2	AIR HANDLER	CARRIER	1810A86058	FB4CNF042	CLOSET	BACK OFFICES	20x25x1	1
AHU-3	AIR HANDLER	CARRIER	1807A71815	FY4ANF036	CLOSET	OFFICES	19-7/8x21-1/2x1	1
AHU-4	AIR HANDLER	GRANDAIR	F2128434B3	WAHL364B	CLOSET	OFFICES	16-3/8x21-1/2x1	1
AHU-5	AIR HANDLER	CARRIER	1208A70518	FY4ANF018	CLOSET	OFFICES	13x21-1/2x1	1
AHU-6	AIR HANDLER	CARRIER	4607A88294	FY4ANF048	CLOSET	OFFICES	19-7/8x21-1/2x1	1
AHU-7	AIR HANDLER	CARRIER	3303A75529	FA4BNF048	CLOSET	OFFICES	19-7/8x21-1/2x1	1
<b><u>MINI SPLIT</u></b>								
HP-1	MINI SPLIT HEAT PUMP	MITSUBISHI	ILLEGIBLE	ILLEGIBLE	GROUND	CONF RM	N/A	N/A
HP-2	MINI SPLIT HEAT PUMP	MITSUBISHI	ILLEGIBLE	ILLEGIBLE	GROUND	CONF RM	N/A	N/A
AHU-1	AIR HANDLER	MITSUBISHI	4001109	MSH17TN	WALL	CONF RM	WASHABLE	1
AHU-2	AIR HANDLER	MITSUBISHI	4001484	MSH17TN	WALL	CONF RM	WASHABLE	1

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Sheriff's Annex</b>								
HP-1	HEAT PUMP	TRANE	21453070YA	TWA12043DAA01AS01	GROUND	GYM	N/A	N/A
HP-2	HEAT PUMP	TRANE	21274LK91F	4TWA7060A3000AC	GROUND	OFFICES	N/A	N/A
HP-3	HEAT PUMP	TRANE	21274L9R1F	4TWA7060A3000AC	GROUND	OFFICES	N/A	N/A
HP-4	HEAT PUMP	TRANE	21274K851F	4TWA7060A3000AC	GROUND	OFFICES	N/A	N/A
HP-5	HEAT PUMP	TRANE	21441163YA	TWA09043DAA01AS01	GROUND	OFFICES	N/A	N/A
<b>AIR HANDLER</b>								
AHU-1	AIR HANDLER	TRANE	21371948BA	TWE12043BAA04AD	CLOSET	GYM	16x25x1	4
AHU-2	AIR HANDLER	TRANE	21495PHK1V	GAM5B0C60M51EAB	CLOSET	OFFICES	20x22x1	1
AHU-3	AIR HANDLER	TRANE	21484TCE1V	GAM5B0C60M51EAB	CLOSET	OFFICES	20x22x1	1
AHU-4	AIR HANDLER	TRANE	21484TCG1V	GAM5B0C60M51EAB	CLOSET	OFFICES	20x22x1	1
AHU-5	AIR HANDLER	TRANE	21362469BA	TWE09043BAA04AD	CLOSET	OFFICES	16x25x1	3



UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Social Services</b>								
AHU-1	AIR HANDLER	ICP	F180907899	FXM4X3600AL	ATTIC	OFFICES	20x20x1	1
AHU-2	AIR HANDLER	ICP	A163768265	WAHL304B	ATTIC	OFFICES	16x20x1	1
AHU-3	AIR HANDLER	ICP	A143683585	FXM4X3600AL	ATTIC	KITCHEN	20x20x1	1
AHU-4	AIR HANDLER	GOODMAN	1210460762	ARUF60D14AA	ATTIC	OFFICES	20x20x1	1
AHU-5	AIR HANDLER	TRANE	21503NDN1V	GAM5B0B36M31EAB	ATTIC	OFFICES	20x20x1	1
AHU-6	AIR HANDLER	ICP	A175069449	WAHL364B	ATTIC	OFFICES	16-3/8x21-1/2x1	1
AHU-7	AIR HANDLER	GOODMAN	1905292770	ARUF49C14AC	ATTIC	OFFICES	20x20x1	1
AHU-8	AIR HANDLER	TRANE	21503NDP1V	GAM5B0B36M31EAB	ATTIC	OFFICES	20x20x1	1
AHU-9	AIR HANDLER	TRANE	21484TCF1V	GAM5B0C60M51EAB	ATTIC	OFFICES	20x22x1	1
AHU-10	AIR HANDLER	ICP	F180502222	WAHL484B	ATTIC	OFFICES	20x20x1	1
AHU-11	AIR HANDLER	TRANE	21505H5D1V	GAM5B0B36M31EAB	ATTIC	OFFICES	20x20x1	1
<b>OUTDOOR UNIT</b>								
HP-1	HEAT PUMP	ICP	E175111155	N4H436GHG201	GROUND	OFFICES	N/A	N/A
HP-2	HEAT PUMP	TEMPSTAR	E150300075	N4H330GHF100	GROUND	OFFICES	N/A	N/A
HP-3	HEAT PUMP	GRANDAIRE	E152500524	N4H336GHF100	GROUND	KITCHEN	N/A	N/A
HP-4	HEAT PUMP	GOODMAN	1203034669	GSZ130603AB	GROUND	OFFICES	N/A	N/A
HP-5	HEAT PUMP	TRANE	21301PK85F	4TWA7036A3000AB	GROUND	OFFICES	N/A	N/A
HP-6	HEAT PUMP	GRANDAIRE	E175110894	N4H436GHG201	GROUND	OFFICES	N/A	N/A
HP-7	HEAT PUMP	DAIKIN	1805578854	DZ14SA0483AB	GROUND	OFFICES	N/A	N/A
HP-8	HEAT PUMP	TRANE	21301PGY5F	4TWA7036A3000AB	GROUND	OFFICES	N/A	N/A
HP-9	HEAT PUMP	TRANE	21274LU21F	4TWA7060A3000AC	GROUND	OFFICES	N/A	N/A
HP-10	HEAT PUMP	GRANDAIRE	E180926456	N4H460GHG101	GROUND	OFFICES	N/A	N/A
HP-11	HEAT PUMP	TRANE	21301PEX5F	4TWA7036A3000AB	GROUND	OFFICES	N/A	N/A

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY	BELT SIZE
<b>Soup Kitchen</b>									
HP-1	HEAT PUMP	TRANE	21274LYH1F	4TWA7060A3000AC	GROUND	DINING HALL	N/A	N/A	N/A
HP-2	HEAT PUMP	TRANE	21223J8M1F	4TWA7060A3000AC	GROUND	DINING HALL	N/A	N/A	N/A
HP-3	HEAT PUMP	TRANE	21272G9U1F	4TWA7048A3000AB	GROUND	KITCHEN	N/A	N/A	N/A
<b><u>AIR HANDLER</u></b>									
AHU-1	AIR HANDLER	TRANE	21362HUM1V	GAM5B0C60M51EAB	CLOSET	DINING HALL	20x22x1	1	N/A
AHU-2	AIR HANDLER	TRANE	21362HUT1V	GAM5B0C60M51EAB	CLOSET	DINING HALL	20x22x1	1	N/A
AHU-3	AIR HANDLER	TRANE	21311M2M1V	GAM5B0C48M41EAB	CLOSET	KITCHEN	20x22x1	1	N/A
<b><u>MINI SPLIT</u></b>									
MINI SPLIT NEEDS REPLACING.									
DATA PLATE ILLEGIBLE.									

UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>USDA Building</b>								
HP-1	HEAT PUMP	TRANE	21371182YA	TWA09043DAA01A501	GROUND	EAST SIDE	N/A	N/A
HP-2	HEAT PUMP	ARCOAIRE	E184516258	N4H448GHG101	GROUND	EAST SIDE	N/A	N/A
HP-3	HEAT PUMP	ARCOAIRE	E184516271	N4H448GHG101	GROUND	WEST SIDE	N/A	N/A
HP-4	HEAT PUMP	TRANE	21371181YA	TWA09043DAA01A501	GROUND	WEST SIDE	N/A	N/A
<b><u>AIR HANDLER</u></b>								
AHU-1	AIR HANDLER	TRANE	21321369BA	TWE09043BAA04AD	CLOSET	EAST SIDE	16x25x1	3
AHU-2	AIR HANDLER	GRANDAIRE	F190715575	WAHL484B	CLOSET	EAST SIDE	20x20x1	1
AHU-3	AIR HANDLER	GRANDAIRE	F184901109	WAHL484B	CLOSET	WEST SIDE	20x20x1	1
AHU-4	AIR HANDLER	TRANE	21411829BA	TWE09043BAA04AD	CLOSET	WEST SIDE	16x25x1	3



UNIT #	UNIT TYPE	UNIT MAKE	SERIAL NUMBER	MODEL NUMBER	UNIT LOCATION	AREA SERVED	FILTER SIZE	FILTER QTY
<b>Wastewater Treatment Plant</b>								
HP-1	HEAT PUMP	GRANDAIRE	X171323048	WCH4484GKB100	GROUND	BLDG	N/A	N/A
AHU-1	AIR HANDLER	GRANDAIRE	A171184367	WAHL484B2	MECH RM	BLDG	20x20x1	1



# Lowndes County Board of Commissioners HVAC Maintenance

**PRESENTED BY:** Katherine Peoples, ABM Building Solutions

**PRESENTED TO:** Lowndes County Board of Commissioners

**DELIVERED ON:**  
June 21, 2023

## Agreement Signature

Proposal Date	Proposal Number	Agreement
June 1, 2023	LCG6123	

**BY AND BETWEEN:**

ABM Building Solutions  
 1005 Windward Ridge Parkway  
 Alpharetta, GA 30005  
 hereinafter CONTRACTOR

**AND**

Lowndes County Government  
 327 N. Ashley Street  
 Valdosta, GA 31601  
 hereinafter CUSTOMER

**SERVICES WILL BE PROVIDED AT THE FOLLOWING LOCATION(S): Multiple Locations**

Contractor will provide the services described in the maintenance program indicated below, which are attached hereto and made a part of this Agreement, in accordance with the terms and conditions set forth on the following maintenance program pages.

**MAINTENANCE PROGRAM**                      **Customized Professional Maintenance Program II**  
 and associated Terms and Conditions

AGREEMENT coverage will commence on **June 1, 2023**. The AGREEMENT price is **\$255,029** per **Year**, payable **\$255,029** per **Year** in advanced beginning on the effective date of June 1, 2023.

**Schedules Included:**

Schedule 1: Inventory of Equipment

Schedule 2: Air Filter List

Schedule 3: Special Services and Provisions

This proposal is the property of Contractor and is provided for Customer's use only. Contractor guarantees the price stated in this Agreement for thirty (30) days from proposal date above. This proposal will become a binding Agreement only after acceptance by Customer and approved by an officer of Contractor as evidenced by their signatures below. This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Contractor which is not expressed herein. This annual Agreement shall continue in effect from year to year unless either party gives written notice to the other of intention not to renew thirty (30) days prior to any anniversary date.

Sales Rep	Customer	Manager
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**Signature**

**Signature**

**Signature**

**Name (Printed/Typed)**

**Name (Printed/Typed)**

**Name (Printed/Typed)**

**Title**

**Title**

**Title**

**Date**

**Date**

**Date**

TO ORDER SERVICES UNDER THIS AGREEMENT WITH A PURCHASE ORDER, PLEASE PROVIDE THE FOLLOWING:

PO Number:

Date of Issue:

Customer Signature:

NOTE: When issuing a purchase order for this Agreement, the services, responsibilities, terms and conditions for both parties remain as detailed in this Agreement.

## Special Services and Provisions

Proposal Date	Proposal Number	Agreement No.
June 1, 2023	LCG6123	

- HVAC Preventive Maintenance will be completed Quarterly.
- This agreement includes the following:
  - Quarterly preventive maintenance
  - Quarterly filter changes
  - Annual coil cleaning
  - Annual belt change
- The following buildings are included in this agreement:

911 Center	Parrot Health Center (Hahira)
Administration Building	Public Defender's Office
Animal Shelter	Public Works
Board of Elections	Sheriff Annex Patrol Building
Civic Center & Extension	Social Services
Coroner's Office	Soup Kitchen
EOC	USDA Farm Service Center
Fire Services Headquarters	Fire Station #2
Governmental Building	Fire Station #3
Hahira Head Start	Fire Station #3B
Human Resources Center (Health Department)	Fire Station #4
Judicial & Administration Complex	Fire Station #6
Lake Park Health Department	Fire Station #7
LAMP Building	Fire Station #9
Law Enforcement Center (includes units at the Lake Park Shooting Range & Dog Training Facility)	4H Conference Center
LC Utilities Mill Store Road	Wastewater Treatment Plant
Library/Historical Society	Former EMA House
LODAC Crisis Center	RDC Building
New Horizons Building	



## Customized Professional Maintenance Program II

Proposal Date	Proposal Number	Agreement
June 6, 2021	LCG6123	

Our Customized Professional Maintenance II (CPM-II) is designed to provide the Customer with an ongoing maintenance program. The CPM-II program will be initiated, scheduled, administered, monitored and updated by the Contractor. The service activities will be directed and scheduled, on a regular basis, by our comprehensive equipment maintenance scheduling system based on manufacturers' recommendations, equipment location, application, type, run time, and Contractor's own experience. The Customer is informed of the program's progress and results on a continuing basis via a detailed Service Report, presented after each service call for Customer's review, approval signature and record.

CONTRACTOR WILL PROVIDE THE FOLLOWING PROFESSIONAL MAINTENANCE SERVICES FOR THE BUILDING ENVIRONMENTAL MECHANICAL SYSTEM(S) COMPRISED OF THE EQUIPMENT LISTED ON SCHEDULE 1 (INVENTORY OF EQUIPMENT):

TEST AND INSPECT: Job labor, travel labor and travel and living expenses required to visually INSPECT and TEST equipment to determine its operating condition and efficiency. Typical activities include:

- TESTING for excessive vibration; refrigerant charge; fan RPM; refrigerant oil (acid); water condition; flue gas analysis; safety controls; combustion and draft; crankcase heaters; control system(s), etc.
- INSPECTING for worn, failed or doubtful parts; mountings; drive couplings; oil level; rotation; soot; flame composition and shape; pilot and igniter; steam, water, oil and/or refrigerant leaks, etc.

PREVENTIVE MAINTENANCE: Job labor, travel labor and travel and living expenses required to clean, align, calibrate, tighten, adjust and lubricate equipment. These activities are intended to extend equipment life and assure proper operating condition and efficiency. Typical activities include:

- CLEANING coil surfaces; fan impellers and blades; electrical contacts; burner orifices; passages and nozzles; pilot and igniter; cooling tower baffles, basin, sump and float; chiller, condenser and boiler tubes, etc.
- ALIGNING belt drives; drive couplings; air fins, etc.
- CALIBRATING safety controls; temperature and pressure controls, etc.
- TIGHTENING electrical connections; mounting bolts; pipe clamps; refrigerant piping fittings; damper sections, etc.
- ADJUSTING belt tension; refrigerant charge; super heat; fan RPM; water chemical feed and feed rate; burner fuel/air ratios; gas pressure; set point of controls and limits; compressor cylinder unloaders; damper close-off; sump floats, etc.
- LUBRICATING motors; fan and damper bearings; valve stems; damper linkages; fan vane linkages, etc.



## Customized Professional Maintenance Program Terms and Conditions II

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours.
2. In case of any failure to perform its obligations under this Agreement, Contractor's liability is limited to repair or replacement at its option and such repair or replacement shall be Customer's sole remedy. This warranty is conditioned upon proper operation and maintenance by Customer and shall not apply if the failure is caused or contributed to by accident, alteration, abuse or misuse, and shall not extend beyond the term of this Agreement.
3. The annual Agreement price is conditioned upon the system(s) covered being in a maintainable condition. If the initial inspection or initial seasonal start up indicates repairs are required, a firm quotation will be submitted for Customer's approval. Should Customer not authorize the repairs, Contractor may either remove the unacceptable system(s), component(s) or part(s) from its scope of responsibility and adjust the annual agreement price accordingly or cancel this Agreement.
4. The annual Agreement price is subject to adjustment on each commencement anniversary to reflect increases in labor, material and other costs.
5. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
6. Customer will promptly pay invoices within thirty (30) days of receipt. Should a payment become thirty (30) days or more delinquent, Contractor may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand. All past due amounts shall accrue interest at the maximum rate permitted by applicable law.
7. If there is any alteration to, or deviation from, this Agreement involving extra work, the cost of materials and/or labor will become an extra charge (fixed price amount to be negotiated or on a time and material basis at Contractor's rates then in effect) over the sum stated in this Agreement.
8. Contractor will not be required to move, replace or alter any part of the building structure in the performance of this Agreement.
9. Customer shall permit only Contractor's personnel or agent to perform the work included in the scope of this Agreement. Should anyone other than Contractor's personnel perform such work, Contractor may, at its option, cancel this Agreement or eliminate the involved items of equipment from inclusion in this Agreement.
10. In the event Contractor must commence legal action in order to recover any amount payable under this Agreement, Customer shall pay Contractor all court costs and attorneys' fees incurred by Contractor.
11. Any legal action against the Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
12. Contractor shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.

13. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.
14. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) and/or Safety Data Sheets (SDS) pursuant to OSHA'S Hazard Communication Standard Regulations.
15. Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the Customer's facility, including without limitation injury or illness to occupants of the facility or third parties, arising out of or in connection with the Contractor's work under this Agreement.
16. Contractor's obligations under this Agreement and any subsequent agreements do not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor's sole obligation will be to notify the customer of their existence. Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work under the Agreement shall be extended to the extent caused by the suspension and the Agreement price equitably adjusted.
17. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.
18. This Agreement does not include repairs to the system(s), the provisions or installation of components or parts, or service calls requested by the Customer. These services will be charged for at Contractor's rates then in effect.