



10641 HIGHWAY 36
COVINGTON, GEORGIA
30014
t 770.786.3031
f 770.786.3046

Newton County Water & Sewage Authority - Addition

Division 23 - HVAC

HVAC

Covington Air Systems, Inc.	\$306,177.00
Mechanical Repair Services Inc.	\$335,629.00
RSM	\$405,000.00
Paulson-Cheek	<i>No Bid</i>



Estimate

DATE	ESTIMATE NO.
6/18/2026	41719-2630B

NAME / ADDRESS
Sunbelt Builders 10641 Hwy 36 Covington, GA 30014

REP	PROJECT
BH	Newton water and Se...

DESCRIPTION	QTY	COST	TOTAL
Commercial Installation Includes demo as shown on m drawing 3 RTUs 11 VAV boxes 1 exhaust fan all duct work all grills a registers all duct insulation certified test and balance DDC control for the 3 new RTUS, 11 VAVs, and 1 exhaust fan only (No integration into any existing or other DDC system included) start-up and test NOTES No roof patch included No structural steel work included NOTES Trane had a significant price increase the drawings added Return air transfers and sound boots The drawings also added return air grills altered vav box sizes Grills and registers package also had significant price increases		306,177.00	306,177.00
		TOTAL	\$306,177.00

Ryan Lewis

From: bpowell@mrsheatingandcooling.com
Sent: Friday, June 19, 2026 10:02 AM
To: Ryan Lewis
Subject: newton water

Just had my word document sent back to me saying corrupt file so here is just typed pricing till I get that straightened out.

Pricing for job is \$260,288.00 for work scope

Trane priced a BAS \$75,340.00 which would be an add to the above total. Thanks

Brent Powell
Mechanical Repair Service, Inc.
706-255-3396
bpowell@mrsheatingandcooling.com

\$335,629



www.mrsheatingandcooling.com



PO Box 1017 Loganville, GA 30052 | OFFICE# 706-817-8800 | EMAIL: rsmheatingandair@yahoo.com | GA REG.# CN209320

Proposal Submitted To:
Sunbelt Builders, Inc.
Attn. Garnett R. Long

Phone: 770.786.3031
Fax:

Date: 06-17-2026

Address: 10641 Highway 36

City: Covington

State: GA/30014

Project: Newton County-Water and Sewer Authority-
Building Addition and Renovations-Updated

We at RSM Heating and Air appreciate the opportunity of providing you with this proposal and estimate. We propose to furnish and install the equipment listed or perform the service in accordance with the following conditions and specifications.

Perform the following HVAC work based on the mechanical plans: 60% Design Set of Plans

- Perform Demo as described on the mechanical plans (Page MD101)
- Provide and Install 3 - New Trane Brand Rooftop Package Units with all listed accessories with 12-VAV Zone Control Units
- Provide and install all new related ductwork, PVC condensate drains, supply registers and return grills, roof curbs, and manufacturer provided controls
- Provide and Install 1 - New Roof Mounted Exhaust Fan with all related roof curb, and ductwork
- Start up and run test the new HVAC systems - Independent Test and Balance is included

Total Price: \$ 405,000.00

* All material and work are guaranteed to be as specified. Any deviation from the above specifications will be done at an extra cost above the estimate given.

Proposal Terms:

We propose to furnish labor and materials as specified above. Any payment will be made according to terms laid out in this proposal. This proposal price is good for 60 days.

For: RSM Heating and Air, Inc.

Proposal Accepted by:

Robert Tomlin

Important Notes & Special Conditions:

- 1) The provided mechanical plans are not fully complete at this time. The proposal price is subject to change once the mechanical plans are completed.
- 2) The controls will be stand-alone thermostat controls that connect to the BACNET controller. The plans/specs do not provide detailed controls package information. HVAC Controls Allowance included in this proposal pricing is \$ 50,000.00.
- 3) Commissioning Agency Fees are not included in this proposal pricing.