

January 21, 2026

Ms. Lisa A. Groper, AIA, LEED AP, CID
Architect
Department of General Services
Sent Electronically

Re: Lexington-Fayette Urban County Government New Senior and Therapeutic Center - Building Air Tightness Testing Proposal

Dear Ms. Grober,

We are pleased to submit this proposal for blower door testing services for the above-referenced project for the lump sum fee of \$8,000.00. This fee is based on the requirements contained within the request for proposal scope of work.

- Scope of Work
 - a. Provide building pressurization testing using an orifice blower door in accordance with ASTM E779 and ASTM E1827.
 - i. A minimum of 12 positive tests and 12 negative tests will be performed. The lowest test pressure shall be 0.1 in wg; the highest test pressure shall be 0.3 in wg; and there must be at least 0.1 in wg difference between the lowest and highest test pressures.
 - ii. Includes architectural envelope testing only.
 - b. Identify deficiencies related to building leakage and/or areas of possible betterment using a thermal camera.
 - c. Provide test report.
 - iii. Pass/Fail at test conditions .25CFM per SF @ 75pa (.3IWC).
 - iv. Pertinent Thermographs
- Exclusions
 - a. Onsite Daily job site reports
 - b. Construction of envelope Mockup
 - c. Any/All Mock-Up Testing

Terms and Conditions

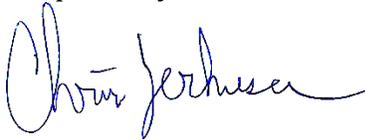
- Additional services are available upon request and authorization from the client. Additional efforts will be billed at our normal hourly rates as follows:
 - ZH Commissioning Partner: \$185
 - CxA (Commissioning Agent): \$155
 - CxT (Commissioning Technician): \$125
 - Field Support Staff: \$95
 - Administrator: \$65
- ZHCx will bill the Client on a progress basis with payment to be made within thirty (30) days of invoice date. Interest in the amount of one and one-half percent (1.5%) per month shall accrue on all invoices ninety (90) days after invoice date. ZHCx shall have the right to suspend its work on the Project, after giving the Client seven (7) days written notice of its intent to suspend services, if any invoice becomes more than ninety (90) days past due.
- If the Project is commenced and then for any reason, including but not limited to failure of payment, suspended for more than three (3) months, ZHCx shall have the right to renegotiate the balance of its fee, and the cost of Project restart, or to terminate this Agreement.
- The accepted proposal includes time for one backcheck per item. If a large number of issues require more than one backcheck, due to contractor negligence, ZHCx reserves the right to additional compensation.
- All work will be performed during normal business hours (8am-5pm). Any additional costs associated with work outside normal business hours will need to be coordinated between the client and ZH Commissioning.
- If, due to contractor negligence, poor communication, or any other scenario that causes ZH Commissioning additional visits outside of the baseline scope of work, ZH Commissioning reserves the right to invoice the client for the additional efforts required to complete the commissioning process. This includes inaccurate, incomplete, or mis-stated contractor responses to the issues resolution tracking form that cause ZH Commissioning multiple attempts to back check commissioning issues. ZH Commissioning will quantify the additional efforts caused by the contractor and submit that information to the Client so they may back charge the responsible contractor. Prior approval for additional compensation is required from the Client.
- If the systems within the commissioning scope of work are not ready for Prefunctional or Functional performance testing prior to Owner occupancy, causing ZH Commissioning to perform work outside of normal business hours, ZH Commissioning reserves the right to additional compensation from the Client. Additional Time and Material will be billed at 1.5x our listed hourly rates. ZH Commissioning will submit this information to the client so they may back charge the

responsible contractor. Prior approval for additional compensation is required from the Client.

- If a building air barrier test results in a failed condition, ZH Commissioning reserves the right for additional compensation for any required re-testing. Prior approval for additional compensation is required from the Client.

If you have any questions or would like to discuss this proposal, please do not hesitate to contact me.

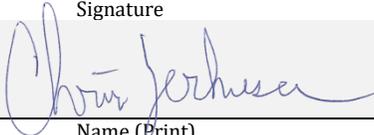
Respectfully,



Chris Zerhusen,
Partner
CxA

Contract Signature

If you find the proposal acceptable, please sign below and return.

Company Zerhusen Holten Commissioning, LLC		Client Lexington-Fayette Urban County Government	
Signature 		Signature	
Name (Print) Chris Zerhusen		Name (Print)	
Title Partner	Date 01/21/26	Title	Date

Contact Information

Please fill out the information below and return to ZH Commissioning.

Project Title

Project Contact:

Name and Title	E-mail	Phone Number
Address		

Billing Contact:

Name and Title	E-mail	Phone Number
Address	Address Invoices To <i>(If invoices should be addressed to a business or person other than the billing contact, please provide the name and address of the business or person to whom the invoices should be addressed)</i>	
Comments for Billing		