

Exhibit A

Scope of Work

(include description, scope of work, deliverables and/or specific performance standards, milestones and dates for contracted services)



MECHANICAL CONTRACTOR

Established 1971

To: Dekalb County Schools

From: Travis Riley

Subj: Scope of Work for Dekalb County Schools

Date: Jan 14, 2026

1. Preventative Maintenance Services

- Scheduled inspection and servicing of HVAC equipment
 - Filter replacements and coil cleaning
 - Electrical component inspection and tightening
 - Refrigerant level checks and leak detection
 - Belt inspection and replacement
 - Calibration of thermostats and control systems
 - Operational performance testing
 - Documentation and reporting of equipment condition
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2. On-Call Repair & Emergency Service

- Diagnostic troubleshooting of HVAC system failures
 - Repair or replacement of defective components (motors, compressors, contactors, boards, sensors, etc.)
 - Refrigerant recovery and recharge
 - Electrical and mechanical repairs
 - Emergency response services (24/7 where applicable)
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3. Equipment Replacement & Retrofit

- Rooftop unit (RTU) replacement
 - Chiller and boiler replacement
 - Split systems and VRF/VRV system upgrades
 - Air handler and condenser replacements
 - Energy-efficient system retrofits
 - Code-compliant equipment upgrades
 - Crane coordination and rigging services
 - Startup and commissioning
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4. New Installation & Tenant Build-Out

- HVAC system design coordination

- Equipment sizing and load calculations
 - Ductwork fabrication and installation
 - Control system integration
 - Thermostat and zoning installation
 - Testing and balancing
 - Final commissioning and documentation
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5. Energy Management & Engineering Solutions

- Energy audits and system assessments
 - Equipment lifecycle analysis
 - Budget forecasting for capital improvements
 - Value engineering
 - Efficiency upgrades (VFDs, economizers, advanced controls)
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7. Compliance & Safety

- Code compliance verification
 - EPA refrigerant handling compliance
 - Safety inspections
 - Documentation for insurance and regulatory requirements
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Equipment Typically Serviced

- Rooftop Units (RTUs)
- Split Systems
- Mini-Splits
- Chillers (air-cooled and water-cooled)
- Boilers
- Cooling Towers
- Air Handlers
- VAV Systems
- Exhaust and ventilation systems
- Refrigeration equipment (where applicable)

Sincerely,



Travis Riley,
JR Hobbs, Director of Commercial Service