

Over and Above Estimate

Region: 5

Location: VA049

CSS #: 20813

Maximo Work Order No.: 10598

Asset#: NA

Date Issued: 8/15/19

Original Description: HVAC for 2nd Floor needs to be check. Two rooms located on the second floor have chairs and table that appear to have mold growing on them almost overnight.

Diagnosis: Chiller circuit went down and need sensors to be replaced. Transducer also needs to be replaced.

***Please see attached service report for a full report on the issues.**

Non Pre-Priced Estimate:

Quantity	Line Item Number	Description	Labor Hours	Unit	Labor	Materials	Equipment	Total
1		Materials (See attached estimate for line items)				\$1,715.16		\$1,715.16

Note: RS Means (Pre-Priced) not used in compiling this estimate.

Note: Subcontractor quote attached.

Estimate Summary:

Labor Hours	Labor Cost	Material Cost	Equipment Cost	Total Cost	CE Factor	Total Estimate
28 x \$120.00 8.5 x \$180.00	\$4,890.00	\$1,715.16		\$6,605.16	102%	\$6,737.26

Please see attached estimate

Note:



Moore's Electrical & Mechanical Construction, Inc.

SERVICE INVOICE: 447853

BILL TO:
INTER002
INTERNATIONAL SUPPORT GROUP
9000 SHERIDAN ST SUITE 172
PEMBROKE PINES, FL 33024

SHIP TO:
8233262
ISA USARC VA049 CHESTERFIELD
6700 STRATHMORE ROAD
NORTH CHESTERFIELD, VA 23237

<u>INVOICE DATE</u>	<u>CUSTOMER PO</u>	<u>PAYMENT TERMS</u>	<u>REFERENCE #</u>	<u>WORKORDER #</u>	<u>CONTRACT ID</u>
09/06/2019	CSS-20813	Due in 30 Days		COM0114873	
Pages 1 of 2					
<u>ITEM ID</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>SERV DATE</u>	<u>UNIT PRICE</u>	<u>EXT PRICE</u>
CLABOR-HVAC-REG	REGULAR HVACR LABOR	6.50	8/19/2019	120.00	780.00
CMISCX-NON-STOCK ITEM	SPRAY NINE 32 OZ	1.00		12.12	12.12
CMISCX-NON-STOCK ITEM	18X24X1 FILTERS	22.00		4.31	94.82
CLABOR-HVAC-OT1	OVERTIME HVACR LABOR	0.50	8/30/2019	180.00	90.00
CLABOR-HVAC-OT1	OVERTIME HVACR LABOR	1.50	8/28/2019	180.00	270.00
CLABOR-HVAC-OT1	OVERTIME HVACR LABOR	2.50	8/19/2019	180.00	450.00
CLABOR-HVAC-OT1	OVERTIME HVACR LABOR	2.00	8/22/2019	180.00	360.00
CLABOR-HVAC-OT1	OVERTIME HVACR LABOR	2.00	8/29/2019	180.00	360.00
CMISCX-NON-STOCK ITEM	25X25X2 FILTERS	12.00		5.58	66.96
CMISCX-NON-STOCK ITEM	16X25X2 FILTERS	24.00		3.84	92.16
CLABOR-HVAC-REG	REGULAR HVACR LABOR	8.50	8/30/2019	120.00	1,020.00
CMISCX-NON-STOCK ITEM	TEMPERATURE SENSOR	1.00		99.58	99.58
CLABOR-HVAC-REG	REGULAR HVACR LABOR	6.50	8/29/2019	120.00	780.00
CMISCX-NON-STOCK ITEM	SENSOR	1.00		99.58	99.58
CMISCX-NON-STOCK ITEM	SENSOR	2.00		86.09	172.18
CMISCX-NON-STOCK ITEM	SENSOR	2.00		106.06	212.12
CMISCX-FREIGHT-GS (NO TAX) FREIGHT		1.00		19.05	19.05
CMISCX-NON-STOCK ITEM	20X20X1 FILTERS	24.00		3.68	88.32
CLABOR-HVAC-REG	REGULAR HVACR LABOR	5.50	8/22/2019	120.00	660.00
CMISCX-NON-STOCK ITEM	TRANADUCER	4.00		181.47	725.88
CLABOR-HVAC-REG	REGULAR HVACR LABOR	1.00	8/28/2019	120.00	120.00
COILSL-CALGON HD COIL CLEA CALGON HD ALL PURPOSE COIL CLEANE		1.00		32.39	32.39

VA049 CSS20813

WO#10598

PLEASE SEE ATTACHED SERVICE TICKET FOR DESCRIPTION OF WORK PERFORMED.



Moore's Electrical & Mechanical Construction, Inc.

SERVICE INVOICE: 447853

BILL TO:
INTER002
INTERNATIONAL SUPPORT GROUP
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PEMBROKE PINES, FL 33024

SHIP TO:
8233262
ISA USARC VA049 CHESTERFIELD
6700 STRATHMORE ROAD
NORTH CHESTERFIELD, VA 23237

<u>INVOICE DATE</u>	<u>CUSTOMER PO</u>	<u>PAYMENT TERMS</u>	<u>REFERENCE #</u>	<u>WORKORDER #</u>	<u>CONTRACT ID</u>
09/06/2019	CSS-20813	Due in 30 Days		COM0114873	

For questions regarding commercial invoices please contact our Accounts Receivables Department at 434-309-2581. Past 30 Days invoices are subject to 1.5% monthly interest charge. Additional charges for payments made by credit card may apply. We accept VISA, Master Card, Discover and American Express. Late payments sent to collections or legal process will also result in additional charges.

Sales Total	6,605.16
Disc.	0.00
Tax Total	0.00
Net Amount Due	\$6,605.16



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P.O. Box 119 • Altavista, VA • 800.789.7199 • service@mooreselectric.com

Billing Address	Site Address
Customer: INTERNATIONAL SUPPORT GROUP Address: 9000 SHERIDAN ST Phone: PEMBROKE PINES FL 33024 954-900-1095	Customer: ISA USARC VA049 CHESTERFIELD Address: 6700 STRATHMORE ROAD Phone: NORTH CHESTERFIELD VA 23237 8045855211
Service Call #: COM0114873	Call Type: COM-HVAC

Service Requested

VA049 CSS20813, WO#10598

hvac unit needs to be looked at. there is mold growing in it.

Do not forget your COW

8/21/19TH: NEED TO HAVE TECH BACK OUT UNIT DOING SAME THING.

CALL JAMIE FROM SITE 936-389-9020

8/29/19es-Multiple issues to , ongoing.

Problems

Description	Tech	Equip. Desc and Model	Manufacturer	Equip. Serial	Asset ID
UNIT NOT WORKING	JEREMYGRAY	Chiller M# CGAM 070A 2C02 AXD2 A1A1 A1AX XA1X 1AXX XXXX XA1A	Trane	U10C14744	

Tech Notes

Site Start - 8/19/2019 10:00 AM
Site Stop - 8/19/2019 7:00 PM

Arrived on site. Checked into IVR. Spoke with facilities manager. This call was for mold growing inside of HVAC system. Please note I am not a certified mold technician. I conducted a site survey in multiple rooms on the second floor. It seems to have some kind of microbial growth on the floors ceilings and chairs. There was a mold specialist Matt with me on site. He has tested the humidity level at 86% humidity. The mold specialist conveyed to me that anything above 60% humidity mold begins to grow. I noticed that all the filters in the hallways on the second floor and the two air handlers in the Machine room. The filters were all dirty. I replaced all filters. Also the fresh air damper was completely closed. Are you just made fresh air damper to 10%. I also cleaned the evaporator coils. I accessed the computer system software "Alerton backtalk" That is the controls for the HVAC system. After analyzing some of the data I moved set points for the discharge air from 66° to 70°. Make sure to check out all pictures in the attachment of the work order. After Monitoring space temp the hallways and the offices, I retook a humidity test. Humidity is now 77%. I am leaving this work order open to monitor the site. Facilities manager is going to contact me the next day To see if any progress or change of state in all zones. Mold specialist has took a sample for lab testing. There will be another company coming out after test results to clean duct system. Clean site. This work order is incomplete.

Site Start - 8/22/2019 10:00 AM
Site Stop - 8/22/2019 6:30 PM

Arrived on site. Checked in with site manager. Space temp is 71.4° humidity was 76% in Conference room. Went to machine room. The controls for the system is not responding. I checked out operations on the chiller. The Adaptive control System diagnostic Screen Has an alarm flashing "Loss Charge" Hooked up my refrigeration gauges to Circuit 1. Pressures was 133/310 psi's (R410A) which is good pressures for that type of refrigerant. Circuit ones operate for 10 minutes and then trips out on alarm again. Further looking into the diagnostic control panel. I noticed that the suction line was showing 285 psi on the low side (Suction) This pressure is way different than what my refrigeration gauges are reading. Also on circuit 2 The suction side (lowside) is 153 PSI. High side is not reading any pressure. Sensors has failed. The sensors is' not sending the correct information back to the Adaptive control panel. On Circuit 1 The electronic expansion valve (EXV) Superheat is supposed to be maintain at 15°. The EXV is 100% wide open. The refrigerant is flood in the evaporator. Causing the system to believe its low on charge. The last charge alarm is due to the evaporator getting too cold. I recommend all sensors to be replaced and the condenser coil to be chemically cleaned. Also I found the boilers turn it off. Boiler needs to be energized all year round. This system has a series of dampers in the supply duct work, that is opening and closing to both evaporator chilled water and Hot water coil. The system is designed Maintain a certain set point. Dampers opened up at the program set point to cool and when the programmed temperature drops below setpoint. The damper will open up for the hot water coil to warm the air back up to setpoint. (Helps move humidity out of space)

My ASM Will be ordering all parts that's needed from the Manufacture On the next business day. This job is incomplete and I will return once all parts are received.

Site Start - 8/28/2019 3:30 PM
Site Stop - 8/28/2019 6:00 PM

Arrived on site. Checked in with site manager on duty. Chemically cleaned condenser and rinsing off with water. (Power washer) Took before and after pics of condenser. Coil is now clean. Job incomplete.

Site Stop - 8/29/2019 9:30 AM
Site Stop - 8/29/2019 6:30 PM

Arrived on site. Spoke with facilities manager. Installed new sensors to chiller and bonded them to system. 1 sensor Does not work. Will get a new one next business day. I was able to fix the bactalk controls to the Computer that operates the system. Space temp on second floor is 72° humidity is 55°. I will return tomorrow to install a temperature sensor to circuit 1 and Start and checked operation to the bowlers. Clean site. Job incomplete.

Site Start - 8/30/2019 9:30 AM
Site Stop - 8/30/2019 5:00 PM

Arrived on site. Checked in with Facility manager. Installed and calibrated temperature sensor to suction line circuit 1. Started and checked operations. See all pictures attached to work order for data. Chiller is now fully operational. Space temperature and humidity percentage for zone 1-1 Second floor (70°) Humidity level went from 61% to 51%. All zones humidity level is in the lower 50% range. System is properly operating at this time. Clean site. Job complete.

Labor

Date	Technician	Description	Hours
8/19/2019	JEREMIAH GRAY	REGULAR HVACR LABOR	9.00
8/22/2019	JEREMIAH GRAY	REGULAR HVACR LABOR	6.00
8/22/2019	JEREMIAH GRAY	REGULAR HVACR LABOR	3.00
8/28/2019	JEREMIAH GRAY	REGULAR HVACR LABOR	2.50
8/29/2019	JEREMIAH GRAY	COMMERCIAL TRAVEL TIME	0.50
8/29/2019	JEREMIAH GRAY	REGULAR HVACR LABOR	9.00
8/30/2019	JEREMIAH GRAY	COMMERCIAL TRAVEL TIME	0.50
8/30/2019	JEREMIAH GRAY	REGULAR HVACR LABOR	8.00

Materials

Date	Part Number	Description	Quantity
8/19/2019	CMISCX-NON-STOCK ITEM	TRANADUCER	4.000
8/19/2019	CMISCX-NON-STOCK ITEM	Items for PO 203285	1.000
8/19/2019	CMISCX-NON-STOCK ITEM	Items for PO 203289	1.000
8/19/2019	CMISCX-NON-STOCK ITEM	SPRAY NINE 32 OZ	1.000
8/19/2019	CMISCX-NON-STOCK ITEM	18X24X1 FILTERS	22.000
8/26/2019	CMISCX-NON-STOCK ITEM	Items for PO 203937	1.000
8/28/2019	COILSL-CALGON HD COIL CLEANER	CALGON HD ALL PURPOSE COIL CLEANER-GALLON	1.000
8/30/2019	CMISCX-NON-STOCK ITEM	Items for PO 204463	1.000
8/30/2019	CMISCX-NON-STOCK ITEM	SENSOR	1.000
8/30/2019	CMISCX-NON-STOCK ITEM	SENSOR	2.000
8/30/2019	CMISCX-NON-STOCK ITEM	SENSOR	2.000
8/30/2019	CMISCX-FREIGHT-GS (NO TAX)	FREIGHT	1.000
8/30/2019	CMISCX-NON-STOCK ITEM	20X20X1 FILTERS	24.000
8/30/2019	CMISCX-NON-STOCK ITEM	25X25X2 FILTERS	12.000
8/30/2019	CMISCX-NON-STOCK ITEM	16X25X2 FILTERS	24.000
8/30/2019	TAX-S	Sales Tax for Service	1.000

Signed By	Scott Grenier	Signature		Date	8/30/2019
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