



October 7, 2025

Suzanne Irwin  
101 Old Lafayette Ave.  
Lexington, Kentucky 40502

**Re:**    *Commissioning Proposal Recommendation*  
Henderson South Middle School HVAC Renovation  
Henderson, Kentucky  
Marcum No. 24618

Dear Suzanne,

A Bid Opening was held on September 24<sup>th</sup> for the Henderson South Middle School project. Marcum Engineering has reviewed the low proposal by Performance Commissioning. Only one proposal was received. Based on the attached proposal; Marcum Engineering recommends acceptance of Performance Commissioning's proposal in the amount of \$58,800.

Sincerely,

Elijah Arteburrrn, PE, LEED AP BD+C  
Project Manager

Enclosure:    Performance Commissioning Proposal

cc:    Baccus Oliver, Marcum Engineering  
Colton Miller, Codell Construction  
Beth Bauer, Rosstarrant Architects

# **SOUTH MIDDLE SCHOOL HVAC RENOVATION HENDERSON, KY**

## **COMMISSIONING PROPOSAL**

**PROVIDED BY:**



**PERFORMANCE  
COMMISSIONING AGENCY**

*Partnering in Design Execution*

PERFORMANCE COMMISSIONING AGENCY

13051 WOODVILLE ROAD

KEVIL, KY 42053

P: (859) 277-0191



**Project:** South Middle School  
HVAC Renovation  
Henderson, KY

**Date:** 8/14/2025

**Specification:** 230800

The amount below is the estimated cost for Performance Commissioning Agency ("PCA") to provide commissioning services per the contract documents. This cost quote is only for the services provided by PCA and does not include any services provided by the owner, architect, engineer, or contractors unless stipulated below.

**Commissioning services included:**

☒ HVAC   ☐ Domestic Water   ☒ Lighting   ☐ Building Envelope Testing

**Total: \$58,800.00**

**Remarks:**

**Price includes Commissioning plan, System Verification, functional performance test, And final commissioning report.**

Excluded from this quote are the following:

1. Any costs associated with delayed or failed test by any commissioning team member
2. Any costs associated with existing systems deficiencies beyond our control
3. Any costs associated with any commissioning team member's failure to perform their due diligence

If this proposal is accepted, please sign below and return.

Sincerely,

Steve Turner, President, TBT, CXA  
[sturner@perfcx.com](mailto:sturner@perfcx.com)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name/Title

This quote is valid for 30 days from the date written above.

**Systems to be commissioned:**

- **WSHP's**
- **Exhaust Fans**
- **HVLS Fans**
- **Pumps**
- **HVAC Controls**
- **Hydronic Hydrostatic Tests**
- **Flush/Fill/Purge Activities**
- **Geothermal Flush**
- **Kitchen Exhaust Hood System**
- **Dedicated Outside Air Systems**
- **Packaged Outdoor Units**
- **Make Up Air Units**
- **Ductless Split Heat Pumps**
- **Lighting Controls**

**Additional services not included in the scope of work will be billed at \$130.00 per hour.**

**Once all equipment has been started and balanced, we will then begin functional testing. Functional performance tests will be created and carried out based on the design documents. PerfCx will functionally test all equipment above with the aid of the contractors to**

**ensure that all equipment is operating at or as close as possible to design conditions.**

**Once all testing is complete, we will submit a detailed final report with our findings to the owner and engineer for review.**