



September 7th, 2023

Williamson County Jail
306 W 4th St. Georgetown, TX 78626
Re: I-CON Water Controls and Conservation

It has been a pleasure working with your staff on this audit. In this letter, you will find a Scope of Work outlining the proposed repairs and upgrades to the facility. The below is based on the information your facility staff have provided us and information gathered during the preliminary audit in May 2023.

The fixtures of concentration for North floors 1, 2, and 3 are as follows:

- Retrofit 132 existing inmate toilet diaphragm flush valves with new I-CON electronic flush valves with quick connect solenoids. 3 of these flush valves will operate floor drains in Holding.
- Retrofit 141 existing inmate pneumatic lavatory or bubbler valves with new I-CON electronic lavatory manifolds with quick connect solenoids.
- Retrofit 64 existing inmate pneumatic shower valves with new I-CON electronic shower valves with quick connect solenoids and suicide resistant showerhead nozzles.
- Retrofit 8 existing mop sinks with new I-CON electronic mop sink valves with quick connect solenoids.
- Retrofit 8 existing kitchen sinks with new I-CON electronic kitchen sink valves with quick connect solenoids.
- Provide 3 computer control systems (1 per floor) to control the I-CON equipment installed under this scope of work.

The total project package price for this project is \$599,825. All pricing in this proposal is valid up to an executed contract date (purchase order) of 12/15/23. This proposal includes materials, installation, daily on site project management, facility turnover parts (attic stock), site specific facility training (for each shift if desired), O & M documentation, material removal, a standard 1-year ICS labor warranty (per ICS Warranty Statement), and a standard 1-year I-CON parts warranty which includes all consumables (per I-CON Warranty Statement).

The following scope additions are offered for consideration and may be added to the base project prior to contract.

Add Option 1: \$17,142

- Provide 1 master computer control system for Maintenance to control the I-CON computer controls in Add Option 1.

The goal of Intelligent Conservation Systems is to provide a turnkey savings product which is customized to each facility and budget. We are in constant pursuit of addressing every facility's needs to help conserve the County's fiscal, as well as, natural resources. If there are any questions, please feel free to contact me at (407) 717-1546. I look forward to working your team at Williamson County Jail.

Sincerely,
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Clarifications and Disclaimers:

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

1. Acceptance and use of ICS Proposal/Documentation constitutes an agreement to include the Proposal and the following qualifications in any subcontract or purchase order as an attachment to the scope of work.
2. After contract execution, a material lead time of 4-6 weeks is anticipated on standard items. After execution and material order placement, an accurate lead time can be determined based on updated factory stock and supply.
3. Items not specially identified to be retrofitted or replaced are figured to remain in place.
4. Upstream and downstream infrastructure components are expected to be in functional condition prior to start of construction. These items include, but are not limited to, shutoff valves, water filtration, water treatment, pumps, heaters, pressure regulating valves, mixing valves, angle stops, piping, supports, insulation, fixture jets, or drainage. Repair or replacement by ICS would be at additional cost.
5. The customer will identify isolation valves prior to construction, and valves are expected to be in working order. Defective valves are the customer's responsibility to repair or replace.
6. We exclude costs associated with concealed conditions, which are any unobvious conditions not disclosed visually during the walk-through or in written bid documents.
7. This proposal is based on facility provided information as to suitable electrical availability, stability and emergency capacity to operate electrical equipment according to NEC.
8. This proposal is based on reasonable access to a quantity of fixtures sufficient to maintain the anticipated schedule. We estimate this as contiguous accessibility to a minimum of 20 fixtures or cells, chases and associated plumbing components per day per crew. A minimum of two full-time dedicated escorts with necessary keys will be required for our scope, allowing two independent crews to perform the work. No costs for escorts have been included in this proposal. This proposal is also based on secured tool and material storage inside the facility, sufficient for at least one week of work.
9. Angle stop valves shall be reused. We include up to 2% replacement of defective stop valves. Replacement of additional stop valves shall be at additional cost. Generally, all new concealed flush valves will reuse the existing angle stops and vacuum breaker connections. Generally, new exposed flush valves will reuse the existing stops and new vacuum breaker tubing will be installed.
10. Existing anti-flood devices will generally be disconnected because the I-CON equipment does not rely on hydraulic activation or metering.
11. For new fixtures (if applicable), siliconized caulking will be used. For correctional facilities, single part pick resistant security sealant will be used inside cells. Due to hardening cure times of caulking and sealants, users may need to be kept away from newly sealed areas.
12. When new fixtures are installed, waste flanges shall be reused. We include up to 5% flange repair. Additional flange repair, flange replacement, or carrier repair shall be at additional cost.
13. This proposal does not include painting or tile work. Based on experience, the facility is better suited to perform and manage this work (if needed). We strive to specify fixtures with fitment characteristics that reduce the need for finish touch-up.
14. Significant upstream scopes of work, shutdowns and maintenance are recommended to be performed prior to the water fixture retrofit scope, so as to not affect or damage new work which may be affected by upstream contaminants or conditions.
15. Fixture condition and water quality can affect performance and functionality regardless of retrofit equipment selected. ICS is not responsible for pre-existing conditions or drainage obstructions, nor prior assessment of fixture condition or water quality.
16. ICS assumes ownership and responsibility for the removal and disposal of all construction related materials, recycling, and removed facility equipment, other than hazardous materials such as lead or asbestos. The facility is responsible for any hazardous material abatement prior to the installation of this ECM.
17. Warranties are one year from owner acceptance, but no longer than 90 days from substantial construction completion of the water fixture installation scope. Warranty labor is included for all workmanship related



claims. Claims for material defects are per each manufacturer and generally do not include labor or shipping to the manufacturer.

18. Excessive work delays caused by the customer in excess of two hours per day, will be charged to the customer at prevailing wage per hour x all hours of delay x the number ICS employees and subcontract employees delayed compensating for unanticipated lost time.
19. Not all options may be combined or can stand alone. Pricing breakdowns are for informational purposes only and may not be severable. Contact ICS for final pricing configurations.
20. This project scope includes only the number of fixtures that are detailed in this proposal. If additional fixtures are identified to be added to the scope, a change order will be required.
21. Unless specified otherwise, ICS includes certain attic stock (turnover spares) for valves, controllers, transformers and standard consumable parts. Extra fixtures are generally not included.
22. When specified in the proposal, payment and performance bonds are included project costs.
23. Permit Fees are not anticipated for this project based on the "retrofit" nature of the scope and permissible in the category of maintenance, and no major modifications to infrastructure are being performed. Municipalities and jurisdictions may, however, impose permit fees after the fact. We have not included permit fees but would seek reimbursement at cost if required.
24. We reserve the ability to utilize all Code approved materials and methods. Should the facility have a preference or prohibition which has a significant cost affect, that premium will result in a change order.
25. Sales tax has been removed from project costs. ICS will require the sales tax exemption certificate with valid dates for the full duration of the construction period, as an attachment included with the ICS subcontract.